

***Remington
Community Development District***

Agenda

August 30, 2022

AGENDA

Remington
Community Development District
Meeting Agenda

Tuesday
August 30, 2022
6:00 PM

Remington Recreation Center
2651 Remington Blvd
Kissimmee, Florida 34744

- I. Roll Call
- II. Modifications to Agenda
- III. Security Report from DSI Security Services
- IV. Public Comment Period
- V. Approval of Minutes of the July 26, 2022 Meeting
- VI. Consideration of Aquatic Plant Management Agreement Renewal with Applied Aquatic Management, Inc.
- VII. Consideration of the First Amendment to the Agreement for Provision of Pool Maintenance Services with Roberts Poo. Service and Repair, Inc.- **Deferred to September Meeting**
- VIII. **Access Control Systems Planned Maintenance Proposal- ADDED**
- IX. Discussion of Offer from FTE for Right of Way
- X. Discussion of HOA Garage Sale and National Night Out Events
- XI. 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
- XII. Supervisor's Requests
- XIII. Next Meeting Date – September 27, 2022
- XIV. Adjournment

MINUTES

**MINUTES OF MEETING
REMINGTON
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, **July 26, 2022** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

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

Also present:

George Flint	District Manager
Scott Clark	District Counsel
Pete Glasscock	HWA
Alan Scheerer	Field Manager
William McLeod	DSI Security Services
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Soukup called the meeting to order at 6:00 p.m. and Mr. Flint called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Flint: We have none. I did hand out the Sheriff's Report. It was sent out under separate cover, but it's on the agenda.

Mr. Soukup: Okay.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Mr. Soukup: That brings us to the Security Report.

Mr. McLeod: The Partin Settlement Road gate, this past month, had 9,354 residents and 1,968 visitors. The E. Lakeshore Boulevard gate had 8,738 residents and 778 visitors. We issued 110 tickets and attempted to make three tows that went unanswered. We did have one towed vehicle, but we have stricken that one from our records and refunded the money because of a lack of procedure being followed in that. Over the past month, we lost our Site Supervisor. A new one was trained and I'm working with him on getting him up to speed with the community. I am aware of the few issues that are going on in the community. As far as parking goes, there are a couple of houses that are causing problems. That's about it.

Mr. Soukup: Are there any questions?

Ms. Zaresk: I have one question and maybe we should defer it, but I'll leave that up to you. In our contract, we don't have security going through Club Villas. I understand Club Villas is private. I got that, but they are part of the CDD and they do pay. Am I correct that our contract doesn't include them going through there?

Mr. Flint: I believe that's the case and the roads are private in that neighborhood. So, I believe that's probably the reason why.

Ms. Zaresk: Okay. That's my answer for now. Maybe I'll bring that up a little later. I think there's a question on the part of the residents there. We're paying for the security. We understand they're private and that they can't tow or ticket; however, the deterrent effect comes from when we used to have people here that did their own crime watch.

Mr. Soukup: Oh, yeah. The neighborhood watch.

Ms. Zaresk: Neighborhood watch. Thank you. We had a neighborhood watch and of course, they had a car that would go through there. It's been ages since that happened, but all of a sudden, the residents there are questioning it and saying, "*Well, you know, we pay.*" So, maybe we can talk about that at another point. I just wanted to clarify whether the contract had that. Thank you.

Mr. McLeod: Yes, ma'am.

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

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: That brings us to the public comment period. We would ask that you please state your name and address and keep your comments to three minutes.

Resident (Alex Tirado, 189 Thornbury Drive): This is the first time that I'm here.

Mr. Soukup: Welcome.

Ms. Zaresk: Thanks for coming.

Mr. Soukup: Thank you for coming.

Mr. Clark: And for your very efficient comment.

Mr. Soukup: Since we have no other comments at this time, we'll go ahead and close the public comment period.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the June 28, 2022 Meeting

Mr. Soukup: This will bring us to approval of the minutes of the June 28th meeting. Are there any corrections? Hearing none,

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the Minutes of the June 28, 2022 Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Public Hearing

Mr. Soukup: At this point, we need a motion to open the public hearing.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the public hearing on adoption of the budget for Fiscal Year 2023 was opened.

A. Consideration of Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Mr. Flint: As you recall, the Board approved a proposed budget previously and set today as the public hearing for its final consideration. We've included Resolution 2022-04 in your agenda with the attached proposed budget for Fiscal Year 2023. It contemplates that the per unit assessment amounts would remain the same as they are in the current year. I believe that you all discussed this budget when you considered it previously. I know there were some changes to hours, roving patrol and Amenity Center, which I believe had been incorporated into this budget. If you have any questions, either Alan or I can try to answer those for you.

Mr. Soukup: Are there any questions on the budget?

Mr. Mehrlich: No.

Mr. Soukup: At this point, we need a motion to adopt Resolution 2022-04?

Ms. Zaresk MOVED to adopt Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations and Mr. Brown seconded the motion.

Mr. Flint: Mr. Chairman, before you consider a vote, it is a public hearing.

Mr. Soukup: Right.

Mr. Flint: So, you'll need to open the floor again and see if there's any public comment.

Mr. Soukup: We'll go ahead and open the floor at this point. Is there any public comment?

Hearing none,

On VOICE VOTE with all in favor Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations was adopted.

B. Consideration of Resolution 2022-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: This resolution has two exhibits to it. One is the budget that you just approved and the other is the Assessment Roll that will be transmitted to the county for inclusion on the Tax Bill. This is imposing the operating and maintenance (O&M) assessment that was associated with the budget you just approved. It is technically a separate public hearing, so you'll want to make sure that you ask for any comment on the resolution before the Board takes action.

Mr. Soukup: Understood. Okay, at this point, are there any questions on the consideration of this resolution? At this point we'll go ahead and open up for public comment. Is there any public comment? Hearing none, at this point, we need a motion for the consideration of Resolution 2022-05.

On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor Resolution 2022-05 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Soukup: Now we need a motion to close the public hearing.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the public hearing on adoption of the budget for Fiscal Year 2023 was closed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Soukup: That brings us to staff reports.

Mr. Clark: I just have an update for the Board. You will recall at the last meeting that we received a letter from an attorney asking for an accommodation for his client for the mailboxes. We discussed that at some length. The Board directed me to write and tell him that the mailboxes were not ours to maintain and suggesting that they contact the post office for accommodation. I did that. The letter went out right after the meeting the next day. I have not received any comments, so I'm hoping that the issue is dead.

Mr. Soukup: Fair enough. Are there any other issues at this point?

Mr. Clark: Nothing else from me.

B. Engineer

Mr. Soukup: Okay, that brings us to engineering.

Mr. Glasscock: Yes. I finally got some feedback on the speed bump. Only one. The other one sent me a partial quote. We are still waiting for some information. The second sheet is the last one we received four years ago when prices were considerably different. The other contractor is still waiting on some information for the hump. They are at \$36,000 right now. I'll know more hopefully tomorrow.

Mr. Soukup: Right.

Mr. Glasscock: I've been hounding them once a week since the last time we talked. That's pretty much all I have for you guys unless you have any questions.

Ms. Zaresk: Do we only have the one from All Tractor Service?

Mr. Glasscock: All Tractor Service was the last one we did.

Mr. Soukup: Yeah. That was in 2018.

Ms. Zaresk: Oh, I'm sorry.

Mr. Glasscock: That's just to give you guys some sort of comparison.

Ms. Zaresk: I'm sorry. Yeah.

Mr. Glasscock: Just so you can see the prices. I would not recommend this, only because I think it's high. I actually think it's very high.

Ms. Zaresk: All Tractor Service isn't interested this year?

Mr. Glasscock: Nobody was interested. The other contractor has been dragging.

Mr. Brown: It's too small of a job. That's why.

Mr. Glasscock: They are waiting on one more piece of information for pavers, but they are at \$36,000 or somewhere closer to \$40,000, I would say. It's crazy. That's for both sides of the road.

Mr. Brown: Absolutely. Is it both sides of the median?

Mr. Glasscock: Yes.

Mr. Brown: What was this though?

Mr. Glasscock: That was just going straight across before you get to the median. It's the last one before you get to the median.

Ms. Zaresk: So, the distance is about the same. It's just that this one is separated in there too.

Mr. Glasscock: That's correct.

Ms. Zaresk: The amount of material is nearly comparable.

Mr. Glasscock: For one side versus the other, but I still think it's high.

Mr. Brown: Do you think it will be around \$40,000?

Mr. Glasscock: Yes.

Mr. Mehrlich: Once they add the paver portion to it, it will be around \$40,000?

Mr. Glasscock: That's what my guess would be. Because it's not a big component.

Mr. Mehrlich: Right.

Mr. Brown: I don't think it's going to go down.

Mr. Mehrlich: No, not at all from what we've seen for price increases.

Mr. Glasscock: It's really hard to find anybody, unless you are doing a re-pavement job. Everybody would submit, but not when we're talking about smaller work, especially right now, where everybody is super busy. I suggest maybe waiting until things slow down and then maybe revisiting it. Then you will probably get some more bids and it would be more competitive. Would it go down? I actually think yes. If you wait, the material price might go up and then they might need the work a little bit more. That's just my feel. I don't know for a fact of course.

Resident (Alex Tirado, 189 Thornbury Drive): Can I speak on this issue?

Mr. Soukup: Yeah.

Resident (Alex Tirado, 189 Thornbury Drive): Just a day before yesterday, a white Camaro was racing up and down that road at least 60 to 70 miles-per-hour. He lives at 2417 Knightsbridge Boulevard. He races up and down there along with motorcycle riders, kids on dirt bikes and kids on four wheels. This is a drag strip. My grandson was out there playing the other day and heaven forbid something would happen, where gets out in the road and these people are racing up and down, it's going to be a real issue.

Mr. Mehrlich: I don't know whether or not we can look at temporary speed bumps too.

Mr. Glasscock: We didn't look at it only because the last time we looked at it, the Board was not in favor of doing temporary speed bumps. We had them on Knightsbridge Boulevard before. They tore up lot. What we could do, if you want to go that route, instead of putting one, we could put a series of three of those.

Resident (Alex Tirado, 189 Thornbury Drive): That would be wonderful.

Mr. Glasscock: My guess is it would be probably about half of the cost, around \$15,000 to \$20,000.

Ms. Zaresk: Just for temporary? 20,000?

Mr. Glasscock: Yeah. The thing too is you can always pull them up and put them somewhere else if you want to.

Mr. Scheerer: Also drilling into the asphalt too.

Mr. Mehrlich: Yes, I know. That's the other problem.

Mr. Scheerer: When we had the temporaries on Knightsbridge, it created a lot of problems when those speed tables started to pop off, which is why we ended up with the Pavement Management Program and repaved the whole road to add the permanent speed bumps instead of the temporary ones. There are a lot of pros and cons with those who are familiar with them both. They do cause damage to your asphalt because you have to drill into that and the sub-base to get them anchored.

Resident (Alex Tirado, 189 Thornbury Drive): I beg you to please do something. That's the reason I raised it up.

Mr. Soukup: I say at least bring us a price back on a temporary one if you can.

Mr. Glasscock: I absolutely can.

Mr. Soukup: Just so we have that option. At least we can do something at that point. We can consider it.

Mr. Scheerer: I wrote the address that the resident stated was speeding for when we speak with the Sheriff's Office. They usually ask us where we want them to focus on and we will make sure that they focus back there until we can come up with a solution.

Mr. Soukup: They are more than happy to when they do their routine patrols.

Ms. Zaresk: Is there a time when that's more prevalent?

Mr. McLeod: Between 5:00 p.m. and 9:00 p.m.

Mr. Scheerer: They are usually here between 5:00 p.m. and 8:00 p.m. and 4:00 p.m. and 8:00 p.m.

Mr. Soukup: Yeah. The guys are here in an unmarked car. So, it's perfect.

Mr. Scheerer: We'll set them up off of Southbridge or something if we have to and see if he can snag them.

Resident (Alex Tirado, 189 Thornbury Drive): Are you all in charge of the streets, parking on the street, because that same residence has a used car dealership out of their home? There are four or five cars every night parked along the road. Security patrol never tags and never does anything. You can go over there right now and there are three.

Mr. Scheerer: Security patrol doesn't start now until 6:00p.m. So, they are just now coming on duty, but we'll talk to them.

Mr. Soukup: We can talk to them.

Resident (Alex Tirado, 189 Thornbury Drive): That would be great. I had a heart issue last week and had to go for catheterization. I couldn't call an ambulance. My wife told me because the roads were blocked.

Mr. Soukup: Right. At some point, if they are at the point where they are blocking and you can't pull out of it, you can call the Sheriff's Office. They will ticket them for that, if they are blocking you to the point of where you can't back out of your driveway.

Resident (Alex Tirado, 189 Thornbury Drive): There are cars all along the road. An emergency vehicle will not get through there.

Ms. Zaresk: What's the address?

Mr. Scheerer: 2417 Knightsbridge Boulevard.

Resident (Alex Tirado, 189 Thornbury Drive): They have four cars in their driveway; two across the sidewalk, two in front of the garage, a box truck out front and about three or four more cars in the road.

Mr. Scheerer: Got it.

Mr. Brown: We tagged that box truck last month. Didn't we?

Mr. Scheerer: Yup.

Mr. Brown: Personally, I don't think prices are going to go down. If they come back for \$40,000, I'd be okay with that.

Mr. Soukup: Right. I agree.

Mr. Jaisingh: I agree.

Mr. Soukup: Yeah. Especially if we can get it done in a decent timeframe. If they are telling us six months from now, that's a problem obviously.

Mr. Brown: Yeah. Everything has gone up.

Resident (Alex Tirado, 189 Thornbury Drive): So, if you agree to a price, something can be done?

Mr. Soukup: We are expecting a second bid shortly for that, but then you can also get the bid for the temporary. That way, we can look at both and make a decision.

Resident (Alex Tirado, 189 Thornbury Drive): Alright. I appreciate your time.

Mr. Soukup: The biggest problem is it is such a small amount of work for these guys that are doing full parking lot pavings. It's tough to get them to even bid on stuff like that.

Resident (Alex Tirado, 189 Thornbury Drive): I understand.

Mr. Soukup: That's a challenge and it's frustrating.

Mr. Brown: These were the first two that even bid on it. Nobody else was willing to do it.

Mr. Soukup: Is there anything else?

Mr. Glasscock: Nothing else.

C. District Manager's Report

1. Approval of Check Register

Mr. Soukup: That brings us to the District Manager's Report.

Mr. Flint: Yes, Mr. Chairman. You have the check register for the month of June. In your General Fund, we have Checks #6785 through #6802 totaling \$77,414.58. The detailed summary

is at the beginning. If there are any questions on the check register, I'd be happy to try to answer those questions.

Mr. Soukup: Are there any questions on the check register? If not, we need a motion for approval.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the June 1, 2022 through June 30, 2022 Check Register in the amount of \$77,414.58 was approved.

2. Balance Sheet and Income Statement

Mr. Flint: We also have the unaudited financials through June 30th. No action is required by the Board on the financials, but if you have any questions, we can discuss those. It looks like we're a little over a 100% collected on our maintenance assessments. Our administrative expenses and actuals are under our pro-rated as well as our operating expenses.

3. Presentation of OCSO Reports

Mr. Flint: I handed out the latest report from the Osceola County Sheriff's Office for information.

4. Field Manager's Report

Mr. Flint: We'll have Alan go through his Field Manager's Report.

Mr. Scheerer: Thank you, George. The Amenity Center is in good shape. Everything is working fine. I do have a task that I need to try to complete on how to straighten out the volleyball net on the volleyball court. We may have to make some changes on the supports because those were only four-by-four posts. But we'll see what we need to do to make sure that we get it to the right height and stay that way. The Fitness Center is in good shape. The cameras are working. The pool is in good shape. We did have a washout in the fenced-in area. So, we have that repaired with some crushed concrete. Hopefully, that will hold us through the rest of the year. The gates are in decent shape. We did have an issue with the Partin Settlement Road gate phone. I think I sent everybody an email about the scanner not working. At the same time, we found out that the phone wasn't working in the guardhouse. So, we got a hold of Century Link and they're doing some work to try to trace down the problem. I was told that the scanner is back up and running at the Partin Settlement Road gate. We are going to pick up some additional surge protection for both of the

laser scanners. So, hopefully, we can get those in quick this week. Staff tightened down all of the gate arms and wiped off the cameras. We have the report from the E. Lakeshore Boulevard gate that clickers are not working for some of the residents, but not all the residents.

Ms. Zaresk: Mine didn't work.

Mr. Scheerer: Hopefully, it works now. We have a resident call and she was gracious enough to meet with us. The ACT gate guys came in at about the same time to work on the scanner. They went over there. To make a long story short, some of them would work and some wouldn't. So, they changed down a part inside of the gate operator and I'm being told that they work. They put in the brand-new receiver. So, it was kind of a hit and miss. The newer remotes work, but some the older ones were struggling to get a signal, so they changed the receiver out. I got a report the other day that it's working. So, if you hear anything different, please let me know and we'll get them back out. All of the ponds are in good shape. I am still meeting with REW. I will speak to them about the pedestrian gate at Club Villas. Irrigation inspections are ongoing. The palm trees were trimmed and new annuals were installed. You'll see some brown spots throughout the tuff. That is due to a sod webworm issue and a fungus from all of the rain and the moisture that we're getting. So, TruGreen who does the pest control, will be out to treat all of those areas. The basketball, nets were replaced on the basketball court. We do still have an area on Remington Boulevard that's holding water, so REW is working on getting some drains installed. We'll try to get that done. That's all I have.

Ms. Zaresk: I have a question. At one point our water was turned off for irrigation purposes because of the work out there.

Mr. Scheerer: That was a while ago. That was just a day or two, I think.

Ms. Zaresk: That's what I thought.

Mr. Scheerer: Tim contacted me the other day. He said that he didn't have any irrigation water, which was weird. So, I contacted my contact at Toho and he said he wasn't aware of anything because we had water. Then shortly after that, I guess they had pressure back in Westmoreland. I'm not sure what that's for. Okay, Ken, I'm waiting on you.

Mr. Brown: Have you had any luck with finding better basketball nets?

Mr. Scheerer: I could buy a chain, but we're buying them through Academy Sports and the local sports places. The kids out here think that they are LeBron. They are hanging off of that net

and swinging back and forth. I'd be happy to take the nets off, but I don't think the kids will enjoy it. We can turn it into pickleball.

Mr. Brown: No. I thought about the chains because I played on those before.

Mr. Scheerer: It will be like the soccer goals that we had out there many years ago. Somebody pulled it and hit and the next thing you know, it opened. About once a month, we have one or two a month and we just go ahead and change them all out.

Mr. Soukup: Keeps you busy.

Mr. Scheerer: Thanks, Ken.

5. Review of Fiscal Year 2023 Meeting Schedule

Mr. Flint: This brings us to the Fiscal Year 2023 meeting schedule.

Mr. Brown: Can we move the December 27th meeting?

Mr. Soukup: Yes. We always meet before the Christmas holiday.

Mr. Brown: May 30th is the day after Memorial Day. We usually back that one up a week also.

Mr. Flint: One week before is December 20th.

Mr. Brown: The November one is after Thanksgiving.

Mr. Soukup: Yeah. It's after. That's fine.

Mr. Flint: Thanksgiving is early this year, so the November meeting is the week after. Do you want to move the December 27th meeting to before Christmas?

Ms. Zaresk: Yes. December 20th.

Mr. Flint: December 20th.

Mr. Soukup: Then May would be the 23rd.

Ms. Zaresk: May would be the 23rd.

Mr. Flint: Okay.

On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor the Fiscal Year 2023 meeting schedule as amended was approved.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Soukup: That brings us to the Supervisor's requests. Mr. Mehrlich?

Mr. Mehrlich: I would just ask Alan about getting the volleyball net. My daughter plays high school volleyball and they play lots of places. They look like regular volleyball courts.

Mr. Scheerer: We have a sand court.

Mr. Mehrlich: The kids won't play on a court where the net is not the proper height.

Mr. Scheerer: I got you.

Ms. Zaresk: That makes sense.

Mr. Mehrlich: So, think about that.

Mr. Scheerer: Yes, sir.

Mr. Soukup: Mr. Jaisingh, anything?

Mr. Jaisingh: No.

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: I brought it up earlier. What would it take, if we wanted to have security patrol through Club Villas?

Mr. Clark: Security has different functions. One is the parking enforcement and obviously, they can't do that on the street.

Ms. Zaresk: Exactly.

Mr. Clark: But we also pay them to provide security. That's one of the statutory powers that we have. There's no reason why they can't do a patrol in there if they're given permission by the HOA to patrol the streets since the HOA owns the roads. That's just the thing that needs to be worked out. But, I have no problem with them driving through there with a flashing light because that's part of what those houses are paying for.

Ms. Zaresk: That's kind of where we were coming from, especially since they're using the lights and it's a bit of a deterrent. We don't have a big problem there, but more and more we're getting into some folks that come down that road and meander in. Your point is well-taken and that was the point that was made to me. We're paying the same thing.

Mr. Soukup: I think we need a letter from the HOA granting authorization.

Mr. Clark: Yeah. There is no need to deal with a lot of formality, but just something from the HOA inviting them to come onto the roads.

Ms. Zaresk: Okay. We'll have them do that tomorrow. Other than that, I had nothing. Thank you all.

Mr. Soukup: Mr. Brown?

Mr. Brown: I don't have anything.

NINTH ORDER OF BUSINESS

Next Meeting Date – August 30, 2022

Mr. Soukup: Our next meeting is scheduled for August 30, 2022.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: August 24, 2022

Remington Community Development District
Name c/o GMS, LLC
Address 1408 Hamlin Ave, Unit E
City St. Cloud, FL 34771
Phone 407-841-5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Remington Community Development District hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Fifteen (15) ponds associated with Remington Community Development District
Kissimmee, Florida

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|------------------------------------|----------|
| 1. Submersed vegetation control | Included |
| 2. Emerged vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2022 thru 9/30/2023.

Agreement will automatically renew as Per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$1,378.00	Due	monthly as billed x 12.
Total Annual Cost	\$16,536.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 8/24/2022

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. This Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION VII

*SECTION VII will be
deferred to the September
27th Meeting*

SECTION VIII



8/24/22
Remington Community
Attn: Alan Scheerer
2995 Remington Blvd
Kissimmee, FL 34744

PLANNED MAINTENANCE OVERVIEW

ACT's preventative maintenance plan improves operational efficiency and reliability of your Automatic Gate System. Preventative maintenance not only decreases costly downtime by preventing malfunctions, but it can also decrease operating expenses over the long term. Scheduling preventative maintenance on a consistent routine reduces the need for costly emergency repairs.

Automatic gate systems include several moving parts which can only be properly maintained by trained service professionals. Application of the wrong lubricant can also result in performance issues of your equipment and even lock up the operators.

This program does not guarantee against failures but is a must if you want to protect your investment, your people, and your family. This program does not offer an extended warranty or include parts. But it does offer peace of mind.

PM Benefits Include:

- ✓ Proactive approach that increases operational efficiency and reliability
- ✓ Ensures a consistent routine that can help prevent costly emergency repairs
- ✓ Each scheduled maintenance includes a written checklist of work performed, along with recommendations for any needed repairs, product replacement and early detection of malfunctions

Preventative Maintenance Agreement

This Preventative Maintenance Agreement shall be for a one (1) year period to begin on the date of acceptance and will auto renew at the end of each term unless either party gives the other written notice of termination at least 30 days prior to the end of the relevant term. Gate must be operable.

This Agreement includes the following...

- Perform preventative maintenance for **4 Barriers at Main / 3 Barriers at Secondary**
- Perform preventative maintenance on all equipment per your site per the checklist.
- We will send a copy of completed check list of Preventative Maintenance actions taken.
- In the case of a recommended repair or replacement part, the technician shall gain written approval to perform the additional service at an agreed upon cost, unless a preapproved minimum has been arranged.

This contract is to perform preventative maintenance, does not include...

- Any Parts or Labor for Service Repairs
- Any Repairs for Damage resulting from acts of nature
- Programming Gate Codes
- Corrections to system due to Time Changes
- Damage or wear to the loop detection system

All work will be done during normal business hours which are Monday – Friday during the hours of 8:00 am and 4:00 pm excluding holidays. If you require work to be done during after-work hours, the exception will be subject to extra charges.

____ **4x a year total cost: \$2,060.00**

____ **2x a year total cost: \$1,030.00**

Authorized Signature

Date of Acceptance

Site contact name/telephone/email _____

Bill To Name/Mailing Address/ Email _____

PO or Check # _____



Access Control Systems, LLC

NASHVILLE | MEMPHIS | KNOXVILLE | ATLANTA | ORLANDO
407-422-8850

Chrissy.cathers@actflorida.com

www.actflorida.com

SECTION IX



August 18, 2022

Certified Mail No. 7021 2720 0001 5119 7096

Remington Community Development District
Attn: Jason Showe, District Manager
Governmental Management Services
219 E. Livingston St
Orlando, FL 32801

ITEM/SEGMENT #: 4361941
MANAGING DISTRICT: 08
FAP: N/A
STATE ROAD: 91
COUNTY: Osceola
PARCEL: 100

Dear Property Owner,

As you may be aware, Florida's Turnpike Enterprise, (FTE) is in the process of negotiating the acquisition of right of way for the project referenced above. American Acquisition Group, LLC is working with FTE for this project. This package represents the Turnpike's fair market value offer to you for the purchase of the property identified by parcel number above. This letter is intended to help you understand the need and purpose of each document contained in this package.

Below is a list of items included in this package:

STATEMENT OF OFFER: This is the official offer from the FTE for your property. Please sign on the Receipt Acknowledged By line, print your name, add the date, keep the copy and return the original statement to me in the envelope provided. This is not an agreement and in no way will bind you to a settlement.

DONATION LETTER: This letter is to be used if you care to donate the area of acquisition to the FTE in lieu of receiving monetary compensation. If you choose to do this, please sign, and return the donation to me.

PURCHASE AGREEMENT: This is a standard FTE purchase agreement which provides a breakdown of the compensation for land and improvements to be acquired. The summary of values is based on the approved appraisal.

PUBLIC DISCLOSURE AFFIDAVIT: Provides that persons or entities, with few exceptions, holding real property in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity shall make a public disclosure, in writing, of every person having a beneficial interest in the real property before the property is conveyed to the State.

TAXPAYER IDENTIFICATION FORM: This form is to be used to record your taxpayer identification number prior to closing so that gross proceeds of the sale can be reported to the IRS in accordance with state procedures. For individuals, this number is your social security number but for other entities it is your employer identification number (EIN).

LEGAL DESCRIPTION/PARCEL SKETCH AND RIGHT OF WAY MAP: This describes the area to be acquired by FTE.

Construction Plans: To be provided electronically.

APPRAISAL: A copy of the Turnpike's appraisal is included for your review.

Please contact me at 727-804-1388 with any questions.



americanacquisition.com

Sincerely,
American Acquisition Group, LLC

Christopher S. Scodius
Consultant Project Manager

Enclosures as stated herein

Cc: Scott D. Clark, Esquire



American Acquisition Group, LLC
An equal opportunity employer.

711 North Sherrill Street – Suite B
Tampa, Florida 33609-1109
Ph. 813-287-8191 – Fax 813-287-8272

STATEMENT OF OFFER

Remington Community Development District
219 E. Livingston St
Orlando, FL 32801

ITEM/SEGMENT NO.: 4361941
DISTRICT: 08
FEDERAL PROJECT NO.: N/A
STATE ROAD NO.: 91
COUNTY: Osceola
PARCEL NO.: 100

Dear Property Owner,

As you are probably aware, the State of Florida Department of Transportation is in the process of acquiring the needed right of way for the above referenced facility. A determination has been made that either a part or all of your property will be needed. A search of the Public Records of the County in which this property is situated has been made and it was determined that property is owned by you.

The interest being acquired in your property is: Fee Simple

In addition, the following list will identify the buildings, structures, fixtures, and other improvements which are considered to be a part of the real property acquired, or personal property being acquired, if any: 1,060 linear feet of fencing (along northerly boundary)

The following items were excluded: N/A

You are further advised that the Department's offer of just compensation for the property required for the construction of this facility is based on the Fair Market Value of the property and that the Department's offer to you is not less than the approved appraised value of the property.

The following represents a summary of the Department's offer to you and the basis therefore:

Land	\$ <u>21,850.00</u>
Improvements	\$ <u>8,100.00</u>
Real Estate Damages	\$ <u>5,050.00</u>
Total	\$ <u>35,000.00</u>

This Statement of Offer is not a contract; if you agree to accept this offer, you will be required to sign a purchase agreement. Any additional information you may require can be obtained through the Department's Representative that contacted you. If that representative is not readily available, please contact:

Christopher Scodius, Consultant Project Manager

at 711 N. Sherrill Street, Suite B, Tampa, FL 33609, 727-804-1388

Sincerely,



Paul Satchfield
District Right of Way Manager
By: Christopher S. Scodius
Consultant Project Manager

Delivered By

Cert mail #7021 2720 0001 5119 7096

Type or Print Name

Date

Receipt Acknowledged By

Type or Print Name

Date



575-030-12
RIGHT OF WAY
OGC - 1/19

Florida Department of Transportation

RON DESANTIS
GOVERNOR

Office of Right of Way
P. O. Box 613069
Ocoee, FL 34761

KEVIN J. THIBAUT, P.E.
SECRETARY

Donation of Property to the Florida Department of Transportation

Remington Community Development District
219 E. Livingston St
Orlando, FL 32801

ITEM/SEGMENT NO.:	4361941
MANAGING DISTRICT:	TPK
F.A.P. NO.:	N/A
STATE ROAD NO.:	91
COUNTY:	Osceola
PARCEL NO.:	100
INTEREST CONVEYED:	Fee Simple

This is to advise that the undersigned, as owner of the property or property interest referenced above and as shown on Right of Way maps for referenced project, desires to make a voluntary donation of said property or property interest to the State of Florida for the use and benefit of the Florida Department of Transportation.

The undersigned hereby acknowledges that he/she has been fully advised by a Department representative of his/her right to have the referenced property or property interest appraised, to accompany the appraiser during the appraisal inspection of the property, to receive full compensation for the above referenced property, and to receive reimbursement for reasonable fees and costs incurred, if any. Having been fully informed of the above rights, I hereby waive those rights unless otherwise noted below.

Owner's Signature

Type or Print Property Owner's Name

Street Address

City, State, Zip Code

Date

PURCHASE AGREEMENT

ITEM SEGMENT NO.: 4361941
 DISTRICT: 08
 FEDERAL PROJECT NO.: N/A
 STATE ROAD NO.: 91
 COUNTY: Osceola
 PARCEL NO.: 100

Seller: Remington Community Development District, a local unit of special purpose government

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property:

(a) **Estate Being Purchased:** ☒ Fee Simple ☐ Permanent Easement ☐ Temporary Easement ☐ Leasehold

(b) **Real Property Described As:** 4361941 parcel 100. See attached legal description.

(c) **Personal Property:** N/A

(d) **Outdoor Advertising Structure(s) Permit Number(s):** N/A

Buildings, Structures, Fixtures and Other Improvements Owned By Others: N/A

These items are **NOT** included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a) **Real Property**

Land	1. \$ <u>21,850.00</u>
Improvements	2. \$ <u>8,100.00</u>
Real Estate Damages (Severance/Cost-to-Cure)	3. \$ <u>5,050.00</u>

Total Real Property 4. \$ 35,000.00

(b) **Total Personal Property** 5. \$ 0.00

(c) **Fees and Costs**

Attorney Fees	6. \$ <u>0.00</u>
Appraiser Fees	7. \$ <u>0.00</u>

_____	8. \$ <u>0.00</u>
_____ Fee(s)	9. \$ <u>0.00</u>

Total Fees and Costs 10. \$ 0.00

(d) **Total Business Damages** 11. \$ 0.00

(e) **Total of Other Costs** 11. \$ 0.00

List: _____

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) \$ 35,000.00

Total Global Settlement Amount

(f) Portion of Total Purchase Price or Global Settlement Amount to be paid to Seller by Buyer at Closing \$ 0.00

(g) Portion of Total Purchase Price or Global Settlement Amount to be paid to Seller by Buyer upon surrender of possession or _____ \$ 0.00

III. Conditions and Limitations

- (a) Seller is responsible for all taxes due on the property up to, but not including, the day of closing.
- (b) Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Buyer. Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller.
- (c) Seller shall maintain the property described in **Section I** of this agreement until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
- (d) Any occupancy of the property described in **Section I** of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.
- (e) The property described in **Section I** of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to **Section 337.25 Florida Statutes**.
- (f) Pursuant to **Rule 14-10.004, Florida Administrative Code**, Seller shall deliver completed **Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12**, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in **Section I** of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.
- (g) Seller agrees that the real property described in **Section I** of this agreement shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer.
- (h) Seller and buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
- (i) Other: Buyer and Seller agree all fees, costs and business damage claims associated with this agreement are identified in Section II of this agreement.

- (j) Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure Affidavit in accordance with **Section 286.23, Florida Statutes**.

IV. Closing Date

The closing will occur no later than 60 days after Final Agency Acceptance.

V. Typewritten or Handwritten Provisions

Any typewritten or handwritten provisions inserted into or attached to this agreement as addenda must be initialed by both Seller and Buyer.

- ☐ There is an addendum to this agreement. Page _____ is made a part of this agreement.
☒ There is not an addendum to this agreement.

VI. Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their acceptance of this agreement as a binding real estate contract.

It is mutually acknowledged that this Purchase Agreement is subject to Final Agency Acceptance by Buyer pursuant to **Section 119.0711, Florida Statutes**. A closing shall not be conducted prior to 30 days from the date this agreement is signed by Seller and Buyer to allow public review of the transaction. Final Agency Acceptance shall not be withheld by Buyer absent evidence of fraud, coercion, or undue influence involving this agreement. Final Agency Acceptance shall be evidenced by the signature of Buyer in **Section VII** of this agreement.

Seller(s)

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Buyer

State of Florida Department of Transportation

BY: _____
Signature Date

Nicole Sorg, Deputy Right of Way Manager- Production
Type or Print Name and Title

VII. FINAL AGENCY ACCEPTANCE

The Buyer has granted Final Agency Acceptance this ____ day of _____, _____.

BY: _____
Signature Type or Print Name and Title

Legal Review: _____
Date

George K. Gaskell, Esq., Asst. General Counsel
Type or Print Name and Title

ADDITIONAL SIGNATURES

SELLER(S):

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name



575-030-18
RIGHT OF WAY
OGC - 5/21

Florida Department of Transportation

RON DESANTIS
GOVERNOR

Office of Right of Way
P. O. Box 613069
Ocoee, FL 34761

KEVIN J. THIBAUT, P.E.
SECRETARY

Remington Community Development District,
a local unit of special purpose government
219 E. Livingston St
Orlando, FL 32801

ITEM/SEGMENT NO.:	4361941
MANAGING DISTRICT:	TPK
F.A.P. NO.:	N/A
STATE ROAD NO.:	91
COUNTY:	Osceola
PARCEL NO.:	100

Dear Property Owner,

Subject: Public Disclosure Notice (For All Persons and Entities Except Trusts)

Section 286.23, Florida Statutes, (F.S.) requires persons or entities holding real property in the form of a corporation or partnership to disclose in writing, under oath, and subject to the penalties prescribed for perjury, his/her name and address and the names and addresses of every person having a beneficial interest in such property. The Department must receive disclosure at least 10 days prior to the real estate closing by which the Department acquires the property or within 48 hours after the Department deposits the required monies into the registry of the court pursuant to an Order of Taking in condemnation. To assist you in complying with the disclosure requirement, we have enclosed a copy of **Section 286.23, F.S.** and an affidavit for you to complete and return to this office at:
American Acquisistion Group, LLC - Attn.: Christopher Scodius - 711 N. Sherrill Street, Suite B, Tampa, FL 33609

Please Note:

You are not required to disclose a beneficial interest in an entity registered with the Federal Securities Exchange Commission or the Florida Department of Financial Services pursuant to **Chapter 517, Florida Statutes**, whose interest is for sale to the general public. For nonpublic entities, you are also not required to disclose persons or entities holding less than 5% of the beneficial interest in the disclosing entity.

If you have any questions please contact Christopher Scodius, Consultant Project Manager at 727-804-1388.

Sincerely,

Paul Satchfield

District Right of Way Manager

By:

ChSS

Agent's Signature

Christopher S. Scodius, Consultant Project Manager

Name (Please Print or Type)

Enclosures: Section 286.23, Florida Statutes, Public Disclosure Affidavit (For All Persons and Entities Except Trusts)

Section 286.23, Florida Statutes

286.23 Real property conveyed to public agency; disclosure of beneficial interests; notice; exemptions.--

(1) Any person or entity holding real property in the form of a partnership, limited partnership, corporation, trust, or any form of representative capacity whatsoever for others, except as otherwise provided in this section, shall, before entering into any contract whereby such real property held in representative capacity is sold, leased, taken by eminent domain, or otherwise conveyed to the state or any local governmental unit, or an agency of either, make a public disclosure in writing, under oath and subject to the penalties prescribed for perjury, which shall state his or her name and address and the name and address of every person having a beneficial interest in the real property, however small or minimal. This written disclosure shall be made to the chief officer, or to his or her officially designated representative, of the state, local governmental unit, or agency of either, with which the transaction is made at least 10 days prior to the time of closing or, in the case of an eminent domain taking, within 48 hours after the time when the required sum is deposited in the registry of the court. Notice of the deposit shall be made to the person or entity by registered or certified mail before the 48-hour period begins.

(2) The state or local governmental unit, or an agency of either, shall send written notice by registered mail to the person required to make disclosures under this section, prior to the time when such disclosures are required to be made, which written request shall also inform the person required to make such disclosure that such disclosure must be made under oath, subject to the penalties prescribed for perjury.

(3)(a) The beneficial interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to chapter 517, whose interest is for sale to the general public, is hereby exempt from the provisions of this section. When disclosure of persons having beneficial interests in nonpublic entities is required, the entity or person shall not be required by the provisions of this section to disclose persons or entities holding less than 5 percent of the beneficial interest in the disclosing entity.

(b) In the case of an eminent domain taking, any entity or person other than a public officer or public employee, holding real property in the form of a trust which was created more than 3 years prior to the deposit of the required sum in the registry of the court, is hereby exempt from the provisions of this section. However, in order to qualify for the exemption set forth in this section, the trustee of such trust shall be required to certify within 48 hours after such deposit, under penalty of perjury, that no public officer or public employee has any beneficial interest whatsoever in such trust. Disclosure of any changes in the trust instrument or of persons having beneficial interest in the trust shall be made if such changes occurred during the 3 years prior to the deposit of said sum in the registry of the court.

(4) This section shall be liberally construed to accomplish the purpose of requiring the identification of the actual parties benefiting from any transaction with a governmental unit or agency involving the procurement of the ownership or use of property by such governmental unit or agency.

History.--ss. 1, 2, 3, 4, 5, ch. 74-174; s. 1, ch. 77-174; s. 72, ch. 86-186; s. 7, ch. 91-56; s. 212, ch. 95-148.

ITEM/SEGMENT NO.: 4361941
MANAGING DISTRICT: TPK
F.A.P. NO.: N/A
STATE ROAD NO.: 91
COUNTY: Osceola
PARCEL NO.: 100

Public Disclosure Affidavit (For All Persons and Entities Except Trust)

I, the undersigned, under penalty of perjury, affirm that I hold the title for, or represent

_____ in the capacity of
Name of Corporation, Partnership, etc.
_____ and; my full name
Affiant's Title (President, V.P., etc.)
and address is _____

_____ ; and
Affiant's Name and Address
_____ holds legal title to
Name of Corporation, Partnership, etc.

the real estate described in **Attachment "A"** to this affidavit; and (select appropriate option)

☐ The names and addresses of all persons who hold a beneficial interest in the real estate are listed on **Attachment "B"** to this affidavit.

☐ All beneficial interests in the property are exempt from disclosure because the entity identified above as the owner of the real estate is an entity registered with the Federal Securities Exchange Commission or the Florida Department of Financial Services pursuant to **Chapter 517, Florida Statutes**, whose interest is for sale to the general public.

☐ This is a nonpublic entity, and I elect not to disclose the names of persons or entities holding less than 5% of the beneficial interest in this entity.

Affiant's Signature

STATE OF FLORIDA
COUNTY OF _____

Print or Type Name of Affiant

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this
_____ day of _____, _____ by _____ as
(name of person)

_____ for _____
(type of authority) (name of party on behalf of whom instrument was executed)

Signature of Notary Public – State of Florida: _____

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

Attachment A
Insert Legal Description

FEE SIMPLE LIMITED ACCESS RIGHT-OF-WAY

THAT PART OF:

A portion of Tract H, Remington – Phase 1, as recorded in Plat Book 8, Page 121, of the Public Records of Osceola county, Florida, lying in Section 19, Township 25 South, Range 30 East, Osceola County, Florida, more particularly described as follows:

Begin at the Northwest corner of said Tract H, also being a point on the existing Easterly Limited Access right of way line of State Road 91 (Florida's Turnpike); thence departing said existing Easterly Limited Access right of way line North 89°57'29" East along the North line of said Tract H a distance of 1059.97 feet; thence departing the North line of Tract H, run South 36°54'51" West a distance of 639.93 feet to a point on the said existing Easterly Limited Access right of way line; thence North 53°04'04" West, along said existing Easterly Limited Access right of way line, a distance of 683.78 to the point of curvature of a curve concave to the Northeasterly and having a radius of 5529.58 feet; thence run Northwesterly 163.26 feet along the arc of said curve through a central angle of 01°41'30", having a chord distance of 163.26 feet and a chord bearing of North 52°13'19" West to a point on said curve and the POINT OF BEGINNING.

Containing 6.242 acres, more or less.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

Attachment “B”

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
REQUEST FOR TAXPAYER IDENTIFICATION NUMBER

575-030-27
RIGHT OF WAY
10/16

Remington Community Development District
219 E. Livingston St
Orlando, FL 32801

ITEM/SEGMENT NO.:	4361941
MANAGING DISTRICT:	08
F.A.P. NO.:	N/A
STATE ROAD NO.:	91
COUNTY:	Osceola
PARCEL NO.:	100

The Florida Department of Transportation will be acquiring, or has acquired property owned by you for a transportation project or will be processing a payment to you related to the above referenced parcel. Federal regulations require that we report this transaction to the Internal Revenue Service (IRS), therefore we must obtain your correct Taxpayer Identification Number (TIN).

If you fail to furnish your correct TIN you may be subject to an IRS penalty. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

See the attached instruction for how to enter names and TINs. If you have any questions please let us know.

Name	Phone Number
Business Name , if different from above	Phone Number
Address (number, street, and apt. or suite no.)	OWNERSHIP INTEREST
City, State, and ZIP Code	<input type="checkbox"/> Sole Owner <input type="checkbox"/> Part Owner with _____ % interest <input type="checkbox"/> Not Applicable (Vendor Only)

TAXPAYER IDENTIFICATION NUMBER (TIN)

For individuals, this is your social security number (SSN): _____ - _____ - _____

For other entities, it is your employer identification number (EIN): _____ - _____

If you do not have a TIN, see attached instructions for How to get a TIN.

Below, choose one number that accurately describes the business or the individual.

- ☐ **1 - CORPORATION, PROFESSIONAL ASSOCIATION OR PROFESSIONAL CORPORATION**
(A corporation formed under the laws of any state within the United states.)
- ☐ **2 - NOT FOR PROFIT CORPORATION** (Section 501(c)(3) Internal Revenue Code)
- ☐ **3 - PARTNERSHIP, JOINT VENTURE, ESTATE, TRUST OR MULTIPLE MEMBER LLC**
- ☐ **4 - INDIVIDUAL, SOLE PROPRIETOR, SELF EMPLOYED OR SINGLE MEMBER LLC**
- ☐ **5 - NONCORPORATE RENTAL AGENT**
- ☐ **6 - GOVERNMENTAL ENTITY** (City, County, State or U.S. Government)
- ☐ **7 - FOREIGN CORPORATION OR ENTITY** (A foreign entity formed under the laws of a country other than the United States.) If YES is marked below, complete and attach Form W-8ECI.
Is income effectively connected with business in the United States? ☐ YES ☐ NO
- ☐ **8 - NONRESIDENT ALIEN** (An individual temporarily in the U.S. who is not a U.S. citizen or resident.)

CERTIFICATION

Under penalties of perjury, I certify that the number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me).

Sign Here _____ **Date** _____
Title _____ **Email (optional)** _____

PREPARED BY: Herman D. Williams. III, P.S.M.
DATE: 12/20/2021

PARCEL NO. 100
F.P. ID: 436194-1
FLORIDA'S TURNPIKE
STATE ROAD NO. 91
COUNTY: OSCEOLA

FEE SIMPLE LIMITED ACCESS RIGHT-OF-WAY

THAT PART OF:

A portion of Tract H, Remington – Phase 1, as recorded in Plat Book 8, Page 121, of the Public Records of Osceola county, Florida, lying in Section 19, Township 25 South, Range 30 East, Osceola County, Florida, more particularly described as follows:

Begin at the Northwest corner of said Tract H, also being a point on the existing Easterly Limited Access right of way line of State Road 91 (Florida's Turnpike); thence departing said existing Easterly Limited Access right of way line North 89°57'29" East along the North line of said Tract H a distance of 1059.97 feet; thence departing the North line of Tract H, run South 36°54'51" West a distance of 639.93 feet to a point on the said existing Easterly Limited Access right of way line; thence North 53°04'04" West, along said existing Easterly Limited Access right of way line, a distance of 683.78 to the point of curvature of a curve concave to the Northeasterly and having a radius of 5529.58 feet; thence run Northwesterly 163.26 feet along the arc of said curve through a central angle of 01°41'30", having a chord distance of 163.26 feet and a chord bearing of North 52°13'19" West to a point on said curve and the POINT OF BEGINNING.

Containing 6.242 acres, more or less.

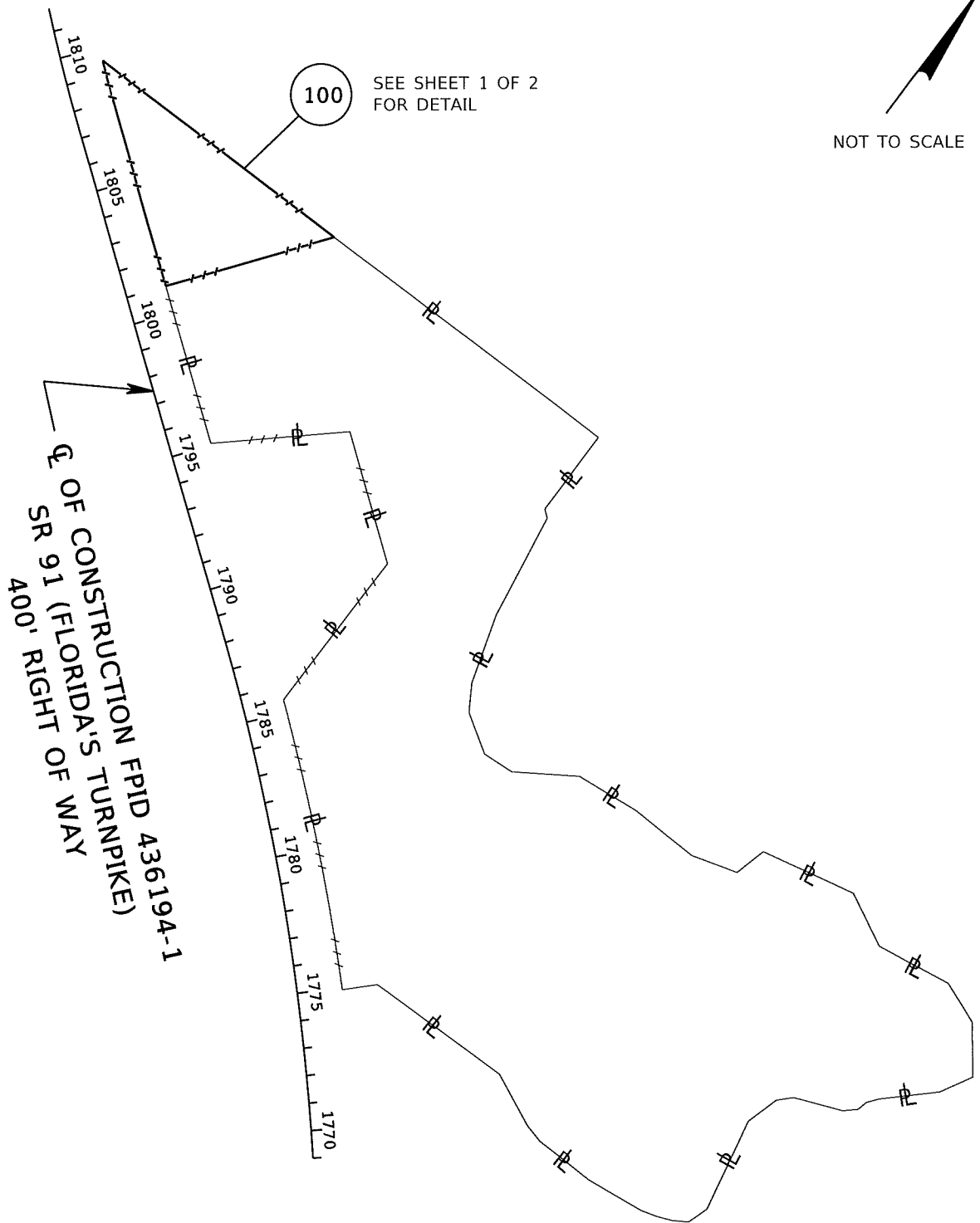
Together with all rights of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

REMAINDER = 86.446 AC.



			DATE: 12/20/2021
			PARCEL NUMBER: 100
			F.P.I.D.: 436194-1
			STATE ROAD NUMBER: 91
			COUNTY: OSCEOLA
REVISION	BY	DATE	

SECTION 19, TOWNSHIP 25 SOUTH, RANGE 30 EAST



NOT TO SCALE

SHEET 2 OF 2

THIS IS NOT A SURVEY.
FOR APPRAISAL INFORMATION ONLY.

			DATE: 12/20/2021
			PARCEL NUMBER: 100
			F.P.I.D.: 436194-1
			STATE ROAD NUMBER: 91
			COUNTY: OSCEOLA
REVISION	BY	DATE	

CURVE DATA					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	03°08'51"	17.85'	325.00'	17.85'	S01°39'49"E
C2	36°17'02"	205.81'	325.00'	202.39'	S21°22'46"E
C3	30°27'16"	39.86'	75.00'	39.40'	S24°17'39"E

Preliminary
Subject to change

LEGEND:

CL	= CENTERLINE	ORB	= OFFICIAL RECORDS BOOK
Δ	= DELTA (CENTRAL ANGLE)	PB	= PLAT BOOK
CB	= CHORD BEARING	PC	= POINT OF CURVATURE
CH	= CHORD DISTANCE	PG	= PAGE
CMON	= PRECAST CONCRETE MONUMENT	R	= RADIUS
(D)	= DEED	RGE	= RANGE
(F)	= FIELD DATA	RT	= RIGHT
FND	= FOUND OR RECOVERED	R/W	= RIGHT OF WAY
FPID	= FEDERAL PROJECT ID NO.	SEC.	= SECTION
HWF	= HOG WIRE FENCE	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	SSP	= SUNSHINE STATE PARKWAY
L	= LENGTH	STA.	= STATION
L.A.	= LIMITED ACCESS	TWP	= TOWNSHIP
LB	= LICENSE BUSINESS		
LS	= LICENSE SURVEYOR		
MP	= MILE POST		
NO ID	= NO IDENTIFICATION		

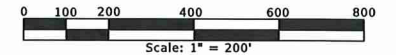
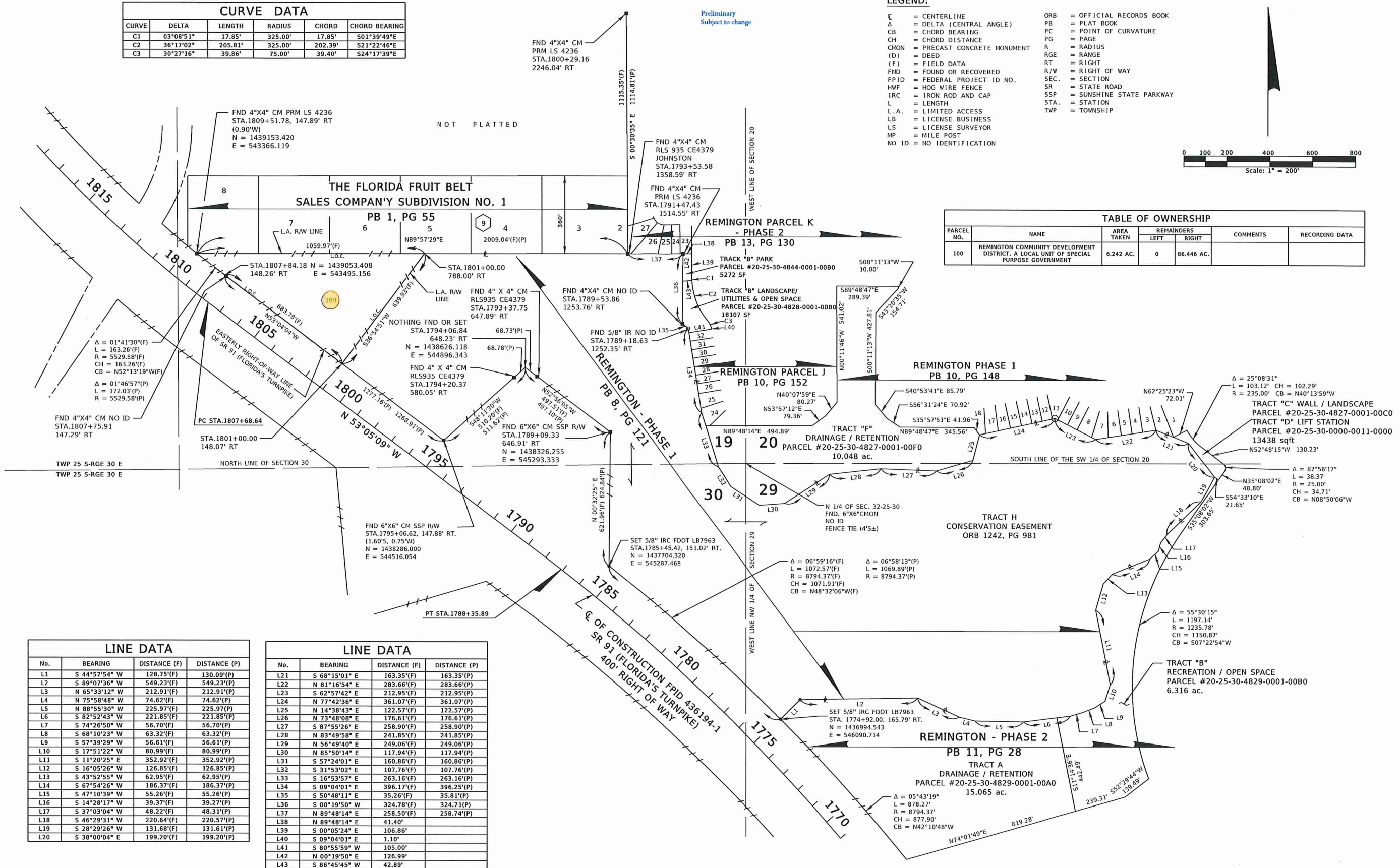


TABLE OF OWNERSHIP					
PARCEL NO.	NAME	AREA TAKEN	REMAINDERS LEFT	REMAINDERS RIGHT	COMMENTS
100	REMINGTON COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT	6,242 AC.	0	86,446 AC.	



LINE DATA			
No.	BEARING	DISTANCE (F)	DISTANCE (P)
L1	S 44°57'54" W	128.75'(F)	130.09'(P)
L2	S 89°07'36" W	549.23'(F)	549.23'(P)
L3	N 65°33'12" W	212.91'(F)	212.91'(P)
L4	N 75°58'48" W	74.62'(F)	74.62'(P)
L5	N 88°55'30" W	225.97'(F)	225.97'(P)
L6	S 82°52'43" W	221.85'(F)	221.85'(P)
L7	S 74°26'50" W	56.70'(F)	56.70'(P)
L8	S 68°10'23" W	63.32'(F)	63.32'(P)
L9	S 57°39'29" W	56.61'(F)	56.61'(P)
L10	S 17°51'22" W	80.99'(F)	80.99'(P)
L11	S 11°20'25" E	352.92'(F)	352.92'(P)
L12	S 16°05'26" W	126.85'(F)	126.85'(P)
L13	S 43°52'55" W	62.95'(F)	62.95'(P)
L14	S 67°54'26" W	186.37'(F)	186.37'(P)
L15	S 47°10'39" W	55.26'(F)	55.26'(P)
L16	S 14°28'17" W	39.37'(F)	39.27'(P)
L17	S 37°03'04" W	48.22'(F)	48.31'(P)
L18	S 46°29'31" W	220.64'(F)	220.57'(P)
L19	S 28°29'26" W	131.68'(F)	131.61'(P)
L20	S 38°00'04" E	199.20'(F)	199.20'(P)

LINE DATA			
No.	BEARING	DISTANCE (F)	DISTANCE (P)
L21	S 68°15'01" E	163.35'(F)	163.35'(P)
L22	N 81°16'54" E	283.66'(F)	283.66'(P)
L23	S 62°57'42" E	212.95'(F)	212.95'(P)
L24	N 77°42'36" E	361.07'(F)	361.07'(P)
L25	N 14°38'43" E	122.57'(F)	122.57'(P)
L26	N 73°48'08" E	176.61'(F)	176.61'(P)
L27	S 87°55'26" E	258.90'(F)	258.90'(P)
L28	N 83°49'58" E	241.85'(F)	241.85'(P)
L29	N 56°49'40" E	249.06'(F)	249.06'(P)
L30	N 85°50'14" E	117.94'(F)	117.94'(P)
L31	S 57°24'01" E	160.86'(F)	160.86'(P)
L32	S 31°53'02" E	107.76'(F)	107.76'(P)
L33	S 16°53'57" E	263.16'(F)	263.16'(P)
L34	S 09°04'01" E	396.17'(F)	396.25'(P)
L35	S 50°48'11" E	35.26'(F)	35.81'(P)
L36	S 00°19'50" W	324.78'(F)	324.71'(P)
L37	N 89°48'14" E	258.50'(F)	258.74'(P)
L38	N 89°48'14" E	41.40'	
L39	S 00°05'24" E	106.86'	
L40	S 09°04'01" E	1.10'	
L41	S 80°55'59" W	105.00'	
L42	N 00°19'50" E	126.99'	
L43	S 86°45'45" W	42.89'	

TOWNSHIP 25 SOUTH, RANGE 30 EAST

DETAIL SHEET

THIS MAP IS NOT A SURVEY

SEE SHEET ONE FOR GENERAL NOTES AND LEGEND
SR 91 (FLORIDA'S TURNPIKE) FROM NEPTUNE ROAD TO OSCEOLA PARKWAY

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
GARY R. ROCHE, PSM
TURNPIKE SURVEYOR & MAPPER

DATE
12/20/2021

REVISION	BY	DATE	ADD L.O.C. LINE	A.S.	DATE

BY	DATE
PRELIM	10/29/2021
RGR	11/29/2021
HHH	11/29/2021

FED. PROJ. N/A
STATE ROAD NO. 91

SECTION N/A
OSCEOLA COUNTY

MAPS PREPARED BY:
WBO DESIGN & ENGINEERING, INC.
201 MAGNOLIA AVE., SUITE 200
ORLANDO, FL 32801

DATA SOURCE:
SCALE: 1" = 100'

F.P. NO. 436194-1

SHEET 2 OF 7

STATEMENT OF OFFER

Remington Community Development District
219 E. Livingston St
Orlando, FL 32801

ITEM/SEGMENT NO.: 4361941
DISTRICT: 08
FEDERAL PROJECT NO.: N/A
STATE ROAD NO.: 91
COUNTY: Osceola
PARCEL NO.: 100

Dear Property Owner,

As you are probably aware, the State of Florida Department of Transportation is in the process of acquiring the needed right of way for the above referenced facility. A determination has been made that either a part or all of your property will be needed. A search of the Public Records of the County in which this property is situated has been made and it was determined that property is owned by you.

The interest being acquired in your property is: Fee Simple

In addition, the following list will identify the buildings, structures, fixtures, and other improvements which are considered to be a part of the real property acquired, or personal property being acquired, if any: 1,060 linear feet of fencing (along northerly boundary)

The following items were excluded: N/A

You are further advised that the Department's offer of just compensation for the property required for the construction of this facility is based on the Fair Market Value of the property and that the Department's offer to you is not less than the approved appraised value of the property.

The following represents a summary of the Department's offer to you and the basis therefore:

Land	\$ <u>21,850.00</u>
Improvements	\$ <u>8,100.00</u>
Real Estate Damages	\$ <u>5,050.00</u>
Total	\$ <u>35,000.00</u>

This Statement of Offer is not a contract; if you agree to accept this offer, you will be required to sign a purchase agreement. Any additional information you may require can be obtained through the Department's Representative that contacted you. If that representative is not readily available, please contact:

Christopher Scodius, Consultant Project Manager

at 711 N. Sherrill Street, Suite B, Tampa, FL 33609, 727-804-1388

Sincerely,



Paul Satchfield
District Right of Way Manager
By: Christopher S. Scodius
Consultant Project Manager

Delivered By

Cert mail #7021 2720 0001 5119 7096

Type or Print Name

Date

Receipt Acknowledged By

Type or Print Name

Date



575-030-12
RIGHT OF WAY
OGC - 1/19

Florida Department of Transportation

RON DESANTIS
GOVERNOR

Office of Right of Way
P. O. Box 613069
Ocoee, FL 34761

KEVIN J. THIBAUT, P.E.
SECRETARY

Donation of Property to the Florida Department of Transportation

Remington Community Development District
219 E. Livingston St
Orlando, FL 32801

ITEM/SEGMENT NO.:	4361941
MANAGING DISTRICT:	TPK
F.A.P. NO.:	N/A
STATE ROAD NO.:	91
COUNTY:	Osceola
PARCEL NO.:	100
INTEREST CONVEYED:	Fee Simple

This is to advise that the undersigned, as owner of the property or property interest referenced above and as shown on Right of Way maps for referenced project, desires to make a voluntary donation of said property or property interest to the State of Florida for the use and benefit of the Florida Department of Transportation.

The undersigned hereby acknowledges that he/she has been fully advised by a Department representative of his/her right to have the referenced property or property interest appraised, to accompany the appraiser during the appraisal inspection of the property, to receive full compensation for the above referenced property, and to receive reimbursement for reasonable fees and costs incurred, if any. Having been fully informed of the above rights, I hereby waive those rights unless otherwise noted below.

Owner's Signature

Type or Print Property Owner's Name

Street Address

City, State, Zip Code

Date

PURCHASE AGREEMENT

ITEM SEGMENT NO.:	4361941
DISTRICT:	08
FEDERAL PROJECT NO.:	N/A
STATE ROAD NO.:	91
COUNTY:	Osceola
PARCEL NO.:	100

- | | | |
|------------|---|----------------|
| (f) | Portion of Total Purchase Price or Global Settlement Amount to be paid to Seller by Buyer at Closing | \$ <u>0.00</u> |
| (g) | Portion of Total Purchase Price or Global Settlement Amount to be paid to Seller by Buyer upon surrender of possession or | \$ <u>0.00</u> |

III. Conditions and Limitations

- (a) Seller is responsible for all taxes due on the property up to, but not including, the day of closing.
- (b) Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Buyer. Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller.
- (c) Seller shall maintain the property described in **Section I** of this agreement until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
- (d) Any occupancy of the property described in **Section I** of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.
- (e) The property described in **Section I** of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to **Section 337.25 Florida Statutes**.
- (f) Pursuant to **Rule 14-10.004, Florida Administrative Code**, Seller shall deliver completed **Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12**, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in **Section I** of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.
- (g) Seller agrees that the real property described in **Section I** of this agreement shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer.
- (h) Seller and buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
- (i) Other: Buyer and Seller agree all fees, costs and business damage claims associated with this agreement are identified in Section II of this agreement.

- (j) Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure Affidavit in accordance with **Section 286.23, Florida Statutes**.

IV. Closing Date

The closing will occur no later than 60 days after Final Agency Acceptance.

V. Typewritten or Handwritten Provisions

Any typewritten or handwritten provisions inserted into or attached to this agreement as addenda must be initialed by both Seller and Buyer.

- ☐ There is an addendum to this agreement. Page _____ is made a part of this agreement.
☒ There is not an addendum to this agreement.

VI. Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their acceptance of this agreement as a binding real estate contract.

It is mutually acknowledged that this Purchase Agreement is subject to Final Agency Acceptance by Buyer pursuant to **Section 119.0711, Florida Statutes**. A closing shall not be conducted prior to 30 days from the date this agreement is signed by Seller and Buyer to allow public review of the transaction. Final Agency Acceptance shall not be withheld by Buyer absent evidence of fraud, coercion, or undue influence involving this agreement. Final Agency Acceptance shall be evidenced by the signature of Buyer in **Section VII** of this agreement.

Seller(s)

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Buyer

State of Florida Department of Transportation

BY: _____
Signature Date

Nicole Sorg, Deputy Right of Way Manager- Production
Type or Print Name and Title

VII. FINAL AGENCY ACCEPTANCE

The Buyer has granted Final Agency Acceptance this ____ day of _____, _____.

BY: _____
Signature Type or Print Name and Title

Legal Review: _____
Date

George K. Gaskell, Esq., Asst. General Counsel
Type or Print Name and Title

ADDITIONAL SIGNATURES

SELLER(S):

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

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Signature Date

Type or Print Name

Signature Date

Type or Print Name



575-030-18
RIGHT OF WAY
OGC - 5/21

Florida Department of Transportation

RON DESANTIS
GOVERNOR

Office of Right of Way
P. O. Box 613069
Ocoee, FL 34761

KEVIN J. THIBAUT, P.E.
SECRETARY

Remington Community Development District,
a local unit of special purpose government
219 E. Livingston St
Orlando, FL 32801

ITEM/SEGMENT NO.:	4361941
MANAGING DISTRICT:	TPK
F.A.P. NO.:	N/A
STATE ROAD NO.:	91
COUNTY:	Osceola
PARCEL NO.:	100

Dear Property Owner,

Subject: Public Disclosure Notice (For All Persons and Entities Except Trusts)

Section 286.23, Florida Statutes, (F.S.) requires persons or entities holding real property in the form of a corporation or partnership to disclose in writing, under oath, and subject to the penalties prescribed for perjury, his/her name and address and the names and addresses of every person having a beneficial interest in such property. The Department must receive disclosure at least 10 days prior to the real estate closing by which the Department acquires the property or within 48 hours after the Department deposits the required monies into the registry of the court pursuant to an Order of Taking in condemnation. To assist you in complying with the disclosure requirement, we have enclosed a copy of **Section 286.23, F.S.** and an affidavit for you to complete and return to this office at:
American Acquisistion Group, LLC - Attn.: Christopher Scodius - 711 N. Sherrill Street, Suite B, Tampa, FL 33609

Please Note:

You are not required to disclose a beneficial interest in an entity registered with the Federal Securities Exchange Commission or the Florida Department of Financial Services pursuant to **Chapter 517, Florida Statutes**, whose interest is for sale to the general public. For nonpublic entities, you are also not required to disclose persons or entities holding less than 5% of the beneficial interest in the disclosing entity.

If you have any questions please contact Christopher Scodius, Consultant Project Manager at 727-804-1388.

Sincerely,

Paul Satchfield

District Right of Way Manager

By:

Agent's Signature

Christopher S. Scodius, Consultant Project Manager

Name (Please Print or Type)

Enclosures: Section 286.23, Florida Statutes, Public Disclosure Affidavit (For All Persons and Entities Except Trusts)

Section 286.23, Florida Statutes

286.23 Real property conveyed to public agency; disclosure of beneficial interests; notice; exemptions.--

(1) Any person or entity holding real property in the form of a partnership, limited partnership, corporation, trust, or any form of representative capacity whatsoever for others, except as otherwise provided in this section, shall, before entering into any contract whereby such real property held in representative capacity is sold, leased, taken by eminent domain, or otherwise conveyed to the state or any local governmental unit, or an agency of either, make a public disclosure in writing, under oath and subject to the penalties prescribed for perjury, which shall state his or her name and address and the name and address of every person having a beneficial interest in the real property, however small or minimal. This written disclosure shall be made to the chief officer, or to his or her officially designated representative, of the state, local governmental unit, or agency of either, with which the transaction is made at least 10 days prior to the time of closing or, in the case of an eminent domain taking, within 48 hours after the time when the required sum is deposited in the registry of the court. Notice of the deposit shall be made to the person or entity by registered or certified mail before the 48-hour period begins.

(2) The state or local governmental unit, or an agency of either, shall send written notice by registered mail to the person required to make disclosures under this section, prior to the time when such disclosures are required to be made, which written request shall also inform the person required to make such disclosure that such disclosure must be made under oath, subject to the penalties prescribed for perjury.

(3)(a) The beneficial interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to chapter 517, whose interest is for sale to the general public, is hereby exempt from the provisions of this section. When disclosure of persons having beneficial interests in nonpublic entities is required, the entity or person shall not be required by the provisions of this section to disclose persons or entities holding less than 5 percent of the beneficial interest in the disclosing entity.

(b) In the case of an eminent domain taking, any entity or person other than a public officer or public employee, holding real property in the form of a trust which was created more than 3 years prior to the deposit of the required sum in the registry of the court, is hereby exempt from the provisions of this section. However, in order to qualify for the exemption set forth in this section, the trustee of such trust shall be required to certify within 48 hours after such deposit, under penalty of perjury, that no public officer or public employee has any beneficial interest whatsoever in such trust. Disclosure of any changes in the trust instrument or of persons having beneficial interest in the trust shall be made if such changes occurred during the 3 years prior to the deposit of said sum in the registry of the court.

(4) This section shall be liberally construed to accomplish the purpose of requiring the identification of the actual parties benefiting from any transaction with a governmental unit or agency involving the procurement of the ownership or use of property by such governmental unit or agency.

History.--ss. 1, 2, 3, 4, 5, ch. 74-174; s. 1, ch. 77-174; s. 72, ch. 86-186; s. 7, ch. 91-56; s. 212, ch. 95-148.

ITEM/SEGMENT NO.: 4361941
MANAGING DISTRICT: TPK
F.A.P. NO.: N/A
STATE ROAD NO.: 91
COUNTY: Osceola
PARCEL NO.: 100

Public Disclosure Affidavit (For All Persons and Entities Except Trust)

I, the undersigned, under penalty of perjury, affirm that I hold the title for, or represent

_____ in the capacity of
Name of Corporation, Partnership, etc.
_____ and; my full name
Affiant's Title (President, V.P., etc.)
and address is _____

_____ ; and
Affiant's Name and Address
_____ holds legal title to
Name of Corporation, Partnership, etc.

the real estate described in **Attachment "A"** to this affidavit; and (select appropriate option)

☐ The names and addresses of all persons who hold a beneficial interest in the real estate are listed on **Attachment "B"** to this affidavit.

☐ All beneficial interests in the property are exempt from disclosure because the entity identified above as the owner of the real estate is an entity registered with the Federal Securities Exchange Commission or the Florida Department of Financial Services pursuant to **Chapter 517, Florida Statutes**, whose interest is for sale to the general public.

☐ This is a nonpublic entity, and I elect not to disclose the names of persons or entities holding less than 5% of the beneficial interest in this entity.

Affiant's Signature

STATE OF FLORIDA
COUNTY OF _____

Print or Type Name of Affiant

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this
_____ day of _____, _____ by _____ as

(type of authority) for _____
(name of party on behalf of whom instrument was executed)

Signature of Notary Public – State of Florida: _____

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

Attachment A
Insert Legal Description

FEE SIMPLE LIMITED ACCESS RIGHT-OF-WAY

THAT PART OF:

A portion of Tract H, Remington – Phase 1, as recorded in Plat Book 8, Page 121, of the Public Records of Osceola county, Florida, lying in Section 19, Township 25 South, Range 30 East, Osceola County, Florida, more particularly described as follows:

Begin at the Northwest corner of said Tract H, also being a point on the existing Easterly Limited Access right of way line of State Road 91 (Florida's Turnpike); thence departing said existing Easterly Limited Access right of way line North 89°57'29" East along the North line of said Tract H a distance of 1059.97 feet; thence departing the North line of Tract H, run South 36°54'51" West a distance of 639.93 feet to a point on the said existing Easterly Limited Access right of way line; thence North 53°04'04" West, along said existing Easterly Limited Access right of way line, a distance of 683.78 to the point of curvature of a curve concave to the Northeasterly and having a radius of 5529.58 feet; thence run Northwesterly 163.26 feet along the arc of said curve through a central angle of 01°41'30", having a chord distance of 163.26 feet and a chord bearing of North 52°13'19" West to a point on said curve and the POINT OF BEGINNING.

Containing 6.242 acres, more or less.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

Attachment “B”

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
REQUEST FOR TAXPAYER IDENTIFICATION NUMBER

575-030-27
RIGHT OF WAY
10/16

Remington Community Development District
219 E. Livingston St
Orlando, FL 32801

ITEM/SEGMENT NO.:	4361941
MANAGING DISTRICT:	08
F.A.P. NO.:	N/A
STATE ROAD NO.:	91
COUNTY:	Osceola
PARCEL NO.:	100

The Florida Department of Transportation will be acquiring, or has acquired property owned by you for a transportation project or will be processing a payment to you related to the above referenced parcel. Federal regulations require that we report this transaction to the Internal Revenue Service (IRS), therefore we must obtain your correct Taxpayer Identification Number (TIN).

If you fail to furnish your correct TIN you may be subject to an IRS penalty. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

See the attached instruction for how to enter names and TINs. If you have any questions please let us know.

Name	Phone Number
Business Name , if different from above	Phone Number
Address (number, street, and apt. or suite no.)	OWNERSHIP INTEREST
City, State, and ZIP Code	<input type="checkbox"/> Sole Owner <input type="checkbox"/> Part Owner with _____ % interest <input type="checkbox"/> Not Applicable (Vendor Only)

TAXPAYER IDENTIFICATION NUMBER (TIN)

For individuals, this is your social security number (SSN): _____ - _____ - _____

For other entities, it is your employer identification number (EIN): _____ - _____

If you do not have a TIN, see attached instructions for How to get a TIN.

Below, choose one number that accurately describes the business or the individual.

- ☐ **1 - CORPORATION, PROFESSIONAL ASSOCIATION OR PROFESSIONAL CORPORATION**
(A corporation formed under the laws of any state within the United states.)
- ☐ **2 - NOT FOR PROFIT CORPORATION** (Section 501(c)(3) Internal Revenue Code)
- ☐ **3 - PARTNERSHIP, JOINT VENTURE, ESTATE, TRUST OR MULTIPLE MEMBER LLC**
- ☐ **4 - INDIVIDUAL, SOLE PROPRIETOR, SELF EMPLOYED OR SINGLE MEMBER LLC**
- ☐ **5 - NONCORPORATE RENTAL AGENT**
- ☐ **6 - GOVERNMENTAL ENTITY** (City, County, State or U.S. Government)
- ☐ **7 - FOREIGN CORPORATION OR ENTITY** (A foreign entity formed under the laws of a country other than the United States.) If YES is marked below, complete and attach Form W-8ECI.
Is income effectively connected with business in the United States? ☐ YES ☐ NO
- ☐ **8 - NONRESIDENT ALIEN** (An individual temporarily in the U.S. who is not a U.S. citizen or resident.)

CERTIFICATION

Under penalties of perjury, I certify that the number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me).

Sign Here _____ **Date** _____
Title _____ **Email (optional)** _____

PREPARED BY: Herman D. Williams. III, P.S.M.
DATE: 12/20/2021

PARCEL NO. 100
F.P. ID: 436194-1
FLORIDA'S TURNPIKE
STATE ROAD NO. 91
COUNTY: OSCEOLA

FEE SIMPLE LIMITED ACCESS RIGHT-OF-WAY

THAT PART OF:

A portion of Tract H, Remington – Phase 1, as recorded in Plat Book 8, Page 121, of the Public Records of Osceola county, Florida, lying in Section 19, Township 25 South, Range 30 East, Osceola County, Florida, more particularly described as follows:

Begin at the Northwest corner of said Tract H, also being a point on the existing Easterly Limited Access right of way line of State Road 91 (Florida's Turnpike); thence departing said existing Easterly Limited Access right of way line North 89°57'29" East along the North line of said Tract H a distance of 1059.97 feet; thence departing the North line of Tract H, run South 36°54'51" West a distance of 639.93 feet to a point on the said existing Easterly Limited Access right of way line; thence North 53°04'04" West, along said existing Easterly Limited Access right of way line, a distance of 683.78 to the point of curvature of a curve concave to the Northeasterly and having a radius of 5529.58 feet; thence run Northwesterly 163.26 feet along the arc of said curve through a central angle of 01°41'30", having a chord distance of 163.26 feet and a chord bearing of North 52°13'19" West to a point on said curve and the POINT OF BEGINNING.

Containing 6.242 acres, more or less.

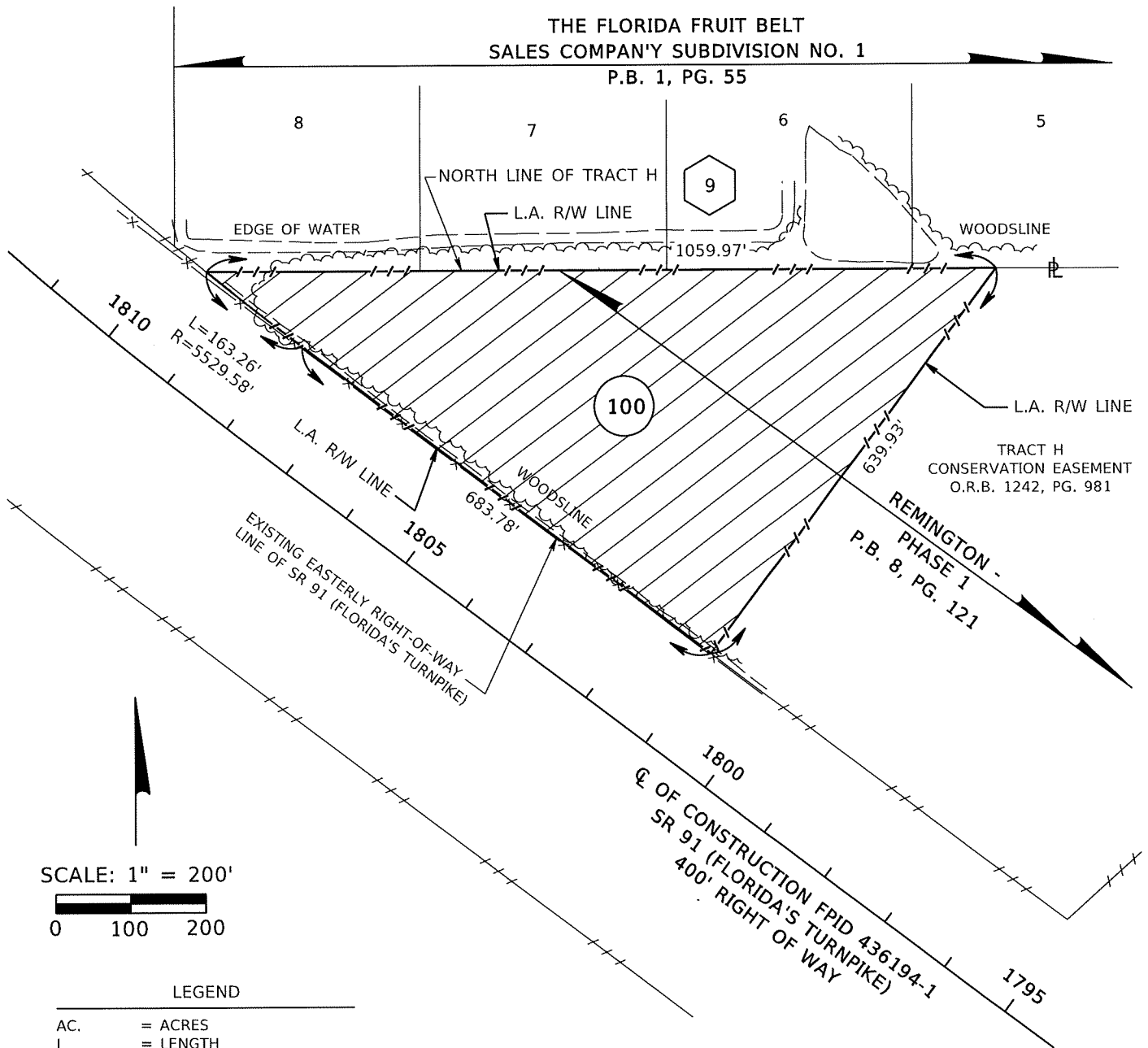
Together with all rights of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

SECTION 19, TOWNSHIP 25 SOUTH, RANGE 30 EAST

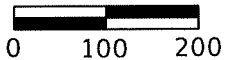
PARENT TRACT = 92.688 AC.

TAKE = 6.242 AC.

REMAINDER = 86.446 AC.



SCALE: 1" = 200'



LEGEND

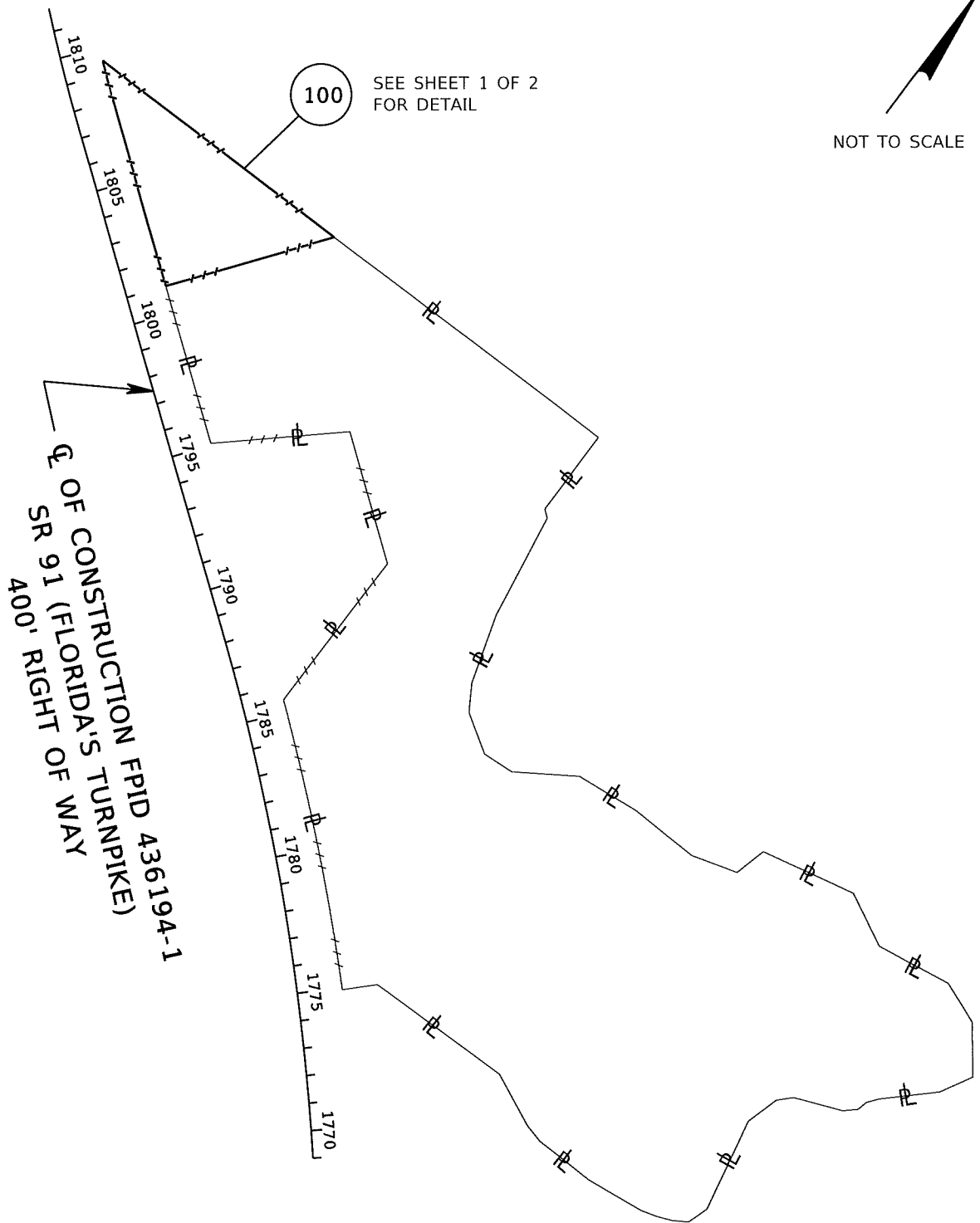
AC.	= ACRES
L	= LENGTH
L.A.	= LIMITED ACCESS
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
PG.	= PAGE(S)
R	= RADIUS
R/W	= RIGHT OF WAY
SEC.	= SECTION
S.F.	= SQUARE FEET
SR	= STATE ROAD
ℓ	= PROPERTY LINE

SHEET 1 OF 2

THIS IS NOT A SURVEY.
FOR APPRAISAL INFORMATION ONLY.

			DATE: 12/20/2021
			PARCEL NUMBER: 100
			F.P.I.D.: 436194-1
			STATE ROAD NUMBER: 91
			COUNTY: OSCEOLA
REVISION	BY	DATE	

SECTION 19, TOWNSHIP 25 SOUTH, RANGE 30 EAST



SHEET 2 OF 2

THIS IS NOT A SURVEY.
FOR APPRAISAL INFORMATION ONLY.

			DATE: 12/20/2021
			PARCEL NUMBER: 100
			F.P.I.D.: 436194-1
			STATE ROAD NUMBER: 91
			COUNTY: OSCEOLA
REVISION	BY	DATE	

CURVE DATA					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	03°08'51"	17.85'	325.00'	17.85'	S01°39'49"E
C2	36°17'02"	205.81'	325.00'	202.39'	S21°22'46"E
C3	30°27'16"	39.86'	75.00'	39.40'	S24°17'39"E

Preliminary
Subject to change

LEGEND:

CL	= CENTERLINE	ORB	= OFFICIAL RECORDS BOOK
Δ	= DELTA (CENTRAL ANGLE)	PB	= PLAT BOOK
CB	= CHORD BEARING	PC	= POINT OF CURVATURE
CH	= CHORD DISTANCE	PG	= PAGE
CMON	= PRECAST CONCRETE MONUMENT	R	= RADIUS
(D)	= DEED	RGE	= RANGE
(F)	= FIELD DATA	RT	= RIGHT
FND	= FOUND OR RECOVERED	R/W	= RIGHT OF WAY
FPID	= FEDERAL PROJECT ID NO.	SEC.	= SECTION
HWF	= HOG WIRE FENCE	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	SSP	= SUNSHINE STATE PARKWAY
L	= LENGTH	STA.	= STATION
L.A.	= LIMITED ACCESS	TWP	= TOWNSHIP
LB	= LICENSE BUSINESS		
LS	= LICENSE SURVEYOR		
MP	= MILE POST		
NO ID	= NO IDENTIFICATION		

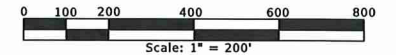
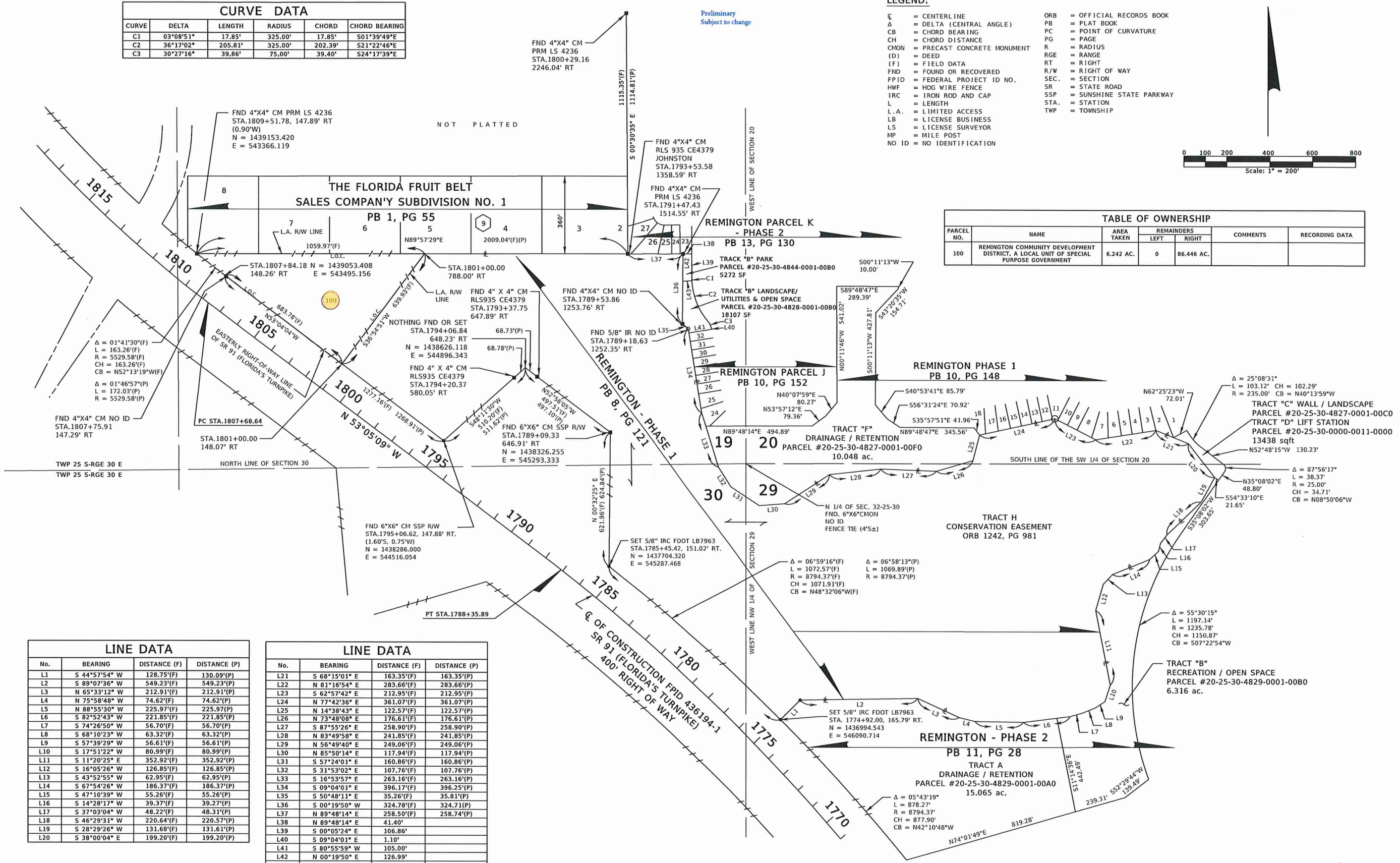


TABLE OF OWNERSHIP					
PARCEL NO.	NAME	AREA TAKEN	REMAINDERS LEFT	REMAINDERS RIGHT	COMMENTS
100	REMINGTON COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT	6,242 AC.	0	86,446 AC.	



LINE DATA			
No.	BEARING	DISTANCE (F)	DISTANCE (P)
L1	S 44°57'54" W	128.75'(F)	130.09'(P)
L2	S 89°07'36" W	549.23'(F)	549.23'(P)
L3	N 65°33'12" W	212.91'(F)	212.91'(P)
L4	N 75°58'48" W	74.62'(F)	74.62'(P)
L5	N 88°55'30" W	225.97'(F)	225.97'(P)
L6	S 82°52'43" W	221.85'(F)	221.85'(P)
L7	S 74°26'50" W	56.70'(F)	56.70'(P)
L8	S 68°10'23" W	63.32'(F)	63.32'(P)
L9	S 57°39'29" W	56.61'(F)	56.61'(P)
L10	S 17°51'22" W	80.99'(F)	80.99'(P)
L11	S 11°20'25" E	352.92'(F)	352.92'(P)
L12	S 16°05'26" W	126.85'(F)	126.85'(P)
L13	S 43°52'55" W	62.95'(F)	62.95'(P)
L14	S 67°54'26" W	186.37'(F)	186.37'(P)
L15	S 47°10'39" W	55.26'(F)	55.26'(P)
L16	S 14°28'17" W	39.37'(F)	39.27'(P)
L17	S 37°03'04" W	48.22'(F)	48.31'(P)
L18	S 46°29'31" W	220.64'(F)	220.57'(P)
L19	S 28°29'26" W	131.68'(F)	131.61'(P)
L20	S 38°00'04" E	199.20'(F)	199.20'(P)

LINE DATA			
No.	BEARING	DISTANCE (F)	DISTANCE (P)
L21	S 68°15'01" E	163.35'(F)	163.35'(P)
L22	N 81°16'54" E	283.66'(F)	283.66'(P)
L23	S 62°57'42" E	212.95'(F)	212.95'(P)
L24	N 77°42'36" E	361.07'(F)	361.07'(P)
L25	N 14°38'43" E	122.57'(F)	122.57'(P)
L26	N 73°48'08" E	176.61'(F)	176.61'(P)
L27	S 87°55'26" E	258.90'(F)	258.90'(P)
L28	N 83°49'58" E	241.85'(F)	241.85'(P)
L29	N 56°49'40" E	249.06'(F)	249.06'(P)
L30	N 85°50'14" E	117.94'(F)	117.94'(P)
L31	S 57°24'01" E	160.86'(F)	160.86'(P)
L32	S 31°53'02" E	107.76'(F)	107.76'(P)
L33	S 16°53'57" E	263.16'(F)	263.16'(P)
L34	S 09°04'01" E	396.17'(F)	396.25'(P)
L35	S 50°48'11" E	35.26'(F)	35.81'(P)
L36	S 00°19'50" W	324.78'(F)	324.71'(P)
L37	N 89°48'14" E	258.50'(F)	258.74'(P)
L38	N 89°48'14" E	41.40'	
L39	S 00°05'24" E	106.86'	
L40	S 09°04'01" E	1.10'	
L41	S 80°55'59" W	105.00'	
L42	N 00°19'50" E	126.99'	
L43	S 86°45'45" W	42.89'	

TOWNSHIP 25 SOUTH, RANGE 30 EAST

DETAIL SHEET

THIS MAP IS NOT A SURVEY

SEE SHEET ONE FOR GENERAL NOTES AND LEGEND
SR 91 (FLORIDA'S TURNPIKE) FROM NEPTUNE ROAD TO OSCEOLA PARKWAY

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
GARY R. ROCHE, PSM
TURNPIKE SURVEYOR & MAPPER

DATE
12/20/2021

REVISION	BY	DATE	ADD L.O.C. LINE	A.S.	DATE

BY	DATE
PRELIM	10/29/2021
RGR	11/29/2021
HHH	11/29/2021

FED. PROJ. N/A
STATE ROAD NO. 91

SECTION N/A
OSCEOLA COUNTY

MAPS PREPARED BY:
WBO DESIGN & ENGINEERING, INC.
201 MAGNOLIA AVE., SUITE 200
ORLANDO, FL 32801

DATA SOURCE:

SCALE: 1" = 100'

F.P. NO. 436194-1

SHEET 2 OF 7

SECTION IX

From: Brittany Brookes bbrookes@gmscfl.com
Subject: Fwd: REMINGTON COMMUNITY GARAGE SALE OCTOBER & NATIONAL NIGHT OUT
Date: August 23, 2022 at 4:49 PM
To: Brittany Brookes bbrookes@gmscfl.com

BB

From: Daniel Espinosa <despinosa@castlegroup.com>
Date: August 17, 2022 at 3:49:33 PM EDT
To: Jason Showe <jshowe@gmscfl.com>
Subject: REMINGTON COMMUNITY GARAGE SALE OCTOBER & NATIONAL NIGHT OUT

Good afternoon,

I know we already made this request, can you just confirmed if the Board already approved for the signs to be placed 2 week before the garage sale for October 22.

I was also looking to see if this would be a possibility, for the same date of the garage sale we wanted to bring 2 or 3 food trucks into the Rec center and park the food trucks in the parking lot of the Rec Center. We ask all of the vendors for insurance to protect the community, we had 2 food trucks at the last garage sale but they were placed in the parking lot of the golf club so they were not as visible to the community and we think moving them to the Rec center will be more visible to the residents. HOA is not collecting or making any money from this Food trucks, we just want to have the community be more involved in events and we look for vendors that don't charge the association for coming.

I also wanted to notify you that the date for National Night Out was moved to October 11, and we jus wanted to check with you guys that the electrical on the side of the building was working properly.

Sincerely,

Daniel Espinosa
Property Manager | Castle Group
2995 Remington Blvd, Kissimmee, FL 34744
despinosa@castlegroup.com | www.castlegroup.com
P: 754-444-7226



WE'RE HIRING



From: Kathryn Hinton <khinton@castlegroup.com>
Sent: Monday, February 7, 2022 8:50 PM
To: Ben Abiles <bena@remingtonmasterhoa.com>; Jason Showe <jshowe@gmscfl.com>
Cc: Matt Psarsky <mattp@remingtonmasterhoa.com>; Daniel Espinosa <despinosa@castlegroup.com>
Subject: RE: REMINGTON COMMUNITY GARAGE SALE 23 MARCH 2022

Hi Jason,

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

Thank you!

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



SOUTH FLORIDA BUSINESS JOURNAL



Unparalleled Property Services

2019 BEST PLACES TO WORK

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

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

Jason,

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

--

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

SECTION X

SECTION C

SECTION 1

Remington

Community Development District

Summary of Invoices

July 1, 2022 to July 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	7/6/22	6803	\$ 2,137.50
	7/13/22	6804 - 6813	\$ 76,184.18
	7/21/22	6814 - 6817	\$ 8,098.19
	7/27/22	6818 - 6823	\$ 3,830.01
			<hr/> \$ 90,249.88
			<hr/> \$ 90,249.88

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/06/22	00082	7/01/22 18008	202206 310-51300-31500	GENERAL COUNSEL - JUNE 22	*	2,137.50	
				CLARK & ALBAUGH, LLP			2,137.50 006803
7/13/22	00093	6/30/22 203754	202206 320-53800-47100	LAKE MAINTENANCE - JUN 22	*	1,265.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,265.00 006804
7/13/22	00290	6/28/22 5068	202206 320-53800-57200	PTCHD/RPR DRYWALL 6/20/22	*	765.00	
		7/06/22 5076	202206 320-53800-46500	INST DRAIN BOX 06/30/2022	*	1,645.00	
				BERRY CONSTRUCTION INC.			2,410.00 006805
7/13/22	00321	6/30/22 1802381	202206 320-53800-34500	SECURITY SVC 6/01-6/30/22	*	30,199.67	
		6/30/22 1802382	202206 320-53800-34500	TRACK TIK 6/01-6/30/22	*	150.00	
				DSI SECURITY SERVICES			30,349.67 006806
7/13/22	00168	7/01/22 473	202207 310-51300-34000	MANAGEMENT FEES - JUL 22	*	5,886.42	
		7/01/22 473	202207 310-51300-35200	WEBSITE MANAGEMENT-JUL 22	*	68.33	
		7/01/22 473	202207 310-51300-34100	INFORMATION TECH - JUL 22	*	102.50	
		7/01/22 473	202207 310-51300-51000	OFFICE SUPPLIES	*	1.44	
		7/01/22 473	202207 310-51300-42000	POSTAGE	*	25.44	
		7/01/22 473	202207 310-51300-42500	COPIES	*	.15	
		7/01/22 474	202207 320-53800-12000	FIELD MANAGEMENT - JUL 22	*	2,357.92	
				GOVERNMENTAL MANAGEMENT SERVICES			8,442.20 006807
7/13/22	00213	6/07/22 53576	202206 320-53800-34500	SECURITY SVC 6/06-6/17/22	*	771.68	
		6/23/22 53614	202206 320-53800-34500	SECURITY SVC 6/23-6/30/22	*	578.76	
				OSCEOLA COUNTY SHERIFF'S OFFICE			1,350.44 006808
7/13/22	00328	7/01/22 129413	202207 320-53800-46200	LANDSCAPE MAINT - JUL 22	*	24,930.00	
		7/01/22 129517	202206 320-53800-46300	IRRIGATION REPAIR 6/24/22	*	200.14	
				REW LAWN & IRRIGATION			25,130.14 006809
				REMI -REMINGTON - MBYINGTON			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/13/22	00291	7/01/22 7489	202207 320-53800-46400		*	650.00	
			POOL MAINTENANCE - JUL 22				
				ROBERTS POOL SERVICE AND REPAIR INC			650.00 006810
7/13/22	00125	6/08/22 386565	202206 320-53800-46500		*	5,092.00	
			INSTALLED GOULDS PUMP				
		6/22/22 385483	202206 320-53800-46500		*	412.95	
			BLEACH/SODIUM/MURIATIC/CY				
		6/22/22 385660	202206 320-53800-46500		*	775.00	
			BULK BLEACH				
				SPIES POOL LLC			6,279.95 006811
7/13/22	00071	7/01/22 42209365	202207 320-53800-46800		*	66.78	
			PEST CONTROL - JULY 22				
				TERMINIX COMMERCIAL			66.78 006812
7/13/22	00303	7/01/22 W5836	202207 320-53800-34700		*	120.00	
			WI-PAK SVC FEE-LAKE SHORE				
		7/01/22 W5836	202207 320-53800-34700		*	120.00	
			WI-PAK SVC FEE-SEC PARTIN				
				WI-PAK			240.00 006813
7/21/22	00038	7/13/22 S236889	202207 320-53800-34800		*	2,494.99	
			GATE REPAIR 07/07/2022				
				ACCESS CONTROL TECHNOLOGIES			2,494.99 006814
7/21/22	00127	7/13/22 5284177	202206 310-51300-31100		*	202.50	
			ENGINEER SERVICES JUN 22				
		7/13/22 5284178	202206 310-51300-31100		*	4,130.00	
			STORMWATER ANALYSIS				
				HANSON, WALTER & ASSOCIATES, INC.			4,332.50 006815
7/21/22	00319	7/07/22 395320	202206 310-51300-48000		*	5.00	
			AFFIDAVIT FEE				
		7/07/22 395320	202206 310-51300-48000		*	66.35	
			NOT OF MEETING 6/30/22				
		7/07/22 395320	202206 310-51300-48000		*	66.35	
			NOT OF MEETING 6/30/22				
				OSCEOLA NEWS-GAZETTE			137.70 006816
7/21/22	00125	7/06/22 386352	202207 320-53800-46500		*	408.00	
			SODIUM BICARB/MURIATIC AC				
		7/06/22 386609	202207 320-53800-46500		*	725.00	
			BULK BLEACH				
				SPIES POOL LLC			1,133.00 006817

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/27/22	00038	7/22/22 S237129	202207 320-53800-34800	SCANNER REPAIR 07/14/2022	*	215.00	
				ACCESS CONTROL TECHNOLOGIES			215.00 006818
7/27/22	00290	7/23/22 5083	202207 320-53800-47800	NEW SIGN/BASKETBALL NETS	*	485.00	
				BERRY CONSTRUCTION INC.			485.00 006819
7/27/22	00213	7/06/22 53647	202207 320-53800-34500	SECURITY SVC 7/06-7/13/22	*	633.24	
				OSCEOLA COUNTY SHERIFF'S OFFICE			633.24 006820
7/27/22	00311	7/26/22 SD072620	202207 310-51300-42600	NEWSLETTER DELIVERY JUL22	*	428.25	
				SCOTT DALEY			428.25 006821
7/27/22	00303	8/01/22 W5969	202207 300-15500-10000	WI-PAK SVC FEE-LAKE SHORE	*	120.00	
		8/01/22 W5969	202207 300-15500-10000	WI-PAK SVC FEE-SEC PARTIN	*	120.00	
				WI-PAK			240.00 006822
7/27/22	00282	7/20/22 22-2946	202206 320-53800-46700	CLEAN CLUBHOUSE - JUN 22	*	1,100.00	
		7/20/22 22-2946	202206 320-53800-35000	CLEAN GUARDHOUSE- JUN 22	*	250.00	
		7/20/22 22-2946	202206 320-53800-46700	CLEANING MATERIALS	*	478.52	
				WESTWOOD INTERIOR CLEANING INC.			1,828.52 006823
TOTAL FOR BANK A						90,249.88	
TOTAL FOR REGISTER						90,249.88	

REMI -REMINGTON - MBYINGTON

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
July 31, 2022



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Pavement Management Fund</u>
5	<u>Capital Projects Fund</u>
6-7	<u>Month to Month</u>
8	<u>Assessment Receipt Schedule</u>

Remington
Community Development District
Combined Balance Sheet
July 31, 2022

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 482,482	\$ -	\$ 482,482
Pavement Management	\$ -	\$ 398,672	\$ 398,672
Capital Projects Fund	\$ -	\$ 58,443	\$ 58,443
Investments:			
State Board Administration	\$ 96,950	\$ 197,171	\$ 294,121
Prepaid Expenses	\$ 240	\$ -	\$ 240
Total Assets	\$ 579,671	\$ 654,286	\$ 1,233,958
Liabilities:			
Accounts Payable	\$ 43,409	\$ -	\$ 43,409
Total Liabilities	\$ 43,409	\$ -	\$ 43,409
Fund Balances:			
Assigned For:			
Capital Projects	\$ -	\$ 58,443	\$ 58,443
Pavement Management	\$ -	\$ 595,843	\$ 595,843
Nonspendable:			
Deposits and Prepaid Items	\$ 240	\$ -	\$ 240
Unassigned	\$ 536,022	\$ -	\$ 536,022
Total Fund Balances	\$ 536,262	\$ 654,286	\$ 1,190,548
Total Liabilities & Fund Equity	\$ 579,671	\$ 654,286	\$ 1,233,958

Remington
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
Revenues:				
Maintenance Assessment	\$ 1,468,418	\$ 1,468,418	\$ 1,475,261	\$ 6,843
Miscellaneous Income	\$ 5,000	\$ 4,167	\$ 3,475	\$ (692)
Interest Income	\$ 1,000	\$ 833	\$ 436	\$ (397)
Total Revenues	\$ 1,474,418	\$ 1,473,418	\$ 1,479,172	\$ 5,754

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 10,000	\$ 7,800	\$ 2,200
FICA	\$ 918	\$ 765	\$ 597	\$ 168
Engineer	\$ 18,500	\$ 15,417	\$ 7,628	\$ 7,789
Attorney	\$ 27,500	\$ 22,917	\$ 14,436	\$ 8,481
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	\$ 58,865	\$ 58,864	\$ 0
Information Technology	\$ 1,230	\$ 1,025	\$ 1,025	\$ 0
Website Maintenance	\$ 820	\$ 683	\$ 683	\$ 0
Telephone	\$ 80	\$ 67	\$ -	\$ 67
Postage	\$ 900	\$ 750	\$ 267	\$ 483
Insurance	\$ 41,435	\$ 41,435	\$ 38,984	\$ 2,451
Printing and Binding	\$ 1,500	\$ 1,250	\$ 107	\$ 1,144
Newsletter	\$ 3,300	\$ 2,750	\$ 2,426	\$ 324
Legal Advertising	\$ 2,300	\$ 1,917	\$ 186	\$ 1,730
Office Supplies	\$ 250	\$ 208	\$ 22	\$ 186
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,500	\$ 1,250	\$ 268	\$ 982
Total General & Administrative	\$ 192,645	\$ 169,073	\$ 142,812	\$ 26,261

Operation and Maintenance

Environmental

Lake Maintenance	\$ 18,200	\$ 15,167	\$ 12,650	\$ 2,517
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Utilities

Kissimmee Utility Authority	\$ 9,600	\$ 8,000	\$ 6,360	\$ 1,640
Toho Water Authority	\$ 56,000	\$ 46,667	\$ 32,177	\$ 14,489
Orlando Utilities Commission	\$ 19,200	\$ 16,000	\$ 14,511	\$ 1,489
Centurylink	\$ 7,300	\$ 6,083	\$ 5,646	\$ 437
Bright House Network	\$ 5,250	\$ 4,375	\$ 4,054	\$ 321

Roadways

Street Sweeping	\$ 30,240	\$ 25,200	\$ 13,064	\$ 12,136
Drainage	\$ 7,000	\$ 5,833	\$ 3,425	\$ 2,408
Signage	\$ 5,000	\$ 4,167	\$ 285	\$ 3,882

Remington
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
Common Area				
Landscaping	\$ 290,460	\$ 242,050	\$ 249,300	\$ (7,250)
Feature Lighting	\$ 6,000	\$ 5,000	\$ 1,285	\$ 3,715
Irrigation	\$ 10,500	\$ 8,750	\$ 6,668	\$ 2,082
Trash Receptacles & Benches	\$ 1,000	\$ 833	\$ -	\$ 833
Plant Replacement and Bed Enhancements	\$ 9,040	\$ 7,533	\$ -	\$ 7,533
Miscellaneous Common Area Services	\$ 10,700	\$ 8,917	\$ 3,740	\$ 5,177
Soccer/Ball Field Maintenance	\$ 2,000	\$ 1,667	\$ 1,305	\$ 362
Recreation Center				
Pool Maintenance	\$ 18,500	\$ 18,500	\$ 24,683	\$ (6,183)
Pool Cleaning	\$ 8,400	\$ 7,000	\$ 6,450	\$ 550
Pool Permits	\$ 550	\$ 550	\$ 525	\$ 25
Recreation Center Cleaning	\$ 16,695	\$ 13,913	\$ 10,932	\$ 2,981
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 6,667	\$ 3,740	\$ 2,927
Pest Control	\$ 780	\$ 650	\$ 641	\$ 9
Security				
Recreation Center Access	\$ 4,000	\$ 3,333	\$ -	\$ 3,333
Security Guard	\$ 330,000	\$ 275,000	\$ 295,934	\$ (20,934)
Gate Repairs	\$ 15,050	\$ 12,542	\$ 13,091	\$ (550)
Guard House Cleaning	\$ 3,300	\$ 2,750	\$ 2,050	\$ 700
Guard House Repairs and Maintenance	\$ 3,500	\$ 2,917	\$ 2,925	\$ (8)
Gate Maintenance Agreement	\$ 900	\$ 900	\$ 650	\$ 250
Other				
Contingency	\$ 10,000	\$ 8,333	\$ 699	\$ 7,634
Field Management Services	\$ 28,295	\$ 23,579	\$ 23,579	\$ 0
Total O&M Expenditures	\$ 935,460	\$ 782,875	\$ 740,370	\$ 42,505
Total Expenditures	\$ 1,128,106	\$ 951,948	\$ 883,182	\$ 68,766
<u>Other Financing Uses</u>				
Transfer Out - Pavement Management	\$ 150,000	\$ 150,000	\$ 150,000	\$ 0
Transfer Out - Capital Projects	\$ 196,313	\$ 196,313	\$ 200,000	\$ (3,688)
Total Other Financing Uses	\$ 346,313	\$ 346,313	\$ 350,000	\$ (3,687)
Total Expenditures & Other Financing Uses	\$ 1,474,418		\$ 1,233,182	
Net Change in Fund Balance	\$ 0		\$ 245,990	
Fund Balance - Beginning	\$ -		\$ 290,272	
Fund Balance - Ending	\$ 0		\$ 536,262	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
Revenues:				
Interest Income	\$ 1,000	\$ 833	\$ 889	\$ 55
Total Revenues	\$ 1,000	\$ 833	\$ 889	\$ 55
Expenditures:				
Contingency	\$ -	\$ -	\$ 356	\$ (356)
Total Expenditures	\$ -	\$ -	\$ 356	\$ (356)
Excess Revenues/Expenditures	\$ 1,000		\$ 533	
Other Financing Sources:				
Transfer In	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Total Other Financing Sources	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Net Change in Fund Balance	\$ 151,000		\$ 150,533	
Fund Balance - Beginning	\$ 445,343		\$ 445,311	
Fund Balance - Ending	\$ 596,343		\$ 595,843	

Remington
Community Development District
Capital Projects Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
Revenues:				
Interest Income	\$ 100	\$ 83	\$ 6	\$ (78)
Total Revenues	\$ 100	\$ 83	\$ 6	\$ (78)
Expenditures:				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ -	\$ -
Capital Outlay - Pressure Washing	\$ 10,000	\$ 10,000	\$ 19,400	\$ (9,400)
Capital Outlay - Landscape Improvements	\$ 15,000	\$ 15,000	\$ 7,750	\$ 7,250
Capital Outlay - Sidewalk/Roadway Improvements	\$ 95,000	\$ 95,000	\$ 150,085	\$ (55,085)
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ -	\$ -
Capital Outlay - Street Tree Trimming	\$ 25,000	\$ 25,000	\$ 24,985	\$ 15
Contingency	\$ -	\$ -	\$ 357	\$ (357)
Total Expenditures	\$ 166,000	\$ 145,000	\$ 202,577	\$ (57,577)
Excess Revenues/Expenditures	\$ (165,900)		\$ (202,571)	
Other Financing Sources:				
Transfer In	\$ 196,313	\$ 196,313	\$ 200,000	\$ 3,688
Total Other Financing Sources	\$ 196,313	\$ 196,313	\$ 200,000	\$ 3,688
Net Change in Fund Balance	\$ 30,413		\$ (2,571)	
Fund Balance - Beginning	\$ 59,645		\$ 61,014	
Fund Balance - Ending	\$ 90,058		\$ 58,443	

Remington
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessment	\$ -	\$ 164,313	\$ 1,154,249	\$ 24,755	\$ 26,685	\$ 40,784	\$ 27,898	\$ 17,088	\$ 19,488	\$ -	\$ -	\$ -	\$ 1,475,261
Miscellaneous Income	\$ 230	\$ 340	\$ 360	\$ 80	\$ 170	\$ 610	\$ 435	\$ 610	\$ 180	\$ 460	\$ -	\$ -	\$ 3,475
Interest Income	\$ 14	\$ 12	\$ 11	\$ 12	\$ 11	\$ 24	\$ 36	\$ 70	\$ 99	\$ 148	\$ -	\$ -	\$ 436
Total Revenues	\$ 244	\$ 164,665	\$ 1,154,620	\$ 24,847	\$ 26,867	\$ 41,418	\$ 28,369	\$ 17,767	\$ 19,767	\$ 608	\$ -	\$ -	\$ 1,479,172
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ 1,800	\$ 600	\$ 800	\$ -	\$ -	\$ 1,600	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ 7,800
FICA	\$ 77	\$ 138	\$ 46	\$ 61	\$ -	\$ -	\$ 122	\$ 77	\$ -	\$ 77	\$ -	\$ -	\$ 597
Engineer	\$ 225	\$ 150	\$ -	\$ 548	\$ 150	\$ 432	\$ 330	\$ 685	\$ 4,333	\$ 776	\$ -	\$ -	\$ 7,628
Attorney	\$ 2,047	\$ 143	\$ 969	\$ 1,563	\$ 741	\$ 1,368	\$ 1,842	\$ 1,169	\$ 2,138	\$ 2,459	\$ -	\$ -	\$ 14,436
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	\$ 5,886	\$ 5,886	\$ 5,886	\$ 5,886	\$ -	\$ -	\$ 58,864
Information Technology	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ -	\$ -	\$ 1,025
Website Maintenance	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ -	\$ -	\$ 683
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 18	\$ 47	\$ 12	\$ 13	\$ 23	\$ 25	\$ 19	\$ 28	\$ 58	\$ 25	\$ -	\$ -	\$ 267
Insurance	\$ 38,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,984
Printing and Binding	\$ 3	\$ 29	\$ 13	\$ 16	\$ 33	\$ 1	\$ 4	\$ 5	\$ 2	\$ 0	\$ -	\$ -	\$ 107
Newsletter	\$ -	\$ 903	\$ -	\$ 428	\$ -	\$ -	\$ 238	\$ 428	\$ -	\$ 428	\$ -	\$ -	\$ 2,426
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49	\$ 138	\$ -	\$ -	\$ -	\$ 186
Office Supplies	\$ 4	\$ 4	\$ 3	\$ 3	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 1	\$ -	\$ -	\$ 22
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 80	\$ 65	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16	\$ 15	\$ -	\$ -	\$ 268
Total General & Administrative	\$ 53,669	\$ 9,335	\$ 7,793	\$ 9,489	\$ 10,606	\$ 8,627	\$ 10,214	\$ 9,498	\$ 12,742	\$ 10,839	\$ -	\$ -	\$ 142,812
Operation and Maintenance													
Environmental													
Lake Maintenance	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ -	\$ -	\$ 12,650
Utilities													
Kissimmee Utility Authority	\$ 552	\$ 625	\$ 660	\$ 647	\$ 661	\$ 618	\$ 695	\$ 614	\$ 604	\$ 684	\$ -	\$ -	\$ 6,360
Toho Water Authority	\$ 3,955	\$ 2,818	\$ 3,897	\$ 3,136	\$ 3,826	\$ 3,712	\$ 3,027	\$ 2,762	\$ 2,241	\$ 2,804	\$ -	\$ -	\$ 32,177
Orlando Utilities Commission	\$ 1,422	\$ 1,358	\$ 1,411	\$ 1,525	\$ 1,484	\$ 1,467	\$ 1,343	\$ 1,363	\$ 1,561	\$ 1,577	\$ -	\$ -	\$ 14,511
Centurylink	\$ 564	\$ 563	\$ 563	\$ 262	\$ 562	\$ 869	\$ 565	\$ 263	\$ 866	\$ 571	\$ -	\$ -	\$ 5,646
Bright House Network	\$ 403	\$ 403	\$ 403	\$ 403	\$ 403	\$ 408	\$ 408	\$ 408	\$ 408	\$ 408	\$ -	\$ -	\$ 4,054
Roadways													
Street Sweeping	\$ 1,342	\$ 1,342	\$ 1,376	\$ 1,392	\$ -	\$ 1,391	\$ 2,864	\$ -	\$ 1,648	\$ 1,710	\$ -	\$ -	\$ 13,064
Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,425
Signage	\$ -	\$ -	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285

Remington
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Common Area													
Landscaping	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ -	\$ -	\$ 249,300
Feature Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,285
Irrigation	\$ -	\$ -	\$ 1,854	\$ 698	\$ 626	\$ -	\$ 453	\$ 302	\$ 200	\$ 2,535	\$ -	\$ -	\$ 6,668
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Replacement and Bed Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Common Area Services	\$ -	\$ -	\$ -	\$ 1,930	\$ -	\$ 820	\$ 990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,740
Soccer/Ball Field Maintenance	\$ 165	\$ 185	\$ -	\$ 165	\$ -	\$ 170	\$ -	\$ 135	\$ -	\$ 485	\$ -	\$ -	\$ 1,305
Recreation Center													
Pool Maintenance	\$ 1,301	\$ 468	\$ 845	\$ 1,020	\$ 1,248	\$ 220	\$ 355	\$ 6,939	\$ 8,425	\$ 3,863	\$ -	\$ -	\$ 24,683
Pool Cleaning	\$ 600	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ -	\$ -	\$ 6,450
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ 525
Recreation Center Cleaning	\$ 1,050	\$ 1,100	\$ 1,611	\$ 1,050	\$ 950	\$ 1,292	\$ 1,050	\$ 1,250	\$ 1,579	\$ -	\$ -	\$ -	\$ 10,932
Recreation Center Repairs & Maintenance	\$ 1,180	\$ -	\$ 385	\$ -	\$ -	\$ -	\$ 925	\$ 485	\$ 765	\$ -	\$ -	\$ -	\$ 3,740
Pest Control	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 67	\$ 67	\$ 67	\$ -	\$ -	\$ 641
Security													
Recreation Center Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Guard	\$ 29,021	\$ 28,024	\$ 29,064	\$ 29,121	\$ 26,134	\$ 28,729	\$ 29,057	\$ 33,112	\$ 31,700	\$ 31,973	\$ -	\$ -	\$ 295,934
Gate Repairs	\$ 767	\$ 894	\$ 1,078	\$ 823	\$ 629	\$ 2,813	\$ 736	\$ 962	\$ 755	\$ 3,635	\$ -	\$ -	\$ 13,091
Guard House Cleaning	\$ 200	\$ 200	\$ 250	\$ 250	\$ 250	\$ 200	\$ 200	\$ 250	\$ 250	\$ -	\$ -	\$ -	\$ 2,050
Guard House Repairs and Maintenance	\$ -	\$ 265	\$ 325	\$ 2,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,925
Gate Maintenance Agreement	\$ -	\$ -	\$ -	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650
Other													
Contingency	\$ -	\$ 152	\$ -	\$ 103	\$ -	\$ 111	\$ -	\$ -	\$ -	\$ 333	\$ -	\$ -	\$ 699
Field Management Services	\$ 2,358	\$ 2,358	\$ 2,358	\$ 2,358	\$ 2,358	\$ 2,358	\$ 2,358	\$ 2,358	\$ 2,358	\$ 2,358	\$ -	\$ -	\$ 23,579
Total O&M Expenditures	\$ 71,137	\$ 67,662	\$ 72,988	\$ 75,060	\$ 66,038	\$ 72,085	\$ 76,644	\$ 78,639	\$ 80,270	\$ 79,847	\$ -	\$ -	\$ 740,370
Total Expenditures	\$ 124,806	\$ 76,997	\$ 80,780	\$ 84,549	\$ 76,644	\$ 80,713	\$ 86,857	\$ 88,137	\$ 93,012	\$ 90,686	\$ -	\$ -	\$ 883,182
Other Financing Uses													
Transfer Out - Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
Transfer Out - Capital Projects	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Total Other Financing Uses	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 350,000
Total Expenditures & Other Financing Uses	\$ 124,806	\$ 76,997	\$ 180,780	\$ 184,549	\$ 76,644	\$ 80,713	\$ 86,857	\$ 88,137	\$ 93,012	\$ 240,686	\$ -	\$ -	\$ 1,233,182
Net Change in Fund Balance	\$ (124,562)	\$ 87,668	\$ 973,840	\$ (159,702)	\$ (49,777)	\$ (39,295)	\$ (58,488)	\$ (70,370)	\$ (73,245)	\$ (240,078)	\$ -	\$ -	\$ 245,990

Remington
Community Development District
Assessment Receipt Schedule
Fiscal Year 2022

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

TOTAL ASSESSMENT LEVY

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	Total
11/22/21	ACH	\$162,084.05	(\$3,241.69)	(\$6,353.50)	\$0.00	\$152,488.86	\$152,488.86	\$152,488.86
11/26/21	ACH	\$12,677.95	(\$253.58)	(\$599.82)	\$0.00	\$11,824.55	\$11,824.55	\$11,824.55
12/08/21	ACH	\$1,114,437.36	(\$22,288.85)	(\$43,684.79)	\$0.00	\$1,048,463.72	\$1,048,463.72	\$1,048,463.72
12/09/21	ACH	\$969.88	(\$19.39)	(\$9.55)	\$0.00	\$940.94	\$940.94	\$940.94
12/22/21	ACH	\$111,268.51	(\$2,225.33)	(\$4,198.54)	\$0.00	\$104,844.64	\$104,844.64	\$104,844.64
01/10/22	ACH	\$19,274.86	(\$385.52)	(\$566.64)	\$0.00	\$18,322.70	\$18,322.70	\$18,322.70
01/10/22	ACH	\$6,754.27	(\$135.14)	(\$186.46)	\$0.00	\$6,432.67	\$6,432.67	\$6,432.67
02/10/22	ACH	\$714.67	(\$14.28)	(\$13.82)	\$0.00	\$686.57	\$686.57	\$686.57
02/10/22	ACH	\$27,160.03	(\$543.22)	(\$618.10)	\$0.00	\$25,998.71	\$25,998.71	\$25,998.71
03/10/22	ACH	\$42,054.24	(841.09)	(\$429.29)	\$0.00	\$40,783.86	\$40,783.86	\$40,783.86
04/08/22	ACH	\$7,449.31	(148.98)	\$0.00	\$0.00	\$7,300.33	\$7,300.33	\$7,300.33
04/08/22	ACH	\$21,027.12	(420.54)	(\$8.59)	\$0.00	\$20,597.99	\$20,597.99	\$20,597.99
05/09/22	ACH	\$16,217.16	(\$315.39)	(\$8.95)	\$0.00	\$15,892.82	\$15,892.82	\$15,892.82
05/09/22	ACH	\$1,219.07	(\$23.81)	(\$0.57)	\$0.00	\$1,194.69	\$1,194.69	\$1,194.69
06/08/22	ACH	\$907.94	(18.16)	\$26.70	\$0.00	\$916.48	\$916.48	\$916.48
06/08/22	ACH	\$4,380.65	(87.61)	\$128.79	\$0.00	\$4,421.83	\$4,421.83	\$4,421.83
06/17/22	ACH	\$14,018.08	(280.35)	\$412.12	\$0.00	\$14,149.85	\$14,149.85	\$14,149.85
TOTAL		\$1,562,615.15	(\$31,242.93)	(\$56,111.01)	\$0.00	\$1,475,261.21	\$1,475,261.21	\$1,475,261.21

100%	Gross Percent Collected
\$0	Balance Remaining to Collect

SECTION 3



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON COMMUNITY DEVELOPMENT

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/29/2022	1300-1700	REMINGTON COMMUNITY DEVELOPMENT	DETAIL	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	4
Back-up		Felony		Written Warning		Written Warning		Schools/Library	2
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	4
Reports		Ordinance						Construction	

Name: D/S B. TANNER ID #: 2710 Date: 07/29/2022



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington Community Job #82926_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/05/2022	1300	Remington Community	On Duty	N/A
08/05/2022	1300-1320	PM Wells / Partin Settlement Elem	Patrol –Routine Checks	N/A
08/05/2022	1320	Kidsville business plaza	Patrol—Routine Checks	N/A
08/05/2022	1335	Remington / Westmoreland	Traffic Stop--WW	N/A
08/05/2022	1345	Remington / Community Center	Laser-WW	N/A
08/05/2022	1410	Remington / Harwood	Traffic Stop--WW	N/A
08/05/2022	1425-1500	Prestwick	Patrol—Step/ATV's (no violations)	N/A
08/05/2022	1500-	2413 Knightsbridge-- Parking Violation	Verbal Warnings x 2	N/A
08/05/2022	-	Owenshire / Ruddenstone / Ashcroft / Southbridge /	Patrol—Routine Checks	N/A
08/05/2022	-	Cedarfield / Thornbury / Crown Ridge / Southhampton /		
08/05/2022	1540	Balmoral / Keswick / Brookstone / Cornwall/Stone Croft/		
08/05/2022	1540-1615	Community Center	Laser--WW	N/A
08/05/2022	1620-	Westmoreland / Farrington / Scarborough / Wortham /	Patrol—Routine Checks	N/A
08/05/2022	-1655	Harwood / Strathmore / Remington Blvd	Patrol—Routine Checks	N/A
08/05/2022	1700	Remington Community	Off Duty	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	2
Back-up		Felony		Written Warning	4	Written Warning		Schools/Library	3
Self Initiated		Traffic		Verbal Warning		Verbal Warning	2	Businesses	plaza
Reports		Ordinance						Construction	

Name: _____ Sgt. J. Ciola _____ ID #: _____ 1369 _____ Date: _____ 08-05-2022 _____



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: __Remington Community Development__

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/18/2022	1700 hrs	Remington Subdivision	10-8 / On Duty	N/A
"	1730 hrs	Strathmore Community	Proactive patrol ref listed issues	221088413
"	1800 hrs	Community Golf Clubhouse	Routine checks	N/A
"	1830 hrs	Remington Mart – 2551 Remington Blvd, Kissimmee, FL	Routine checks	N/A
"	1900 hrs	Rec Center - 2651 Remington Blvd, Kissimmee, FL	Proactive Patrol Ref Juv Comp's	N/A
"	1930 hrs	Remington Blvd	Proactive Traffic Patrol	N/A
"	2000 hrs	Basketball Courts & Baseball Diamond	Routine checks	N/A
"	2030 hrs	Remington Mart – 2551 Remington Blvd, Kissimmee, FL	Proactive Patrol	N/A
08/18/2022	2100 hrs	Remington Subdivision	10-7 / Off Duty	N/A
***	Times Changed	to 1700-2100 hrs with approval from HOA Rep Alan	Sheerer on 08/17/2022	***

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	00	Misdemeanor	00	Citations	01	Citations	00	Parks	10
Back-up	00	Felony	00	Written Warning	03	Written Warning	00	Schools/Library	04
Self Initiated	01	Traffic	00	Verbal Warning	01	Verbal Warning	05	Businesses	04
Reports	01	Ordinance	00					Construction	05

Name: _Master Deputy Robert Stockman_ ID #: _0917 / CO-38_ Date: _08/18/2022 – 2105 hrs_



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
8/22/2022	1750	Remington	Begin detail	22C174013
8/22/2022	1750	Remington Boulevard / Somerset Lane	Traffic stop / No license plate on	Trailer. Citation issued.
8/22/2022	1811	Remington Mart	Parking violation / parked in the	Handicapped spot without
A handicapped	Placard.	Citation issued.		
8/22/2022	1824	Park	Parking violation / parked in the	Handicapped spot without
A handicapped	Placard. The	Vehicle belonged to a Remington Security Guard.	Written warning issued.	
8/22/2022	1830	Remington Boulevard / Somerset Lane	Traffic stop / loud exhaust.	The driver advised the
Catalytic	Converter is	Cracked and he has ordered a replacement.	Written warning issued.	
8/22/2022	1909	Owenshire Circle / Ashcroft Drive	The Owenshire Circle portion of	The street sign is missing. I
Notified the	Sheriff's Office	Communications Center so the can notify Road and	Bridge.	
8/22/2022	1914	203 Owenshire Circle	Parking violation / left wheels	Towards the curb. I spoke
With the owner	And she had	Someone turn the vehicle around.		
8/22/2022	1933	146 Burrell Circle	Parking violation / parked on the	Sidewalk. I spoke with the
Owner and he	Had someone	Move the vehicle.		
8/22/2022	2010	Remington Mart	Parking violation / parked in the	Handicapped spot without
A handicapped	Placard in the	Name of the driver or occupant of the vehicle.	Citation issued.	
8/22/2022	2048	Remington Boulevard / Somerset Lane	Traffic stop / loud radio	Citation issued.
8/22/2022	2135	400 Janice Kay Place	Parking violation / parked on the	Sidewalk. Citation issued.
8/22/2022	2148	Park	Checked the area. All appears to	Be in order.
8/22/2022	2202	Remington	End detail	22C174013

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

Name: Brad Butler #1209 Date: 8/22/2022