

*Remington Community  
Development District*

*Agenda*

*April 26, 2022*

# AGENDA

# *Remington*

## *Community Development District*

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219 East Livingston Street, Orlando, FL 32801

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

April 19, 2022

Board of Supervisors  
Remington Community  
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, April 26, 2022 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Blvd., Kissimmee, FL 34744.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Modifications to Agenda
- III. Security Report from DSI Security Services
- IV. Public Comment Period
- V. Organizational Matters
  - A. Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2024
  - B. Administration of Oath of Office to Newly Appointed Board Member
  - C. Consideration of Resolution 2022-01 Appointing an Assistant Secretary
- VI. Approval of Minutes of the March 29, 2022 Meeting
- VII. Consideration of Proposed Wage/Rate Increase from DSI Security Services
- VIII. Consideration of Resolution 2022-02 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing
- 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 – May 24, 2022
- XII. Adjournment

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

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

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

The fifth order of business is organizational matters. Section A is Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2024. Section B is Administration of Oath of Office to Newly Appointed Board Member. Section C is Consideration of Resolution 2022-01 Appointing an Assistant Secretary. A copy of the resolution is enclosed for your review.

The sixth order of business is the approval of minutes from the March 29, 2022 of the Board of Supervisors meeting. The minutes are enclosed for your review.

The seventh order of business is Consideration of Proposed Wage/Rate Increase from DSI Security Services. A copy of the proposed rates are enclosed for your review.

The eighth order of business is Consideration of Resolution 2022-02 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing. A copy of the resolution 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

## SECTION V

# SECTION C

**RESOLUTION 2022-01**

**A RESOLUTION OF THE REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT ELECTING AN ASSISTANT  
SECRETARY OF THE BOARD OF SUPERVISORS**

**WHEREAS**, the Board of Supervisors of the Remington Community District desires to elect \_\_\_\_\_ as an Assistant Secretary.

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

1. \_\_\_\_\_ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 26<sup>th</sup> day of April, 2022.

**ATTEST:**

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

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

## SECTION VI



MINUTES OF MEETING  
REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, March 29, 2022 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Kenneth Soukup	Chairman
Pam Zaresk	Vice Chair
Brian (Ken) Brown	Assistant Secretary
Tim Mehrlich	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Alan Scheerer	Field Manager
William McLeod ( <i>via phone</i> )	DSI Security Services
Red Miller	Resident
Chasidy Bowles	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Modifications to Agenda**

Mr. Showe: We have no modifications to the agenda.

**THIRD ORDER OF BUSINESS**

**Security Report from DSI Security Services**

Mr. McLeod: This month, the Partin Settlement Road gate had 6,634 residents and 1,007 visitors. The E. Lakeshore Boulevard gate had 5,736 residents and 1,307 visitors. The citations issued this past month were 48. We had no repeat offenders or tows.

Mr. Soukup: Are there any questions? Thank you.

**FOURTH ORDER OF BUSINESS****Public Comment Period**

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

Resident (Red Miller, Berkeley Drive): I have something to say about security roving patrol. I never see that guy roving. He is supposed to be a visual deterrent, but he never has the green light on. So, you have a white car that looks like every other car. We are paying all of this money. I sit out on Friday night smoking cigars and the last six or eight Fridays, I only saw them one time coming around once between 6:00 p.m. and 12:00 a.m. He's not doing the job that we are paying them to do for roving patrol. We might as well just save the money and call it a day. You have a plain white car that nobody would see as security. I live here, so I see it with my own eyes. I watched a new neighbor park his 3500 pickup in front of another neighbor's house for 36 hours without a sticker. So, I know that the guy is not doing his job.

Mr. Soukup: If you see something, send Jason an email with a picture for us.

Mr. Showe: I forward those emails until I'm asleep. Then that 4:00 a.m. when I get ready for the gym, I forward those emails. We forward those 24-hours per day.

Resident (Red Miller, Berkeley Drive): But this one doesn't do anything. The last time you told us that the reason there was only 39 citations is because they do such a good job. Like seriously, I don't have to be Stevie Wonder to agree with that. I see. You can get 39 violations in Somerset. I guarantee it.

Mr. Scheerer: You're right. We don't live here and we're not here 24 hours a day and I don't have a camera on the car 24 hours. So, if you see something, please let us know. We have to be able to know that. I can check security cameras at the gates. I can check security cameras here. I know when the car is here and I know when the car isn't here. We'll send a text message saying, "Hey, it's eight o'clock, hey, it's three o'clock we're waiting for the school buses." But what happens after that? I can't see the car. All I know is that the car is gone.

Resident (Red Miller, Berkeley Drive): It just feels like it doesn't matter. As far as patrolling, either those guys that patrol have those as part of the system or that system is defunct because if they are patrolling like they are saying, they are not passing those cars.

Ms. Zaresk: They have an app that they scroll through and click on the street. So, they can sit in one spot and just every once in a while, scroll down and click on the street that they say they are patrolling. A couple of weeks ago, one of the security guards was printing a ticket for a car

parked across the street from me. The woman lived in New York, but she was getting the house ready for another winter. He was telling her, “Oh, we have a lady on this street who is a CDD Board Member who is pacing all the time and we have to come out here because she gives us a hard time.” So, you have to go out there because it’s your job.

Mr. Showe: Correct.

Mr. Soukup: Absolutely.

Ms. Zaresk: She asked, “Are you going to get the cars up there because cars are parked all over the street?” Earlier in the day, I sent you an email because there were cars parked up and down the street. He’s like, “Yeah, I’ll get them when I’m done here.” Well, he drove right past the trucks that were parked down the street because that lady had left. That same guy, for the last couple of mornings, a lady who lives in Water Ridge told me that she has seen him park at the guard shack at E. Lakeshore Boulevard for hours. Every week, I volunteer for Meals on Wheels. I leave and when I come back, he is still parked there. Yesterday I ran some errands and came back and said, “Oh, I wonder if he is still parked there.” Two hours later, he was still parked there. When we passed the guard shack, he was leaned back in the chair inside the guard shack.

Mr. Soukup: What is our policy as far as the green light on the top vehicle when the vehicle is patrolling to send a deterrent message when he is driving around?

Mr. McLeod: There is no policy.

Mr. Soukup: Okay.

Mr. Scheerer: We want the light on.

Mr. McLeod: We turn it on for visibility, but late at night, they turn it off so they are not flashing lights through residents’ houses.

Mr. Brown: It’s not that bright.

Mr. Scheerer: Bill, let’s just leave the light on.

Mr. Soukup: When that vehicle is moving, have the light on.

Mr. Scheerer: At all times. Daytime too.

Mr. Soukup: Even in the daytime; 24/7 when he is moving.

Mr. McLeod: If that’s what you all want.

Mr. Soukup: Yes. Okay. Are there any other comments?

Mr. Scheerer: We will be talking soon.

Mr. Soukup: At this time, we will be closing the public comment period.

Resident (Chassidy Bowles, Westmoreland Circle): I had a question. At the last meeting the attorney was supposed to be talking with the county about use of the easement. I wanted to know how much the CDD was getting paid and if it was enough to lower the \$200 raise in the CDD fee to the homeowners.

Mr. Clark: I will address that in my report.

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

## **FIFTH ORDER OF BUSINESS**

### **Organizational Matters**

#### **A. Acceptance of Resignation of Diego Benson-Valdes**

Mr. Showe: We received a resignation from Mr. Benson-Valdes. That is included as part of your agenda package. So, it would be appropriate for the Board at this time to accept that resignation.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the resignation of Mr. Diego Benson-Valdes effective immediately was approved.

Mr. Brown: Have we done that in the past? I thought when people resigned before, they just resigned and that was the end of it.

Mr. Showe: You always formally accepted it. It doesn't happen very often.

Mr. Brown: Maybe it's just that it has been a few years. I didn't remember us having to vote on it.

Mr. Showe: We typically do. It's more of a formality than anything else.

Mr. Clark: Once or maybe twice when someone has actually changed his mind.

Mr. Soukup: Right. Okay. This formalizes it.

Mr. Clark: Just keep a record of it as we need something to send to the State and Supervisor of Elections.

#### **B. Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2024**

Mr. Showe: That creates a vacancy on the Board with a term ending November of 2024. Typically, what we do is allow residents to either submit letters of interest or resumes, but that is not required. The Board can fill the position at any time they deem and it's filled by the

appointment of the Board. So, we can take any Board direction on that at this time or you can just wait and see who is interested.

Mr. Soukup: My feeling would be to see who has interest and sends letters in.

Mr. Brown: I had one person ask me about it and I told them to send a letter.

Mr. Showe: It's a process. As soon as we get them, we forward them right to the Board. It will be included in the next agenda.

**C. Administration of Oaths of Office to Newly Appointed Supervisor**

**D. Consideration of Resolution 2022-01 Appointing an Assistant Secretary**

Mr. Showe: We can table these items if there is no appointment.

**SIXTH ORDER OF BUSINESS**

**Approval of Minutes of the January 25,  
2022 Meeting**

Mr. Soukup: Are there any corrections on the minutes from the January 25, 2022 meeting?

Mr. Brown: I will approve them because I don't remember what I said.

Mr. Showe: We have the recording.

<p>On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the Minutes of the January 25, 2022 Meeting were approved as presented.</p>
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**SEVENTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year  
2021 Audit Report**

Mr. Showe: We included the hard copy as well as the electronic copy in your agenda. This is the Fiscal Year 2021 audit. If you go to the last page, which is Page 27 of the audit, this is the meat and potatoes of it. Obviously, there is a lot of financial data throughout. The late page has the items that they are statutorily required to audit as part of the Florida Statutes. You will see that there are no current year findings, no prior year findings and we are in compliance with all of the other items. So, it is a clean audit. Scott, do you have any other comments on it?

Mr. Clark: No. I had a chance to review the audit and it looks really good.

Mr. Showe: Okay. So, it would be our recommendation if the Board is amenable to just have a motion accepting that audit.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor Acceptance of the Fiscal Year 2021 Audit Report was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Consideration of Request from Remington Master HOA for April 23<sup>rd</sup> and October 22<sup>nd</sup> Garage Sale Signs**

Mr. Showe: We actually had an additional one, which I'll go over, but we typically like to have the Board approve those signs. Obviously, they will take them down right after it's done.

Mr. Soukup: Right.

Mr. Showe: This also approves the October one.

Mr. Soukup: There's been no change though? It's the same thing we've done before.

Mr. Showe: Correct. Absolutely. So, we need a motion to approve those signs.

Ms. Zaresk: The actual sale is on the 23<sup>rd</sup>. Is that correct?

Mr. Showe: Correct.

Mr. Brown: They usually put it up a week in advance or two weeks in advance.

Mr. Showe: Yes. Two weeks in advance, they like to post the notices.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the request from the Remington Master HOA for April 23<sup>rd</sup> and October 22<sup>nd</sup> garage sale signs were approved.

Mr. Showe: The other issue that we wanted to gauge the Board on, before we ask for any additional data, they also asked if they could put like a small screen or some type of monitor at the front gate.

Mr. Soukup: No.

Ms. Zaresk: No. We did not approve that and I don't know why he's asking for that.

Mr. Showe: It was literally three days ago.

Mr. Mehrlich: It might just be a feeler. We haven't approved it.

Mr. Showe: Okay.

Ms. Zaresk: The regular signs that we put up for meetings are fine because they're not a distraction.

Mr. Soukup: Do you still give out maps and stuff?

Ms. Zaresk: What?

Mr. Soukup: Do you remember how they used to give out maps at the Clubhouse for all the people that had signed up for it. Do you still do that?

Ms. Zaresk: Yeah. We put out signs. This year we actually wanted to do something. They are going to have three food trucks.

Mr. Soukup: That's a good idea.

Mr. Scheerer: What kind of food trucks?

Ms. Zaresk: One is an ice cream truck and one sells hamburgers, hotdogs, and fries. It's like Puerto Rico style.

Mr. Soukup: Yeah. Sounds good.

Mr. Scheerer: I guess we have to come by and find out.

Mr. Showe: We'll just put that on hold until we get a formal request again.

Mr. Brown: What did they want to do with the screen?

Resident (Red Miller, Berkeley Drive): They want to put a 17-inch screen on each gate to inform people.

Mr. Scheerer: Just all Cloud based digital meetings and stuff like that.

Resident (Red Miller, Berkeley Drive): Yeah.

Mr. Scheerer: Okay.

Mr. Brown: It wouldn't be permanent.

Resident (Red Miller, Berkeley Drive): Yeah, it's temporary. You guys would be able to use it too for your meetings or whatever you wanted. I don't know how you guys feel about that.

Mr. Scheerer: I think you can pay for it and give it to us and we'll let you use it. It's on our property, it's on our building. So, I think it's only fair.

Ms. Zaresk: I don't know if I'm out of order here, but since we're talking about signs, I didn't notice a sign about this meeting.

Mr. Scheerer: I was on vacation.

Ms. Zaresk: I wanted to make sure that we didn't forget to do that.

Mr. Scheerer: I'll make sure next time I go on vacation that its out.

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

Mr. Clark: I will address the question that you asked. In a typical bureaucratic efficiency well-oiled machine, we received a letter the first week of March indicating that the county hired enough employees to provide an evaluation. The appraiser will be here the week prior to our receiving the letter.

Mr. Showe: Right.

Mr. Clark: We were free to come and watch them and to participate in the process, which we did until we received the letter. How this works is it's a lengthy process. They are required to get appraisals of parcels that they're taking. Then, using those appraisals, they make an offer to us as compensation for the property with the easement that they're taking. We have the ability to accept or reject it. Typically, we enter into negotiation. Most of the time, you come to an agreement. You get an agreed amount of compensation and they take their property, which they are going to get ultimately anyway. Sometimes they go to trial. I can't really see that happening on these because they are not significant. So, we'll come up to some levels of compensation and bring it to the Board for approval after we negotiate something that sounds good. That would probably be the process until they show up with bulldozers and start doing the work. There are issues in this to make sure that there are no utilities and then we talked about some irrigation that seems to be in there. So, we're going to have to negotiate them fixing the irrigation and leaving it like it is. I don't know if there are any controllers or things like that, but we'll sort all of that out and make sure that it's all handled in the settlement we have with them.

Mr. Scheerer: We have one controller over there by the interconnect that runs the entrance and both sides of Partin Settlement Road. So, once they get it all laid out and we know where it is, then we can flag and identify it to relocate or cap it. Yes sir.

Mr. Soukup: There are lots of details.

Ms. Zaresk: Do we have any sense at all? I mean are we looking at thousands of dollars? You've seen these things before. It's not exactly valuable.

Mr. Showe: It's small pieces of right-of-way (ROW) at most. Most of it, they are using temporarily. It's not even permanent.

Mr. Showe: We're not going to build a new recreational facility from the proceeds or anything like that. It's probably not a lot of money. Usually, in a negotiation, they will throw more at it because they don't want to turn the experience into a bad one.



Mr. Soukup: And lighten the process.

Mr. Clark: It's some back and forth.

Ms. Zaresk: Have they filed the plans? Because I'm interested to see if they are going to put in a separate entrance for the schools that are using our roads.

Mr. Clark: The plans exist. They sent us some snippets, but we can request bigger sets, things like that so everyone can look at them. When we get down to evaluating utilities, irrigation and stuff like that, we'll probably need to show you more detail.

Mr. Brown: Those might be online. On the transportation page, they have project sites. If the plans are available, they may have them on there.

Mr. Scheerer: Is that the Department of Transportation or Osceola County?

Mr. Clark: I'll look at that and if I can find them, I'll send them over to you guys.

Mr. Brown: I have learned something since the last time I was here, which is that they are not going to close that bridge.

Mr. Soukup: Really?

Mr. Brown: Yeah. They are going to leave it up while they construct the other side.

Mr. Scheerer: That makes much more sense.

Mr. Soukup: It does.

Ms. Zaresk: Yeah.

Mr. Scheerer: I don't even live here.

Ms. Zaresk: What a brilliant idea.

Mr. Brown: Don't ask me how they are going to do it.

Mr. Soukup: That was your idea.

Mr. Brown: I had asked them a long time ago, "Why can't you do that?" That bridge is in the middle of the ROW and then they were like, "Well, that's kind of why." So, now we're saying, "Yeah, they are not going to close it." I don't know how that's going to work, but it would be nice for it not to be closed.

Resident (Chassidy Bowles, Westmoreland Circle): Where are you going to go now? To the store? Are you going to through Simmons or down Simpson? Come on.

Ms. Zaresk: Well, the added problem for that is when you look at what's happening the other way, Boggy Creek Road and the traffic that is backing up and will back up as they continue in that huge apartment building complex on the corner of Boggy Creek Road and Simpson Road.

Resident (Chassidy Bowles, Westmoreland Circle): I'm surprised that nobody thought to make the road wider as they keep putting in these separations, instead of putting in stop lights.

Ms. Zaresk: The point being is the traffic, if we try to go out that way is almost going to be prohibitive as that moves along. So, if they're both going out at the same time...

Mr. Soukup: I had talked to you about it. We may need to ask them to put up a temporary light at the E. Lakeshore Boulevard gate, because if you are trying to make that left, forget it.

Mr. Brown: I also talked to them again today about a ROW permit because we mow. We were told today, "Oh, it's not that difficult." They told me in the past that it was extremely difficult. Today they said, "Yeah, we could probably do that."

Mr. Clark: Yeah, but we missed today. Tomorrow is probably difficult.

Mr. Brown: I'm going to talk to who they sent me to. I may send them to you to work it out.

Mr. Soukup: Anything else, Mr. Clark.

Mr. Clark: No. That's all I have. Thank you.

## **B. Engineer**

### **1. Consideration of Stormwater Needs Analysis Proposal**

Mr. Soukup: Engineer?

Mr. Glasscock: I provided a proposal for the Stormwater Needs Assessment Report. Just so you know, I have a better feel for it now. Where this is coming from, our guess is it came from legislation. The State wound up pulling the strings on that repair. Alan wanted to make sure that all public stormwater facilities were up to snuff and can handle anything. Because we're a government agency, we actually fall under that, so the State put out a mandate, a House Bill that we all have to go through saying, "This is what we have. These are the repairs we've done and these are the capital projects that we're planning on doing." Because we're so small, we don't want to change anything, so that part seems pretty easy. This is just filling out paperwork. Scott may have some comments.

Mr. Clark: Yes. Essentially, they passed the law with no money. They put a mandate for compliance by June 30<sup>th</sup> of this year. They put out a spreadsheet, which essentially, as I read it, is an inventory of pipes, structures, and things like that. You have to say what your future development plan is. We're a self-contained built-out community, so we don't have one. It's unnecessary for us to do this, except that we have to.

Mr. Glasscock: There are asking about past repairs that we had. Stuff like that.

Mr. Clark: So, he put a proposal in here for \$15,000 to do the report and get it filed.

Mr. Glasscock: We're basically just doing an inventory for you on how many control structures.

Mr. Brown: We've only ever really had one major repair.

Mr. Glasscock: As far as I know.

Mr. Scheerer: This number is in line or less than what we're dealing with in some other Districts as well.

Mr. Glasscock: A lot of it is because we have really good as-builts.

Mr. Clark: This is a report that needs to be updated every five years. It would have a 20-year outlook. The first one is very detailed and doesn't need to be changed unless you build something and have to add to it.

Mr. Soukup: Anything else?

Mr. Glasscock: That's all I had unless you had any questions. We would be looking for approval of the proposal. The other thing is the yearly report. So, if your residents see a big fat guy running around the community, that is what I am doing.

Resident (Chassidy Bowles, Westmoreland Circle): I found out recently that the HOA with people re-paving their driveways, if they want to put pavers down, the county says that you can't take up the sidewalk because of safety issues. But we spoke to the county, and the county is saying because the sidewalks are owned by the CDD, they can take them up. The county has requirements about putting in driveway and sidewalks. Is the CDD is going to check this if they give approval to a homeowner to take up the sidewalk?

Mr. Showe: The HOA has been contacting us directly with those homeowners that are making changes to that area. All of them are signing an agreement.

Mr. Soukup: What about the sidewalk?

Mr. Showe: It includes that.

Ms. Zaresk: I'm asking if they are being inspected to make sure that they are meeting safety standards.

Mr. Showe: The agreement specifically says that if they remove that sidewalk, it is no longer a CDD responsibility. So, then it would be inspected by the county as part of the permitting process when they issue the permit.

Resident (Chassidy Bowles, Westmoreland Circle): The county is saying that they don't require a permit in here or an inspection because they have nothing to do with it.

Mr. Soukup: We're not inspecting or modifying any of that because the easement agreement puts the burden on the homeowner. Once they remove the sidewalk, if the sidewalk's there, you've seen us out here driving and replacing a lot of sidewalks. If they remove the sidewalk and modify it, that's what the easement agreement does.

Mr. Showe: Right.

Mr. Soukup: The easement says, "Okay, you sign this, here it is, we've documented it, we've taken the pictures and it's now your responsibility."

Mr. Mehrlich: That may be a question for Scott because the sidewalk is a pedestrian way that's provided by a quasi-government and it's in the ROW. So, as far as brick pavers and stuff like that, I strongly just don't recommend them only because they shift so much. The driveway is different because it's only there for the ingress and egress of the homeowner.

Mr. Clark: Regarding the design standard, I thought we were leaving the sidewalk like it was.

Mr. Brown: I did too.

Mr. Soukup: Lots of people have taken it out.

Mr. Clarke: If people are proposing to put pavers on the sidewalk, I think that's not something we really want to see happen.

Mr. Mehrlich: I wouldn't think so.

Resident (Chassidy Bowles, Westmoreland Circle): There was one and their approval was to leave the sidewalk, but they ended up taking up the sidewalk. I said, "Well, that's against county rules." So, then we were talking to the county.

Mr. Scheerer: It's an ARC violation. Your ARB should be hammering those.

Resident (Chassidy Bowles, Westmoreland Circle): The county doesn't have anything to do with that. Otherwise, they would come out and would fine them themselves, but since it's owned by the CDD, these people said they got approval from the CDD.

Mr. Brown: Can I talk to you after this meeting about that? I don't want to talk about that because that's specifically my department.

Resident (Chassidy Bowles, Westmoreland Circle): We contacted the county about it because we don't want to be liable for anything, if we give approval to somebody to do something

like that, and they're saying, well, "We got approval from the CDD." We're like, "Who is going to inspect it because county has this big list of requirements." We have to make sure that it is graded properly. Is somebody going to inspect it afterwards if they are given approval to take up the sidewalk?

Mr. Glasscock: Yeah, we will do that.

Mr. Mehrlich: Because even if it was flat, being pavers, kids run. Kids will trip on that in a second.

Mr. Showe: If there's nothing further, we need a motion to approve the proposal

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the Proposal from Hanson, Walter & Associates to prepare the Stormwater Needs Analysis in the amount of \$15,000 was approved.

### **C. District Manager's Report**

#### **1. Approval of Check Register**

Mr. Showe: In the General Fund, we have Checks 6676 through 6720 in the amount of \$167,552.05 and Checks 102 through 105 in the Capital Projects Fund in the amount of \$124,335 for a total of \$291,887.05. Alan and I can answer any questions on those invoices should the Board have any.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the January 1, 2022 through February 28, 2022 Check Register totaling \$291,887.05 was approved

#### **2. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. Based on budget to actual, we're in good shape. We are ahead of what our projections would be. We are at 93% collected on our assessments, so we're in great shape there as well.

#### **3. Presentation of OCSO Reports**

Mr. Showe: We have the Osceola County Sheriff's Office Reports. We can have Alan go through his report.

Ms. Zaresk: First before you start, can I just make a comment on the Osceola County Sheriff's Report?

Mr. Showe: Sure.

Ms. Zaresk: I'm heartened to see that there seems to be a little more proactivity this month.

Mr. Soukup: Yes.

Ms. Zaresk: I see that they've done some citations. I guess that I would note that and then ask if you are keeping an eye in this particular area? Are you seeing that as Osceola County? I'm just curious.

Resident (Chassidy Bowles, Westmoreland Circle): I saw one out one night in a helicopter.

Ms. Zaresk: One of the things that is notable to me on this report is that there are a couple of instances where they had seen something and had somebody call it in, if I'm reading the report correctly, which shows to me a little more proactivity than we've had in the past.

Mr. Soukup: Yeah. Parking violations were written up.

Ms. Zaresk: Yeah. Thank you.

Mr. Showe: It really is dependent on which officer picks the assignment. Now we've gotten some that are calling Alan and I that really want to work out here. Those are the ones that really want to do the citation. So, we've been making sure that they try and get those as quick as they can.

Ms. Zaresk: Whoever these were, this group, they seem to be much more proactive.

Mr. Soukup: Keep in mind too that they are in unmarked cars.

Resident (Chassidy Bowles, Westmoreland Circle): Well, that's why I've never seen them.

Mr. Brown: I've never seen them driving around, but I have plenty of times leaving in the morning and coming at night, seen them parked in places where they were getting people for running stops signs or for speeding.

Mr. Scheerer: They like to patrol the wooded area behind the playground.

Ms. Zaresk: I was just going to mention that. I don't know if they've done that in the past, but I appreciate the fact that they have done that.

Mr. Scheerer: It's good that they did that.

Resident (Chassidy Bowles, Westmoreland Circle): Okay. Thank you. I'm sorry.

Mr. Scheerer: No worries at all. Thank you.

#### **4. Field Manager's Report**

Mr. Scheerer: You may see the pine straw trailer in the parking lot over here. We're getting the new pine straw installed. Usually, it takes a couple of days for them to get it. It will probably be done by tomorrow. We will see how long it takes to get the trailer out here. The rec center is in good shape and has new A/C filters. The pool is in good shape. We still have the quarterly inspections of the swimming pool for safety handrails, ladder, steps, as well as the brick pavers. The cameras are all working. We had just a couple of hiccups at the gate with the phones. I think one was at the visitor entry side of the E. Lakeshore Boulevard gate. We had to replace the gear reducer on that gate arm as well as the gate arm and a couple of toggle switches. We have one pond that's acting up over here across from the par three on the right.

Mr. Mehrlich: On the right, yeah.

Mr. Scheerer: We have a little algae in there. We continue to meet with REW. We have our weekly irrigation inspections now that we're all back from vacation. Basketball nets were replaced. The sidewalk project is completed. We will start gearing up later on this year to go back over it again. We have the pavers in Windsor Park. We do those about every three months because they do get some roots in there as well. We got a call about some storm drains blocked in Westmoreland. I had Brownie's Plumbing come out. They inspected one of the inlets. They couldn't even get the probe meter down to the bottom of the drain. We did all the drains of Westmoreland, every single one. It was like a \$2,500 call, regardless. There are probably half a dozen or ten drains in there maybe all together. They did every drain in there. So, Westmoreland should be good. We received a notice from the street sweepers. Jason may have passed it out.

Mr. Showe: Yeah.

Mr. Scheerer: Due to the fuel charges, they're going to be hitting us with a fuel surcharge. They do use diesel fuel in that. It's a lot more expensive than regular gas. We just wanted you to be aware of it. My understanding is when it gets back down around \$3.25 or somewhere in there, then that fuel surcharge will go away if it gets back down anytime soon. I just wanted you to be aware of that. I can answer any questions that you might have.

Mr. Soukup: Questions?

Mr. Brown: I don't know if it's for you or for Pete, but are we going to, in the next couple of months, sucking all of the drains?

Mr. Scheerer: Well, we don't ever suck all of the drains. Right before hurricane season, we lift all the manhole covers and check them. We will do that in advance. Usually, that's in May or June right before hurricane season. Then we have the budgets.

Mr. Showe: I was going to mention that. We will have your Proposed Budget at the next meeting. We will do obviously everything we can to keep the assessment at where it is now so we don't have an increase.

Mr. Scheerer: It will be \$200 more for Westmoreland.

Mr. Showe: Obviously, we're seeing an increase in everything. We'll take a look at it.

Mr. Brown: I think a couple of weeks ago, if there were any sea turtles on the basketball court, they were going to be dead because there were two million water bottles down there. Would putting another trash can down there help or are they just going to throw their crap down no matter what?

Mr. Scheerer: We've got a nice trash can right there by the tennis court for everybody to use. Unfortunately, Bruce isn't here on Saturday and Sunday, so we get whatever we get from the kids.

Mr. Mehrlich: Is it the school?

Mr. Scheerer: No. The school is actually pretty descent. They've been really good at the baseball field. They pick up after themselves usually. I think it's just people using the court.

Mr. Brown: That's where all of the bottles seem to be. They just throw them down at the grass.

Mr. Scheerer: Maybe we should look at moving the water fountain on that side. This one's just a piece of pipe sticking up out of the ground with a handle on it. You just turn it on and it shuts itself off. Maybe we look to do something like that.

Mr. Mehrlich: Or put in one of those that it has a bottle fill on it too.

Mr. Scheerer: No, I wouldn't look at that.

Mr. Mehrlich: Okay.

Mr. Scheerer: If you want one of those, I will get you a price to put one of those in.

Mr. Mehrlich: When you get pricing, yes.

Mr. Scheerer: It is about \$4,000.

Mr. Mehrlich: I don't know.

Mr. Scheerer: Yeah.



Mr. Mehrlich: Wow.

Mr. Scheerer: We just put one in.

Mr. Brown: How much?

Mr. Scheerer: \$4,000. It works as a water fountain and it fills water bottles and has special filters. This one here is right by the tennis court as you go in on this side. It's rudimentary. It's like a garden hose water, but its water. The water can't be that warm if these kids are drinking it. I don't see a lot of Yeti coolers out there.

Resident (Chassidy Bowles, Westmoreland Circle): Speaking of the school, kids are playing kickball on the tennis courts. They are sitting on the nets and everything,

Mr. Scheerer: I've never seen that. We'll talk to the school.

Mr. Showe: We will reach out.

Mr. Scheerer: The kids are pretty good. In the morning, the kids here throw the tennis balls around. They will throw the football around. I'm usually sitting in the parking lot.

Resident (Chassidy Bowles, Westmoreland Circle): Its usually later in the morning. There is a PE class or something.

Mr. Scheerer: Probably.

Resident (Chassidy Bowles, Westmoreland Circle): They walk through over here and go onto the tennis courts.

Mr. Scheerer: They shouldn't be sitting on the nets. We will get a hold on them. Thanks for letting us know.

Ms. Zaresk: They don't use our courts, do they?

Mr. Showe: As part of the agreement, they can. They have limited hours and limited use.

Ms. Zaresk: There's no stipulation about how the court is used?

Mr. Scheerer: Well, we have rules for the courts.

Ms. Zaresk: A tennis court is a tennis court. If it's being used for soccer practice or pickleball, which I know a lot of people would like to have and that's cool, but whatever.

Mr. Scheerer: You could invert the volleyball court into a pickleball court.

Ms. Zaresk: Yeah.

Mr. Scheerer: We'll make sure to communicate with the school?

Mr. Showe: Absolutely.

Mr. Scheerer: Yes, ma'am.

**TENTH ORDER OF BUSINESS****Supervisor's Requests**

Mr. Scheerer: Are there any Supervisor requests?

Mr. Mehrlich: The only thing, and I talked to these guys earlier and I don't know if there's anything that can really be done about it because it's a difficult situation, but there are huge inconsistencies with the security and the parking. One of my daughter's girlfriends who is 16 years old got a ticket on her car. I was home and she was spending the night, so she's a legitimate guest. When we moved into this neighborhood back in 1996, we were going to have families, the kids were going to grow up and were going to go to school. When you get to a certain age, you have guests. I told him until I turned blue in the face, that it's a ritual. I even gave them a phone number. The kids were in the parking lot one night during Spring Break and she gets a ticket, but there is a boat at 2713 or 2715 Barnsley Lane. A 25-foot boat has been there for a week. A week.

Mr. Soukup: On the road?

Mr. Mehrlich: On the road. For a solid week. Now my daughter's girlfriend comes over who is a legitimate guest, who wrongfully parked on the street and did not call, gets a ticket. At 211 Westmoreland Circle, there are two or three cars on the street every day. Now they rotate, but they are there every single day and no tickets are issued. That's actually 163 Westmoreland. At 211 Westmoreland, where there is a wide parking lot, they rotate their cars as they have 1, 2, 3, 4, 5 cars in their driveway. Occasionally, a BMW or something will spill out onto the road, but five days out of ten, they have a car on the road. I honest to goodness don't know what to do. When Diego was here everybody was raising hell. I know we get the reports and since Diego is not here, not nearly as many parking citations come in as before. The attorneys tried to find ways to enforce when you have a person that's doing everything in the world to abate the system. So, I feel like everybody is doing their due diligence in a lot of ways. I just want to say that's not right. There's something wrong. You shouldn't be a guest here for all of these years, raise your child to 16, 17, 18 years old and she has a friend come over from school who gets a darn ticket, even though she's parked illegally. If she's going to get a ticket, then everybody else should get a ticket too.

Resident (Chassidy Bowles, Westmoreland Circle): I have cameras and my cameras don't see...

Mr. Mehrlich: I know you've got a problem up there at the front. I see it. They wrote a citation last night at 199 Westmoreland, which is just a weird random thing. Like I was telling those guys earlier, I always think they are afraid to confront the people that they think are going to

be most duplicitous. That could just be an observation that's incorrect, but like the people at 163 Westmoreland, there are hustlers on the street. They have people coming and going. It's almost like they have people staying there temporarily like short-term. People walk in and out of there with suitcases.

Resident (Chassidy Bowles, Westmoreland Circle): They are friends with my neighbor.

Mr. Mehrlich: Yes, but all I just want to say is that it's not right. It's not fair to the law-abiding citizens that are living here. This young girl got a ticket wrongfully, but it certainly wasn't because I'm not telling them. I'm telling them until I turn blue in the face. So, what's going to happen? This 16-year-old kid's come out and the freaking car is going to be stolen. It's going to be \$307 that I'm going to be paying because I feel bad because she got towed at my house and yet people are doing it all over the place and it's just crazy. I don't know what to do. I honest to goodness don't know what to do. It's a tough situation.

Mr. Brown: Where is the boat?

Mr. Mehrlich: Its either at 2713 or 2715 Barnsley Lane. It's been there a week. I don't want to call it in. Maybe it stays there a month, but how can a boat stay there? It's not even allowed in here.

Mr. Brown: I would like to know if they haul it in.

Mr. Showe: I will just ask the question.

Mr. Mehrlich: That's what I'm saying. I can send emails until I'm blue in the face.

Mr. Showe: To Alan's point, we are not here all the time so we don't know that occurred.

Mr. Mehrlich: I know that.

Mr. Scheerer: I think we need to be here.

Mr. Mehrlich: I'm not accusing you of anything. I'm just saying that you guys send it to that guy and that guy comes in here and he says that there are no issues because they are doing such a good job. No, they are not.

Mr. Soukup: But that's why we need to be the squeaking wheel. We need to report it.

Mr. Showe: Yes.

Mr. Mehrlich: He's not telling the truth. He might be so in the loop too and he doesn't know it.

Mr. Soukup: Right. That's why emails or pictures are extremely helpful.

Mr. Brown: On the flip side of that, there were a couple of houses in my neighborhood who have work trucks that they put on the street. There are two houses side by side. They always have people on the street. Then after they came, I never said anything. I was like, "*Let me just see what happens.*" I've seen just about every car at some point, never all in a row. Since they have been here, I've seen probably every car there get a sticker at one point or another. This kind of cleaned everything up. I couldn't tell you why that was.

Mr. Soukup: I have a Sheriff who parks in the street in my neighborhood and nobody wants to touch his car.

Mr. Scheerer: We can't get him to move his car.

Mr. Showe: We sent a notice to the Sheriff's Office.

Mr. Scheerer: Multiple times.

Resident (Chassidy Bowles, Westmoreland Circle): I've seen that one.

Mr. Mehrlich: I think the parking overall probably has gotten better. I think there are just individual houses that are causing the issues.

Resident (Chassidy Bowles, Westmoreland Circle): The same security passes by my house all the time. I can't see them anymore at all.

Mr. Soukup: Let's get the light on first and see the changes.

Mr. Scheerer: He has to learn about putting the light on. We will see if we get any improvement with the rover this evening. I will make sure to reach out to him before I leave.

Ms. Zaresk: Am I correct that at any given time we only have one rover?

Mr. Showe: Correct.

Mr. Scheerer: Correct.

Ms. Zaresk: Sometimes he parks on the side and talks to people about not manning the gates. I can't imagine what that would be.

Mr. Showe: We can tell you what it is because we have seen them at other properties. You essentially walk up, you talk to a box, you put your driver's license in if you have it, but they can't stop you. So, if you don't give your driver's license, a remote person is going to take all of your information and then open the gate remotely. Based on conversations, this Board has always wanted a person at those gates.

Ms. Zaresk: I understand that, but based on what we keep hearing, I'm like you. I don't know what the answer is, but obviously we are not seeing patrols. One is not enough. If we are

going to insist on having people at those gates, now all of a sudden, do we really want to stay that way or do we want to find another system so that three people are manning the gate? In other words, I did what he said and I timed it. He's absolutely right. It takes a long time to patrol every single street, but if you only have one person doing it, I think I pointed this out at one of the meetings, it takes so long that they are only going to get past the place once or maybe twice.

Mr. Mehrlich: Twice in a shift.

Ms. Zaresk: Again, I am like the rest of you. I don't know. Maybe it is time to consider something other than people just sitting at a gate knowing that they can't stop them. I throw that out as something to keep in the back of people's minds. I know that everybody always said, *"Well, that's a deterrent. That's a visual that helps control the amount of traffic that comes through here."* In essence, it's not very controlled. All we are really doing is smoke and mirrors and recording information. I don't know. I am just throwing that out. I don't have an answer either, but I do believe that one person on patrol through this daytime shift is not adequate. There is no way that they can cover and keep any kind of presence.

Mr. Soukup: The good thing about a person at the gate is it slows that person long enough that the camera records them.

Ms. Zaresk: Yeah.

Mr. Soukup: We got the plates and the shot of the driver so we have that.

Resident (Chassidy Bowles, Westmoreland Circle): What if they had to call to announce them?

Mr. Soukup: Maybe.

Mr. Showe: It would take you three hours to get in.

Mr. Soukup: I would see a lot of broken gate arms from people who get frustrated that drive right through.

Mr. Brown: Remember what it was like when there were just buttons on the gates? Every time I would drive in, one of them was bent backwards.

Mr. Scheerer: That was before me, but I heard the horror stories.

Mr. Brown: It was like going to Kissimmee with the iron gates that had buttons on them that you push. Every single day, somebody pushed it open, broke the arm on it or bent it backwards.

Ms. Zaresk: What I'm hearing correctly is the fact that we know it is a problem. We will get four different companies and rate them as objectively as we can. While I'm not overly terribly impressed with this company, I don't know that there is anything out there better.

Mr. Scheerer: Maybe we can ask for employee changes too.

Mr. Soukup: Right.

Mr. Scheerer: If they have been too comfortable for too long, maybe it is time to rotate some new blood in here.

Mr. Showe: Yup.

Resident (Chassidy Bowles, Westmoreland Circle): Wasn't there a raise so that they could hire better people?

Ms. Zaresk: No. They get an increase for daytime patrols.

Mr. Soukup: We went from having one here all the time to having daytime patrols. That cost more than a person just scanning IDs.

Ms. Zaresk: The truth of the matter is in today's hiring, they can pay them \$25 an hour.

Mr. Showe: If the Board is amenable, let Alan and I have a sit-down meeting with them to express the Board's concerns.

Mr. Mehrlich: What can we do?

Mr. Scheerer: We just have to keep hammering them.

Mr. Soukup: I would like to see something too with guest parking.

Mr. Mehrlich: Do we have a website where you can enter guests?

Mr. Showe: We are working on it. We need to find a way to get it to the rover, which is the challenge that we are having now. They are driving around. They have to get the updates in real-time. So, we are trying to find a way so they are not crashing the car while they are getting the real-time updates.

Mr. Brown: She's right. I thought we gave them a temporary increase to see if he could get better people or prove that he could with the increase.

Mr. Soukup: I'm pretty sure that's not happening.

Mr. Brown: It wasn't like a permanent thing, but I think we did do some kind of temporary increase.

Mr. Scheerer: We'll check it out.

Mr. Showe: I think we did that in conjunction with rotating some of the hours so there wasn't so much time here, but they were roving.

Mr. Soukup: He brought that to us, but I think that was the outcome. I will go back and look at it.

Mr. Scheerer: We'll check it out.

Mr. Soukup: If there is nothing further, the next meeting is on April 26<sup>th</sup>.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Soukup adjourned the meeting.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION VII





**REMINGTON COMMUNITY DEVELOPMENT  
DISTRICT  
2022 Proposed Wage/Rate Increase  
Effective: TBD**

Position	Wage	Billing Rate	OT/Hol Billing Rate
Site Supervisor 40 hpw	16.00	21.88	32.82
Gate Officer Partin & Lakeshore 114 hpw	15.00	21.88	32.82
Rec Center Officer 58 hpw	15.00	21.88	32.82
Rover 100hpw	15.00	24.26	36.39

**REQUEST FOR PROPOSALS NUMBER 2020-100  
SECURITY SERVICES**

**PRICING FORM**

**The designated times for service at the two (2) front Remington guard houses is 11 hours a day, seven days a week (7 PM to 6 AM). Please provide the following information: 154 WEEKLY HOURS -**

\$ 21.88 per hour

\$ 175,686.77 Annual Cost (52.14 weeks per year)

\$ 32.82 per hour on holidays

**The designated times for service at the Recreation Center is estimated at 58 hours a week. See Section 4 in Scope of Services for hours. Please provide the following information: 58 WEEKLY HOURS**

\$ 21.88 per hour

\$ 66,167.75 Annual Cost (52.14 weeks per year)

\$ 32.82 per hour on holidays

**The designated times for service for Roving Patrol, including vehicle and all associated costs is 12 hours a day, seven days a week (6PM to 6AM). Additionally, District request two (2) daytime patrols per week at 8 hours each. Please provide the following information: 100 WEEKLY HOURS**

\$ 24.26 per hour

\$ 126,491.64 Annual Cost (52.14 weeks per year)

\$ 36.39 per hour on holidays

\$ 21.88 per hour for any Additional Officers Needed BEYOND CONTRACTED 100 HOURS PER WEEK  
– HOLIDAYS @ \$32.82 PER HOUR

**The District reserves the right to adjust the staffing and hours of operations as needed.**

- RATES BASED ON \$15.00 WAGE FOR SECURITY OFFICERS AND \$16.00 WAGE FOR SECURITY SUPERVISOR
- ROVING PATROL RATE INCLUDES PATROL VEHICLE, MAINTENANCE, INSURANCE AND FUEL
- OFFICER RATES INCLUDE A SMART PHONE

NOTE: TrackTik with smart phone will continue to be billed separately at \$150.00/mo

## SECTION VIII

## RESOLUTION 2022-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Remington Community Development District (“**District**”) prior to June 15, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 26, 2022

HOOR: 6:00 p.m.

LOCATION: Remington Recreation Center  
2651 Remington Blvd  
Kissimmee, FL 34744

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 26<sup>th</sup> DAY OF APRIL, 2022.**

ATTEST:

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

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

***Proposed Budget***  
***FY 2023***



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**3-10** General Fund Narrative

**11** Pavement Management Fund

**12** Capital Projects Fund

**Remington**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Maintenance Assessment	\$ 1,468,418	\$ 1,410,787	\$ 57,631	\$ 1,468,418	\$ 1,468,418
Miscellaneous Income	\$ 5,000	\$ 1,790	\$ 600	\$ 2,390	\$ 5,000
Interest Income	\$ 1,000	\$ 83	\$ 120	\$ 203	\$ 1,000
<b>Total Revenues</b>	<b>\$ 1,474,418</b>	<b>\$ 1,412,660</b>	<b>\$ 58,351</b>	<b>\$ 1,471,011</b>	<b>\$ 1,474,418</b>
<b>Expenditures</b>					
<i>Administrative:</i>					
Supervisor Fees	\$ 12,000	\$ 4,200	\$ 6,000	\$ 10,200	\$ 12,000
FICA Expense	\$ 918	\$ 321	\$ 459	\$ 780	\$ 918
Engineer	\$ 18,500	\$ 1,073	\$ 18,500	\$ 19,573	\$ 18,500
Attorney	\$ 27,500	\$ 6,830	\$ 13,750	\$ 20,580	\$ 27,500
Annual Audit	\$ 3,600	\$ 3,600	\$ -	\$ 3,600	\$ 3,600
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Property Appraiser Fee	\$ 1,000	\$ 744	\$ -	\$ 744	\$ 1,000
Management Fees	\$ 70,637	\$ 35,319	\$ 35,319	\$ 70,637	\$ 74,169
Information Technology	\$ 1,230	\$ 615	\$ 615	\$ 1,230	\$ 1,500
Website Maintenance	\$ 820	\$ 410	\$ 410	\$ 820	\$ 1,000
Telephone	\$ 80	\$ -	\$ 40	\$ 40	\$ 80
Postage	\$ 900	\$ 138	\$ 450	\$ 588	\$ 900
Insurance	\$ 41,435	\$ 38,984	\$ -	\$ 38,984	\$ 46,781
Printing & Binding	\$ 1,500	\$ 95	\$ 750	\$ 845	\$ 1,500
Newsletter	\$ 3,300	\$ 857	\$ 2,000	\$ 2,857	\$ 3,300
Legal Advertising	\$ 2,300	\$ -	\$ 2,300	\$ 2,300	\$ 2,300
Office Supplies	\$ 250	\$ 16	\$ 125	\$ 141	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Contingency	\$ 1,500	\$ 237	\$ 480	\$ 717	\$ 1,500
<b>Total Administrative</b>	<b>\$ 192,645</b>	<b>\$ 98,612</b>	<b>\$ 81,198</b>	<b>\$ 179,810</b>	<b>\$ 201,973</b>
<i>Operations &amp; Maintenance:</i>					
<b>Environmental</b>					
Lake Maintenance	\$ 18,200	\$ 7,590	\$ 7,590	\$ 15,180	\$ 18,200
<b>Utilities</b>					
Kissimmee Utility Authority	\$ 9,600	\$ 3,762	\$ 4,320	\$ 8,082	\$ 10,560
Toho Water Authority	\$ 56,000	\$ 21,344	\$ 26,600	\$ 47,944	\$ 56,000
Orlando Utilities Commission	\$ 19,200	\$ 8,667	\$ 8,700	\$ 17,367	\$ 19,200
CenturyLink	\$ 7,300	\$ 3,382	\$ 3,900	\$ 7,282	\$ 8,030
Bright House Network	\$ 5,250	\$ 2,423	\$ 2,448	\$ 4,870	\$ 5,775
<b>Roadways</b>					
Street Sweeping	\$ 30,240	\$ 6,843	\$ 8,400	\$ 15,243	\$ 30,240
Drainage	\$ 7,000	\$ -	\$ 7,000	\$ 7,000	\$ 7,000
Signage	\$ 5,000	\$ 285	\$ 2,500	\$ 2,785	\$ 5,000



**Remington**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Common Area</b>					
Landscaping	\$ 290,460	\$ 149,580	\$ 149,580	\$ 299,160	\$ 314,118
Feature Lighting	\$ 6,000	\$ -		\$ -	\$ 6,000
Irrigation	\$ 10,500	\$ 3,178	\$ 5,250	\$ 8,428	\$ 10,500
Trash Receptacles & Benches	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Plant Replacement and Bed Enhancements	\$ 9,040	\$ -	\$ 4,520	\$ 4,520	\$ 9,040
Miscellaneous Common Area Services	\$ 10,700	\$ 2,750	\$ 5,350	\$ 8,100	\$ 10,700
Soccer/Ball Field Maintenance	\$ 2,000	\$ 685	\$ 1,000	\$ 1,685	\$ 2,000
<b>Recreation Center</b>					
Pool Maintenance	\$ 18,500	\$ 5,102	\$ 9,250	\$ 14,352	\$ 18,500
Pool Cleaning	\$ 8,400	\$ 3,850	\$ 3,900	\$ 7,750	\$ 8,400
Pool Permits	\$ 550	\$ -	\$ 525	\$ 525	\$ 550
Recreation Center Cleaning	\$ 16,695	\$ 5,761	\$ 7,800	\$ 13,561	\$ 16,695
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 1,565	\$ 4,000	\$ 5,565	\$ 8,000
Pest Control	\$ 780	\$ 378	\$ 378	\$ 756	\$ 832
<b>Security</b>					
Recreation Center Access	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 5,000
Security Guard	\$ 330,000	\$ 169,706	\$ 174,000	\$ 343,706	\$ 374,835
Gate Repairs	\$ 15,050	\$ 7,003	\$ 7,525	\$ 14,528	\$ 15,050
Guard House Cleaning	\$ 3,300	\$ 1,150	\$ 1,500	\$ 2,650	\$ 3,300
Guard House Repairs and Maintenance	\$ 3,500	\$ 2,925	\$ 1,000	\$ 3,925	\$ 3,500
Gate Maintenance Agreement	\$ 900	\$ 650	\$ -	\$ 650	\$ 900
<b>Other</b>					
Contingency	\$ 10,000	\$ 367	\$ 5,000	\$ 5,367	\$ 10,000
Field Management Services	\$ 28,295	\$ 14,148	\$ 14,148	\$ 28,295	\$ 29,710
<b>Total Maintenance</b>	<b>\$ 935,460</b>	<b>\$ 423,092</b>	<b>\$ 470,683</b>	<b>\$ 893,776</b>	<b>\$ 1,008,634</b>
<b>Total Expenditures</b>	<b>\$ 1,128,106</b>	<b>\$ 521,705</b>	<b>\$ 551,881</b>	<b>\$ 1,073,586</b>	<b>\$ 1,210,608</b>
<b>Other Sources/(Uses)</b>					
Transfer Out - Pavement Management	\$ (150,000)	\$ -	\$ (150,000)	\$ (150,000)	\$ (67,498)
Transfer Out - Capital Projects	\$ (196,313)	\$ (200,000)	\$ -	\$ (200,000)	\$ (196,313)
<b>Total Other Sources/(Uses)</b>	<b>\$ (346,313)</b>	<b>\$ (200,000)</b>	<b>\$ (150,000)</b>	<b>\$ (350,000)</b>	<b>\$ (263,810)</b>
<b>Total Expenditures/Other Sources/(Uses)</b>	<b>\$ 1,474,418</b>	<b>\$ 721,705</b>	<b>\$ 701,881</b>	<b>\$ 1,423,586</b>	<b>\$ 1,474,418</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 0</b>	<b>\$ 690,955</b>	<b>\$ (643,530)</b>	<b>\$ 47,426</b>	<b>\$ -</b>

	FY 2022	FY 2023
Net Assessments	\$ 1,468,418	\$ 1,468,418
Add: Discounts & Collections	\$ 93,729	\$ 93,729
Gross Assessments	\$ 1,562,147	\$ 1,562,147
	1783	1783
	\$ 876.13	\$ 876.13
Increase Per Unit		\$0.00
Assessment Increase %		0.00%

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2023*

<b>REVENUES</b>
-----------------

**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.

<b>EXPENDITURES – Administrative</b>
--------------------------------------

**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 with Governmental Management Services – Central Florida LLC 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 2023*

**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 with Governmental Management Services – Central Florida LLC 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 with Governmental Management Services – Central Florida LLC 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.

**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 2023*

**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 5% Inflationary Increase	\$63	\$759
Contingency		\$2,261
<b>Total</b>		<b>\$18,200</b>

**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
	Estimated Increase	\$67	\$800
	Contingency		\$1,756
			<b>\$10,560</b>

**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	\$3,804
1943950-784350	2706 Prestwick Ln	\$65	\$780
1943950-946850	2751 Partin Settlement Rd	\$63	\$756
1943950-946890	260 E Lakeshore Blvd	\$54	\$648
1943950-809250	456 Janice Kay Pl R,	\$133	\$1,596
	Estimated Increase	\$69	\$826
	Contingency		\$5,590
			<b>\$56,000</b>

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2023*

**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	\$456
24545-09417	2400 Block Odd Remington Blvd	\$23	\$276
63031-86907	2901 Remington Blvd	\$21	\$252
69798-66736	260 East Lakeshore Blvd HSL	\$75	\$900
41621-82149	2995 Remington Blvd Irr	\$13	\$156
74288-14558	2651 Remington Blvd Irr (Streetlights)	\$252	\$3,024
07261-84434	2651 Remington Blvd	\$767	\$9,204
60455-74548	2651 Partin Settlement Rd	\$33	\$396
44837-46246	2700 Remington Blvd SS	\$33	\$396
61425-13386	2699 Remington Blvd Gate	\$10	\$120
51194-67580	2999 Remington Blvd SS	\$104	\$1,248
57459-11606	2500 Block Even Remington Blvd	\$10	\$120
02748-56035	2700 Block Odd	\$21	\$252
28337-61469	2706 Prestwick Ln	\$21	\$252
	Estimated Increase	\$112	\$1,340
	Contingency		\$808
			<b>\$19,200</b>

**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)	\$303	\$3,630
311297420	260 E Lakeshore Blvd	\$132	\$1,582
311154656	2751 Partin Settlement Rd	\$132	\$1,582
	Estimated Increase	\$19	\$226
	Contingency		\$1,010
<b>Total</b>			<b>\$8,030</b>

**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	\$130	\$1,560
50232515-03	2751 Partin Settlement Rd	\$138	\$1,656
50249062-02	2651 Remington Blvd	\$135	\$1,620
	Estimated Increase	\$13	\$161
	Contingency		\$940
<b>Total</b>			<b>\$5,936</b>

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2023*

**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
<b>Total</b>	<b>\$30,240</b>

**Drainage**

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

**Signage**

Unscheduled maintenance of signage consists of cleaning and general maintenance

**COMMON AREA**

**Landscaping**

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

Description	Monthly Amount	Annual Amount
Landscape Maintenance	\$24,930	\$299,160
Estimated Increase	\$1,247	\$14,958
<b>Total</b>		<b>\$314,118</b>

**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 2023*

**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
<b>Total</b>	<b>\$8,400</b>

**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
<b>Total</b>		<b>\$16,695</b>

**Recreation Center Repairs & Maintenance**

Unscheduled maintenance consists of repairs and replacement of damaged areas.

**REMINGTON**  
**Community Development District**  
*Fiscal Year 2023*

**Pest Control**

This represents pest control of CDD facilities provided by Terminex. Additional costs added for inflationary increases.

Description	Monthly Amount	Annual Amount
Pest Control Services	\$63	\$756
Estimated Increase	\$6	\$76
<b>Total</b>		<b>\$832</b>

**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	\$21.88	\$171,846
Contract Cost for Recreation Center	\$21.88	\$64,721
Contract Cost for Roving Patrol	\$24.26	\$123,726
Holiday Contract Costs Guardhouse/Rec Center	\$32.82	\$5,612
Holiday Contract Costs for Roving Patrol	\$36.39	\$3,930
Contingency		\$5,000
		<b>\$374,835</b>

**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
<b>Total</b>		<b>\$3,300</b>



**REMINGTON**  
**Community Development District**  
*Fiscal Year 2023*

**Guard House Repairs & Maintenance**

Unscheduled maintenance consists of repairs and replacement of damaged areas.

**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 FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Fund Balance	\$ 445,343	\$ 445,311	\$ -	\$ 445,311	\$ 595,269
Transfer In	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 67,498
Interest Income	\$ 1,000	\$ 162	\$ 180	\$ 342	\$ 500
<b>Total Revenues</b>	<b>\$ 596,343</b>	<b>\$ 445,473</b>	<b>\$ 150,180</b>	<b>\$ 595,653</b>	<b>\$ 663,267</b>
<b>Expenditures</b>					
Contingency	\$ -	\$ 204	\$ 180	\$ 384	\$ 600
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 204</b>	<b>\$ 180</b>	<b>\$ 384</b>	<b>\$ 600</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 596,343</b>	<b>\$ 445,269</b>	<b>\$ 150,000</b>	<b>\$ 595,269</b>	<b>\$ 662,667</b>

**Remington**  
**Community Development District**  
**Proposed Budget**  
**Capital Projects**

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Fund Balance	\$ 59,645	\$ 61,014	\$ -	\$ 61,014	\$ 13,668
Transfer In	\$ 196,313	\$ 200,000	\$ -	\$ 200,000	\$ 196,313
Interest Income	\$ 100	\$ 4	\$ -	\$ 4	\$ 50
<b>Total Revenues</b>	<b>\$ 256,058</b>	<b>\$ 261,018</b>	<b>\$ -</b>	<b>\$ 261,018</b>	<b>\$ 210,031</b>
<b><u>Expenditures</u></b>					
Capital Outlay - Fitness Equipment	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Capital Outlay - Pressure Washing	\$ 10,000	\$ 19,400	\$ -	\$ 19,400	\$ 10,000
Capital Outlay - Landscape	\$ 15,000	\$ 32,735	\$ -	\$ 32,735	\$ 15,000
Capital Outlay - Sidewalk/Road Improvement	\$ 95,000	\$ 148,800	\$ -	\$ 148,800	\$ 95,000
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ 11,000	\$ 11,000	\$ 11,000
Capital Outlay - Street Tree Trimming	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 25,000
Contingency	\$ -	\$ 204	\$ 210	\$ 414	\$ 600
<b>Total Expenditures</b>	<b>\$ 166,000</b>	<b>\$ 201,139</b>	<b>\$ 46,210</b>	<b>\$ 247,349</b>	<b>\$ 166,600</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 90,058</b>	<b>\$ 59,878</b>	<b>\$ (46,210)</b>	<b>\$ 13,668</b>	<b>\$ 43,431</b>

## SECTION IX

# SECTION C

# SECTION 1

# Remington

## Community Development District

### Summary of Invoices

March 1, 2022 to March 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	3/1/22	6721 - 6722	\$ 25,170.00
	3/9/22	6723 - 6728	\$ 28,466.90
	3/15/22	6729 - 6730	\$ 8,682.21
	3/22/22	6731 - 6736	\$ 4,101.71
	3/29/22	6737 - 6740	\$ 1,227.79
			<hr/> \$ 67,648.61
Capital Projects	3/1/22	106	\$ 7,200.00
	3/9/22	107	\$ 10,500.00
			<hr/> \$ 17,700.00
			<hr/>
			<b>\$ 85,348.61</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/01/22	00328	3/01/22 119202	202203 320-53800-46200	LANDSCAPE MAINT - MAR 22	*	24,930.00	
				REW LAWN & IRRIGATION			24,930.00 006721
3/01/22	00303	3/01/22 W5282	202203 320-53800-34700	WI-PAK SVC FEE-LAKE SHORE	*	120.00	
		3/01/22 W5282	202203 320-53800-34700	WI-PAK SVC FEE-SEC PARTIN	*	120.00	
				WI-PAK			240.00 006722
3/09/22	00093	2/28/22 200846	202202 320-53800-47100	LAKE MAINTENANCE - FEB 22	*	1,265.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,265.00 006723
3/09/22	00082	3/01/22 17847	202202 310-51300-31500	GENERAL COUNSEL - FEB 22	*	741.00	
				CLARK & ALBAUGH, LLP			741.00 006724
3/09/22	00321	2/28/22 1801796	202202 320-53800-34500	SECURITY SVC 2/01-2/28/22	*	24,826.22	
		2/28/22 1801797	202202 320-53800-34500	TRACK TIK 2/01-2/28/22	*	150.00	
				DSI SECURITY SERVICES			24,976.22 006725
3/09/22	00213	2/14/22 53281	202202 320-53800-34500	SECURITY SVC 2/14-2/24/22	*	771.68	
				OSCEOLA COUNTY SHERIFF'S OFFICE			771.68 006726
3/09/22	00291	3/01/22 7203	202203 320-53800-46400	POOL MAINTENANCE - MAR 22	*	650.00	
				ROBERTS POOL SERVICE AND REPAIR INC			650.00 006727
3/09/22	00071	3/01/22 41775294	202203 320-53800-46800	PEST CONTROL - MAR 22	*	63.00	
				TERMINIX COMMERCIAL			63.00 006728
3/15/22	00168	3/01/22 465	202203 310-51300-34000	MANAGEMENT FEES - MAR 22	*	5,886.42	
		3/01/22 465	202203 310-51300-35200	WEBSITE MANAGEMENT-MAR 22	*	68.33	
		3/01/22 465	202203 310-51300-34100	INFORMATION TECH - MAR 22	*	102.50	
		3/01/22 465	202203 310-51300-51000	OFFICE SUPPLIES	*	1.44	
		3/01/22 465	202203 310-51300-42000	POSTAGE	*	24.55	

REMI -REMINGTON - MBYINGTON



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/01/22 465	202203 310-51300-42500		*	1.05	
		COPIES					
		3/01/22 466	202203 320-53800-12000		*	2,357.92	
		FIELD MANAGEMENT - MAR 22					
				GOVERNMENTAL MANAGEMENT SERVICES			8,442.21 006729
3/15/22 00303		2/01/22 W5144	202202 320-53800-34700		*	120.00	
		WI-PAK SVC FEE-LAKE SHORE					
		2/01/22 W5144	202202 320-53800-34700		*	120.00	
		WI-PAK SVC FEE-SEC PARTIN					
				WI-PAK			240.00 006730
3/22/22 00268		3/15/22 31668	202203 320-53800-47300		*	195.00	
		ANNUAL BACKFLOW TEST 3/22					
				AARON'S BACKFLOW SERVICES, INC.			195.00 006731
3/22/22 00290		3/11/22 5010	202203 320-53800-46500		*	130.00	
		ELECT BOX/COVER PLATE					
		3/20/22 5013	202203 320-53800-47800		*	85.00	
		RPLCD BASKETBALL NETS					
		3/20/22 5014	202203 320-53800-47300		*	625.00	
		INST FLAG POLE/LIGHT POST					
				BERRY CONSTRUCTION INC.			840.00 006732
3/22/22 00213		3/08/22 53331	202203 320-53800-34500		*	385.84	
		SECURITY SVC 3/07-3/10/22					
				OSCEOLA COUNTY SHERIFF'S OFFICE			385.84 006733
3/22/22 00125		2/15/22 379613	202203 320-53800-46500		*	89.95	
		CHEMICAL CONTROLLER MAR22					
				SPIES POOL LLC			89.95 006734
3/22/22 00128		3/19/22 USA02345	202203 320-53800-53000		*	1,200.00	
		MECHANICAL SWEEPING MAR22					
		3/19/22 USA02345	202203 320-53800-53000		*	190.92	
		VARIABLE ENERGY CHARGE					
				USA SERVICES OF FLORIDA, INC			1,390.92 006735
3/22/22 00282		3/11/22 22-1668	202202 320-53800-46700		*	950.00	
		CLEAN CLUBHOUSE - FEB 22					
		3/11/22 22-1668	202202 320-53800-35000		*	250.00	
		CLEAN GUARDHOUSE- FEB 22					
				WESTWOOD INTERIOR CLEANING INC.			1,200.00 006736
3/29/22 00038		3/23/22 S235197	202203 320-53800-34800		*	244.32	
		GATE REPAIR 03/14/2022					
				ACCESS CONTROL TECHNOLOGIES			244.32 006737
				REMI -REMINGTON - MBYINGTON			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/29/22	00127	3/22/22 5282714	202202 310-51300-31100 ENGINEER SERVICES FEB22	HANSON, WALTER & ASSOCIATES, INC.	*	150.00	150.00 006738
3/29/22	00272	3/08/22 2018520	202203 310-51300-49400 2021 TAX ROLL YEAR	OSCEOLA COUNTY PROPERTY APPRAISER	*	743.52	743.52 006739
3/29/22	00125	3/18/22 380838	202203 300-15500-10000 CHEMICAL CONTROLLER APR22	SPIES POOL LLC	*	89.95	89.95 006740
TOTAL FOR BANK A						67,648.61	
TOTAL FOR REGISTER						67,648.61	

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/01/22	00253	2/27/22 5008	202202 600-53800-53100		*	7,200.00	
		REPLC CONCRETE SIDEWALK		BERRY CONSTRUCTION INC.			7,200.00 000106
3/09/22	00253	3/04/22 5009	202203 600-53800-53100		*	10,500.00	
		REPLC CONCRETE SIDEWALK		BERRY CONSTRUCTION INC.			10,500.00 000107
TOTAL FOR BANK C						17,700.00	
TOTAL FOR REGISTER						17,700.00	

REMI -REMINGTON - MBYINGTON

## SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2022***



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**Remington**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2022**

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
Cash:			
Operating Account	\$ 917,545	\$ -	\$ 917,545
Pavement Management	\$ -	\$ 248,816	\$ 248,816
Capital Projects Fund	\$ -	\$ 62,753	\$ 62,753
Investments:			
State Board Administration	\$ 96,597	\$ 196,453	\$ 293,050
Prepaid Expenses	\$ 90	\$ -	\$ 90
<b>Total Assets</b>	<b>\$ 1,014,231</b>	<b>\$ 508,022</b>	<b>\$ 1,522,253</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 33,004	\$ 2,875	\$ 35,879
<b>Total Liabilities</b>	<b>\$ 33,004</b>	<b>\$ 2,875</b>	<b>\$ 35,879</b>
<b>Fund Balances:</b>			
Assigned For:			
Capital Projects	\$ -	\$ 59,878	\$ 59,878
Pavement Management	\$ -	\$ 445,269	\$ 445,269
Nonspendable:			
Deposits and Prepaid Items	\$ 90	\$ -	\$ 90
Unassigned	\$ 981,138	\$ -	\$ 981,138
<b>Total Fund Balances</b>	<b>\$ 981,228</b>	<b>\$ 505,147</b>	<b>\$ 1,486,375</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,014,231</b>	<b>\$ 508,022</b>	<b>\$ 1,522,253</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
<b>Revenues:</b>				
Maintenance Assessment	\$ 1,468,418	\$ 1,410,787	\$ 1,410,787	\$ -
Miscellaneous Income	\$ 5,000	\$ 2,500	\$ 1,790	\$ (710)
Interest Income	\$ 1,000	\$ 500	\$ 83	\$ (417)
<b>Total Revenues</b>	<b>\$ 1,474,418</b>	<b>\$ 1,413,787</b>	<b>\$ 1,412,660</b>	<b>\$ (1,127)</b>

**Expenditures:**

**General & Administrative:**

Supervisors Fees	\$ 12,000	\$ 6,000	\$ 4,200	\$ 1,800
FICA	\$ 918	\$ 459	\$ 321	\$ 138
Engineer	\$ 18,500	\$ 9,250	\$ 1,073	\$ 8,178
Attorney	\$ 27,500	\$ 13,750	\$ 6,830	\$ 6,920
Annual Audit	\$ 3,600	\$ 3,600	\$ 3,600	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Property Appraiser Fee	\$ 1,000	\$ 1,000	\$ 744	\$ 256
Management Fees	\$ 70,637	\$ 35,319	\$ 35,319	\$ 0
Information Technology	\$ 1,230	\$ 615	\$ 615	\$ 0
Website Maintenance	\$ 820	\$ 410	\$ 410	\$ 0
Telephone	\$ 80	\$ 40	\$ -	\$ 40
Postage	\$ 900	\$ 450	\$ 138	\$ 312
Insurance	\$ 41,435	\$ 41,435	\$ 38,984	\$ 2,451
Printing and Binding	\$ 1,500	\$ 750	\$ 95	\$ 655
Newsletter	\$ 3,300	\$ 1,650	\$ 857	\$ 794
Legal Advertising	\$ 2,300	\$ 1,150	\$ -	\$ 1,150
Office Supplies	\$ 250	\$ 125	\$ 16	\$ 109
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,500	\$ 750	\$ 237	\$ 513
<b>Total General &amp; Administrative:</b>	<b>\$ 192,645</b>	<b>\$ 121,928</b>	<b>\$ 98,612</b>	<b>\$ 23,315</b>

**Operation and Maintenance**

**Environmental**

Lake Maintenance	\$ 18,200	\$ 9,100	\$ 7,590	\$ 1,510
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**Utilities**

Kissimmee Utility Authority	\$ 9,600	\$ 4,800	\$ 3,762	\$ 1,038
Toho Water Authority	\$ 56,000	\$ 28,000	\$ 21,344	\$ 6,656
Orlando Utilities Commission	\$ 19,200	\$ 9,600	\$ 8,667	\$ 933
Centurylink	\$ 7,300	\$ 3,650	\$ 3,382	\$ 268
Bright House Network	\$ 5,250	\$ 2,625	\$ 2,423	\$ 202

**Roadways**

Street Sweeping	\$ 30,240	\$ 15,120	\$ 6,843	\$ 8,277
Drainage	\$ 7,000	\$ 3,500	\$ -	\$ 3,500
Signage	\$ 5,000	\$ 2,500	\$ 285	\$ 2,215



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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
<b>Common Area</b>				
Landscaping	\$ 290,460	\$ 145,230	\$ 149,580	\$ (4,350)
Feature Lighting	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
Irrigation	\$ 10,500	\$ 5,250	\$ 3,178	\$ 2,072
Trash Receptacles & Benches	\$ 1,000	\$ 500	\$ -	\$ 500
Plant Replacement and Bed Enhancements	\$ 9,040	\$ 4,520	\$ -	\$ 4,520
Miscellaneous Common Area Services	\$ 10,700	\$ 5,350	\$ 2,750	\$ 2,600
Soccer/Ball Field Maintenance	\$ 2,000	\$ 1,000	\$ 685	\$ 315
<b>Recreation Center</b>				
Pool Maintenance	\$ 18,500	\$ 9,250	\$ 5,102	\$ 4,148
Pool Cleaning	\$ 8,400	\$ 4,200	\$ 3,850	\$ 350
Pool Permits	\$ 550	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 16,695	\$ 8,348	\$ 5,761	\$ 2,586
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 1,333	\$ 1,565	\$ (231)
Pest Control	\$ 780	\$ 390	\$ 378	\$ 12
<b>Security</b>				
Recreation Center Access	\$ 4,000	\$ 2,000	\$ -	\$ 2,000
Security Guard	\$ 330,000	\$ 165,000	\$ 169,706	\$ (4,706)
Gate Repairs	\$ 15,050	\$ 7,525	\$ 7,003	\$ 522
Guard House Cleaning	\$ 3,300	\$ 1,650	\$ 1,150	\$ 500
Guard House Repairs and Maintenance	\$ 3,500	\$ 1,750	\$ 2,925	\$ (1,175)
Gate Maintenance Agreement	\$ 900	\$ 900	\$ 650	\$ 250
<b>Other</b>				
Contingency	\$ 10,000	\$ 5,000	\$ 367	\$ 4,633
Field Management Services	\$ 28,295	\$ 14,148	\$ 14,148	\$ 0
<b>Total O&amp;M Expenses:</b>	<b>\$ 935,460</b>	<b>\$ 465,238</b>	<b>\$ 423,092</b>	<b>\$ 42,146</b>
<b>Total Expenditures</b>	<b>\$ 1,128,106</b>	<b>\$ 587,166</b>	<b>\$ 521,705</b>	<b>\$ 65,461</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 346,313</b>		<b>\$ 890,955</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer Out - Pavement Management	\$ (150,000)	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ (196,313)	\$ (196,313)	\$ (200,000)	\$ (3,688)
<b>Total Other Financing Sources/ (Uses)</b>	<b>\$ (346,313)</b>	<b>\$ (196,313)</b>	<b>\$ (200,000)</b>	<b>\$ (3,688)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 0</b>		<b>\$ 690,955</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 290,272</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 981,228</b>	

**Remington**  
**Community Development District**  
**Pavement Management Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
<b>Revenues:</b>				
Interest Income	\$ 1,000	\$ 500	\$ 162	\$ (338)
<b>Total Revenues</b>	<b>\$ 1,000</b>	<b>\$ 500</b>	<b>\$ 162</b>	<b>\$ (338)</b>
<b>Expenditures:</b>				
Contingency	\$ -	\$ -	\$ 204	\$ (204)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 204</b>	<b>\$ (204)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,000</b>		<b>\$ (42)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ 150,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 151,000</b>		<b>\$ (42)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 445,343</b>		<b>\$ 445,311</b>	
<b>Fund Balance - Ending</b>	<b>\$ 596,343</b>		<b>\$ 445,269</b>	

**Remington**  
**Community Development District**  
**Capital Projects Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
<b>Revenues:</b>				
Interest Income	\$ 100	\$ 50	\$ 4	\$ (46)
<b>Total Revenues</b>	<b>\$ 100</b>	<b>\$ 50</b>	<b>\$ 4</b>	<b>\$ (46)</b>
<b>Expenditures:</b>				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ -	\$ -
Capital Outlay - Pressure Washing	\$ 10,000	\$ 10,000	\$ 19,400	\$ (9,400)
Capital Outlay - Landscape Improvements	\$ 15,000	\$ 15,000	\$ 32,735	\$ (17,735)
Capital Outlay - Sidewalk/Roadway Improvements	\$ 95,000	\$ 95,000	\$ 148,800	\$ (53,800)
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ -	\$ -
Capital Outlay - Street Tree Trimming	\$ 25,000	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 204	\$ (204)
<b>Total Expenditures</b>	<b>\$ 166,000</b>	<b>\$ 120,000</b>	<b>\$ 201,139</b>	<b>\$ (81,139)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (165,900)</b>		<b>\$ (201,136)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ 196,313	\$ 196,313	\$ 200,000	\$ 3,688
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 196,313</b>	<b>\$ 196,313</b>	<b>\$ 200,000</b>	<b>\$ 3,688</b>
<b>Net Change in Fund Balance</b>	<b>\$ 30,413</b>		<b>\$ (1,136)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 59,645</b>		<b>\$ 61,014</b>	
<b>Fund Balance - Ending</b>	<b>\$ 90,058</b>		<b>\$ 59,878</b>	

**Remington**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Maintenance Assessment	\$ -	\$ 164,313	\$ 1,154,249	\$ 24,755	\$ 26,685	\$ 40,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,410,787
Miscellaneous Income	\$ 230	\$ 340	\$ 360	\$ 80	\$ 170	\$ 610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,790
Interest Income	\$ 14	\$ 12	\$ 11	\$ 12	\$ 11	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83
<b>Total Revenues</b>	<b>\$ 244</b>	<b>\$ 164,665</b>	<b>\$ 1,154,620</b>	<b>\$ 24,847</b>	<b>\$ 26,867</b>	<b>\$ 41,418</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,412,660</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisors Fees	\$ 1,000	\$ 1,800	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200
FICA	\$ 77	\$ 138	\$ 46	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 321
Engineer	\$ 225	\$ 150	\$ -	\$ 548	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,073
Attorney	\$ 2,047	\$ 143	\$ 969	\$ 1,563	\$ 741	\$ 1,368	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,830
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 744
Management Fees	\$ 5,886	\$ 5,886	\$ 5,886	\$ 5,886	\$ 5,886	\$ 5,886	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,319
Information Technology	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 615
Website Maintenance	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 410
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 18	\$ 47	\$ 12	\$ 13	\$ 23	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138
Insurance	\$ 38,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,984
Printing and Binding	\$ 3	\$ 29	\$ 13	\$ 16	\$ 33	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95
Newsletter	\$ -	\$ 428	\$ -	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 857
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 4	\$ 4	\$ 3	\$ 3	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 80	\$ 65	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237
<b>Total General &amp; Administrative:</b>	<b>\$ 53,669</b>	<b>\$ 8,860</b>	<b>\$ 7,793</b>	<b>\$ 9,489</b>	<b>\$ 10,606</b>	<b>\$ 8,196</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 98,612</b>
<b>Operation and Maintenance</b>													
<b>Environmental</b>													
Lake Maintenance	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,590
<b>Utilities</b>													
Kissimmee Utility Authority	\$ 552	\$ 625	\$ 660	\$ 647	\$ 661	\$ 618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,762
Toho Water Authority	\$ 3,955	\$ 2,818	\$ 3,897	\$ 3,136	\$ 3,826	\$ 3,712	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,344
Orlando Utilities Commission	\$ 1,422	\$ 1,358	\$ 1,411	\$ 1,525	\$ 1,484	\$ 1,467	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,667
Centurylink	\$ 564	\$ 563	\$ 563	\$ 262	\$ 562	\$ 869	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,382
Bright House Network	\$ 403	\$ 403	\$ 403	\$ 403	\$ 403	\$ 408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,423
<b>Roadways</b>													
Street Sweeping	\$ 1,342	\$ 1,342	\$ 1,376	\$ 1,392	\$ -	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,843
Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285

**Remington**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Common Area</b>													
Landscaping	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	149,580
Feature Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation	\$ -	\$ -	\$ 1,854	\$ 698	\$ 626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,178
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Plant Replacement and Bed Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Common Area Services	\$ -	\$ -	\$ -	\$ 1,930	\$ -	\$ 820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,750
Soccer/Ball Field Maintenance	\$ 165	\$ 185	\$ -	\$ 165	\$ -	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	685
<b>Recreation Center</b>													
Pool Maintenance	\$ 1,301	\$ 468	\$ 845	\$ 1,020	\$ 1,248	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,102
Pool Cleaning	\$ 600	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,850
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Recreation Center Cleaning	\$ 1,050	\$ 1,100	\$ 1,611	\$ 1,050	\$ 950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,761
Recreation Center Repairs & Maintenance	\$ 1,180	\$ -	\$ 385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,565
Pest Control	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	378
<b>Security</b>													
Recreation Center Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Guard	\$ 29,261	\$ 28,264	\$ 29,304	\$ 29,361	\$ 26,374	\$ 28,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	171,146
Gate Repairs	\$ 527	\$ 654	\$ 838	\$ 583	\$ 389	\$ 2,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,563
Guard House Cleaning	\$ 200	\$ 200	\$ 250	\$ 250	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,150
Guard House Repairs and Maintenance	\$ -	\$ 265	\$ 325	\$ 2,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,925
Gate Maintenance Agreement	\$ -	\$ -	\$ -	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	650
<b>Other</b>													
Contingency	\$ -	\$ 152	\$ -	\$ 103	\$ -	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	367
Field Management Services	\$ 2,358	\$ 2,358	\$ 2,358	\$ 2,358	\$ 2,358	\$ 2,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,148
<b>Total O&amp;M Expenses:</b>	<b>\$ 71,137</b>	<b>\$ 67,662</b>	<b>\$ 72,988</b>	<b>\$ 75,060</b>	<b>\$ 66,038</b>	<b>\$ 70,207</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 423,092</b>
<b>Total Expenditures</b>	<b>\$ 124,806</b>	<b>\$ 76,522</b>	<b>\$ 80,780</b>	<b>\$ 84,549</b>	<b>\$ 76,644</b>	<b>\$ 78,403</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 521,705</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (124,562)</b>	<b>\$ 88,143</b>	<b>\$ 1,073,840</b>	<b>\$ (59,702)</b>	<b>\$ (49,777)</b>	<b>\$ (36,985)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 890,955</b>
<b><u>Other Financing Sources/ (Uses)</u></b>													
Transfer Out - Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Transfer Out - Capital Projects	\$ -	\$ -	\$ (100,000)	\$ (100,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(200,000)
<b>Total Other Financing Sources/ (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (100,000)</b>	<b>\$ (100,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (200,000)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (124,562)</b>	<b>\$ 88,143</b>	<b>\$ 973,840</b>	<b>\$ (159,702)</b>	<b>\$ (49,777)</b>	<b>\$ (36,985)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 690,955</b>

**Remington**  
**Community Development District**  
**Assessment Receipt Schedule**  
**Fiscal Year 2022**

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

**TOTAL ASSESSMENT LEVY**

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	Total
11/22/21	ACH	\$162,084.05	(\$3,241.69)	(\$6,353.50)	\$0.00	\$152,488.86	\$152,488.86	\$152,488.86
11/26/21	ACH	\$12,677.95	(\$253.58)	(\$599.82)	\$0.00	\$11,824.55	\$11,824.55	\$11,824.55
12/08/21	ACH	\$1,114,437.36	(\$22,288.85)	(\$43,684.79)	\$0.00	\$1,048,463.72	\$1,048,463.72	\$1,048,463.72
12/09/21	ACH	\$969.88	(\$19.39)	(\$9.55)	\$0.00	\$940.94	\$940.94	\$940.94
12/22/21	ACH	\$111,268.51	(\$2,225.33)	(\$4,198.54)	\$0.00	\$104,844.64	\$104,844.64	\$104,844.64
01/10/22	ACH	\$19,274.86	(\$385.52)	(\$566.64)	\$0.00	\$18,322.70	\$18,322.70	\$18,322.70
01/10/22	ACH	\$6,754.27	(\$135.14)	(\$186.46)	\$0.00	\$6,432.67	\$6,432.67	\$6,432.67
02/10/22	ACH	\$714.67	(\$14.28)	(\$13.82)	\$0.00	\$686.57	\$686.57	\$686.57
02/10/22	ACH	\$27,160.03	(\$543.22)	(\$618.10)	\$0.00	\$25,998.71	\$25,998.71	\$25,998.71
03/10/22	ACH	\$42,054.24	(841.09)	(\$429.29)	\$0.00	\$40,783.86	\$40,783.86	\$40,783.86
TOTAL		\$1,497,395.82	(\$29,948.09)	(\$56,660.51)	\$0.00	\$1,410,787.22	\$1,410,787.22	\$1,410,787.22

96%	Gross Percent Collected
\$64,744	Balance Remaining to Collect