

*Remington*  
*Community Development District*

*Agenda*

*April 25, 2023*

# AGENDA

# *Remington*

## *Community Development District*

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219 East Livingston Street, Orlando, FL 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

April 18, 2023

Board of Supervisors  
Remington Community  
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, April 25, 2023, at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Blvd., Kissimmee, FL 34744.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Modifications to Agenda
- III. Security Report from DSI Security Services
- IV. Public Comment Period
- V. Approval of Minutes of the March 28, 2023, Board of Supervisors Meeting
- VI. Consideration of Resolution 2023-02 Approving Fiscal Year 2024 Proposed Budget  
And Setting a Public Hearing
- VII. Consideration of Resolution 2023-03 Authorizing Certain Actions in Connection  
with the Sale of Real Property to Florida Department of Transportation
- VIII. Consideration of Agreement Renewal with Applied Aquatic Management
- IX. Attorney
  - A. Engineer
  - B. District Manager's Report
    1. Approval of Check Register
    2. Balance Sheet and Income Statement
    3. Presentation of OCSO Reports
    4. Field Manager's Report
- X. Supervisor's Requests
- XI. Next Meeting Date- May 23, 2023
- XII. 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, **March 28, 2023** 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
Tim Mehrlich	Assistant Secretary
David Jaisingh	Assistant Secretary

Also present:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	HWA
Alan Scheerer	Field Manager
William McLeod	DSI Security Services

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Soukup called the meeting to order at 6:00 p.m. and Mr. Showe called the roll. All Supervisors were present with the exception of Mr. Brown.

**SECOND ORDER OF BUSINESS**

**Modifications to Agenda**

Mr. Showe: We have no modifications.

**THIRD ORDER OF BUSINESS**

**Security Report from DSI Security Services**

Mr. Soukup: Next is the Security Report.

Mr. McLeod: For the past 30 days, at the Partin Settlement Road gate, we had 6,409 residents and 690 visitors and there were 3,097 residents and 404 visitors at the E. Lakeshore

Boulevard gate. We issued 175 citations, two cars were outside of the rules, there was one tow and one attempted tow.

Mr. Soukup: Are there any questions on the Security Report?

Ms. Zaresk: I would like to make a comment.

Mr. Soukup: Sure.

Ms. Zaresk: The weekend guy is coming out to greet residents.

Mr. McLeod: Good. I'm glad to hear that.

Ms. Zaresk: Thank you.

Mr. Mehrlich: I just have a comment. I talked to Bill. We have problems at the Partin Settlement Road gate where people were just driving through the gate. I know that we had a guy sleeping and now we have him awake, but now people are going to the owner's side, opening the gate and letting two or three cars drive through. To me, it just seems ridiculous. Why don't we have automatic gates that just open and close and have an apparatus that checks who is here and who is not. I don't know, but it just seems ridiculous to have someone just sitting in a chair and opening the gate when a car drives through. I know with this gate, they do the paperwork. They ask where the visitor is going, write their tag number down, but they don't do that at this gate. I had conversations with Bill on more than a few occasions about it. I think it's a waste of money for what we are doing right now and what we are getting. Because I don't think we are getting anything. I hope the readers are reading the tags well enough.

Mr. McLeod: They are.

Mr. Mehrlich: I hope that we can in fact see the tags. I would almost think that it would make sense if we had a gate that went up and down automatically. We had a couple of speed bumps. It made everybody slow down enough so they could get an accurate tag reading and just let everybody drive through because that's in essence what they are doing now. That's my comment.

Mr. Soukup: I've gone through this gate several times in the last month and they stopped me, but it's been the same person every time.

Mr. McLeod: At the Partin Settlement Road gate, there were 6,409 residents, which is over 200 people per night. Your flow of traffic stops at Midnight. Your heavy flow is between 7:00 p.m. and Midnight. That's five hours of being on your feet. I understand your point, but again, I go back to it being a human thing. I'm not trying to put it all on the residents because I know that

I'm dealing with some complacency, but that condition didn't happen overnight. There's a lot of fussing at that gate and a lot of beratement. It's frustrating. Yeah, he will let cars in so he doesn't have to listen to it, but I get what you're saying.

Mr. Mehrlich: So, we're paying \$1,000 per day for somebody to not do what contractually they are obligated to do. There are excuses and excuses and excuses and it gets to a certain point to where are they supposed to do this or are they not? If they're not doing it because they are being yelled at, then I don't know. I think we're paying \$1,000 per day roughly.

Mr. McLeod: Right.

Mr. Mehrlich: To have somebody just sit there and just open the gate. So, why doesn't the gate just open and close by itself?

Mr. McLeod: They are just opening the gate because if 6,000 documented people are coming into the gate, it doesn't just happen.

Mr. Mehrlich: How is he counting the 6,000? Because he certainly doesn't have a clipboard in his hand counting.

Mr. McLeod: He writes down the license tag number.

Mr. Mehrlich: No, you're not.

Mr. McLeod: Okay.

Mr. Mehrlich: Maybe they're counting one to five.

Mr. McLeod: No, sir.

Mr. Mehrlich: Do you want me to photograph them when I go through?

Mr. McLeod: There's actually a log. I can produce logs at the next meeting.

Mr. Mehrlich: I can produce logs too, but are you going to sit here and tell me that guy is writing stuff down as you drive through? I'm telling you no. I go through in three different cars and at all different hours of the night. I go through sometimes at Midnight and they are not, Bill. They are not. It's the fuzzy faced guy that sits at this gate. He sits there when you go through. And you're going to come up with excuses just like the lame excuses that you came up with before, you're going to aggravate me more and more and it's going to get worse and worse. But the guy is not doing what he's contractually obligated to do. He's sitting there. He's sitting there in his chair and just opening the gate and letting it go. Now I understand. If people are yelling at me, I'm going to get upset too, I guess.

Mr. McLeod: I'll talk to my Site Supervisor and I'll have him replaced.

Mr. Mehrlich: It's not even that, Bill. You know, if they needed more money, I still agree, they don't make a living wage. They don't make enough money to live in an apartment in Osceola County for \$15, \$16, \$17 or \$18 an hour.

Mr. McLeod: Right.

Mr. Mehrlich: You're the professional. You're the businessman. I'm sorry guys, but as a gatekeeper for the 1,700 people in the community for what the Government is paying for, they are not paying for it. Jason is not paying for it. Alan is not paying for. We are paying for it. We are paying \$1,000 a day for a guy to not do what he says he is doing.

Mr. McLeod: Okay.

Mr. Mehrlich: If more money would make it right, then we would have to come up with a way to get more money or come up with an AI System that would do exactly what he's doing, but actually get the tags and do something different. Maybe have that guy drive around or something, but it just aggravates me for him to not even try. I would challenge you to get an accurate count. It has to be the slashes. If you want, when I drive through, I'll drive through with my camera on. He doesn't know it's me yet. When he figures out what I drive, I guess he'll get better, but right now, he has no clue what I'm driving in. I try not to be obvious. He's definitely not getting tag numbers and he's definitely not asking where. He might be putting a number down.

Mr. Soukup: Are you referring to the Partin Settlement Road gate?

Mr. Mehrlich: No. The guy at that gate is out there with the clipboard writing stuff down. The one guy, the heavyset fuzzy face guy, just sits there in the chair. The other night, he did stand up when he opened up the owner's gate and let everybody go through the owner's gate. That's creating a cycle. It's all residents. I'm not saying that it's not residents. All of the people going through the guest gate are residents as well. They just are not getting a sticker.

Mr. McLeod: How would you know that he just left the gate open? He might have just opened the gate for one car.

Mr. Mehrlich: Because I'm in line.

Mr. McLeod: I understand that, but again how do you know? Because those people are on line when they are coming through?

Mr. Mehrlich: That's a snowball's chance in hell. I get you. That's a possibility. Yes, it is a possibility. You also have people that will get right on the bumper.



Mr. McLeod: You're right. That gate will start to come down if they're tailgating up to a certain point. My point was that he put the gate back down and you're saying that he let all of these people through, that's not true necessarily because it could be reading the bar codes and doing what its intended to do.

Mr. Mehrlich: It's not. I agree with you. I agree that is hypothetically possible. It's just as much of a possibility that I'm right as it is you. You're getting upset too.

Mr. McLeod: I'm fine.

Mr. Mehrlich: It's just common knowledge, being 60 years old, watching this take place while driving through. Like I told you before, when people were parking on the street, you guys did a great job of getting people off of the street. If you let this continue, they're just going to go through both of us. It's just going to be an automatic thing. Just like now, they're going backwards. They are going to the school now. At 3:30 p.m. and 3:45 p.m., you can't go out of this gate because they will clog the gate.

Mr. McLeod: I watched them when I came in today.

Mr. Mehrlich: Yeah. I don't know who's supposed to correct that.

Mr. McLeod: That would be your Sheriff's Office.

Mr. Mehrlich: Yeah.

Mr. Soukup: We reached out to them multiple times.

Mr. Mehrlich: Its only for 15 minutes.

Mr. McLeod: I'll reach out to the school, because they are the ones creating the problem with the parking. It is incumbent upon them to fix that issue. That's part of being a Charter School. As a former teacher, I will tell you, it's incumbent upon them to fix that problem.

Mr. Mehrlich: Yeah, but if he's supposed to be at work at 4:00 p.m. and you leave 10 minutes early, you can't get out of the subdivision for a 15-minute period from 3:30 p.m. to 3:45 p.m. In that range. I think we are wasting money with this gate. You told me yourself that you think we're wasting money too.

Mr. McLeod: I did.

Mr. Mehrlich: Something is not 100% right, but that won't work. Stopping people from going in, won't work.

Mr. McLeod: You mentioned AI.

Mr. Mehrlich: AI is leading and letting everybody go through the gate.

Mr. McLeod: I don't want to speak too far out of turn. I do know the rudimentary about the system, but it's a system where if the person drives up, they present their ID. If the person called for them to be in there as a guest, they are allowed in. If they have problems, the monitor will kick in and they will get a live person that will say, "*We'll let you in.*" Then they open the gate and let them in.

Mr. Mehrlich: Those are a nightmare when you have 100 houses.

Mr. McLeod: Right.

Mr. Mehrlich: It would have to be something that's automatic, but the cars go all the way out. Now with the traffic, with this road being closed, even more traffic is going out this week because you can't even go out that way.

Mr. Jaisingh: We've been using the Partin Settlement Road gate since they closed the other one. I've gone through a couple of nights when the bar was up. Normally, even if someone is on you and you're going through, the bar starts to come down and goes back up.

Mr. McLeod: Absolutely.

Mr. Jaisingh: As soon as that laser scans your sticker, the bar goes back up.

Mr. McLeod: It goes back up.

Mr. Jaisingh: So, it doesn't stay up.

Mr. McLeod: It depends on how close they are.

Mr. Jaisingh: Right. I've questioned a couple of times whether the bar was functioning like it was supposed to with the laser. I've had people right up on me and people far away from me and the bar was still up.

Mr. Mehrlich: I think people who get off at 5:00 p.m. don't even know there's any sort of an issue at the gate. Everybody goes in and out and it's all over with. Nighttime should be more critical when they are doing a better job, but if they are getting all of the tags, that's all that can be done anyhow. You can't stop everybody. You have to open the gate. We all know that.

Mr. McLeod: We can hold them up, but we can't prevent them from coming in.

Mr. Mehrlich: Right.

Mr. Scheerer: There are cameras and we do spot checks at all the gates. Most of them can be done remotely from my phone through an App. I check the cameras every Friday. I come out and double check them. Security doesn't have access to that because they are supposed to be doing

what they are doing at the gate. But if there is any issue with that, many times it is trying to get tags and information.

Mr. Soukup: You know when they went through.

Mr. Scheerer: If they give me a window, we can go out 30 days.

Mr. Mehrlich: Maybe we change the scope of the guards to stand there and wave as they drive by. The purpose of the guard is to have semblance of security. Maybe if we adjusted the job to fit what we're able to get somebody to do at \$15 an hour...

Mr. Soukup: And then after hours.

Mr. Mehrlich: Right.

Ms. Zaresk: Does that video have audio?

Mr. Scheerer: No.

Ms. Zaresk: I certainly don't want to put anything else on the guards, but I've heard time and time again about how terrible the guards are treated and I don't question that. But on the other hand, if it's that bad, everybody has a cellphone. Is there any way that you guys could...I don't want to put them in the middle of arguments and whatever, but when we keep hearing, "*These people are so terrible to these guys,*" that's not beyond my comprehension. If that was me at that guard gate and somebody started doing that with me, I would have them on video really quick.

Mr. Jaisingh: We never had any conclusive proof of that happening. It's just heresy. With the amount of kids and the rental units that are in here right now, I doubt it.

Mr. McLeod: Every once in a while, we get an issue with a resident coming up to the resident gate and just yelling, "*Will you just open the damn gate!*"

Mr. Mehrlich: Bill, I think the people going through the guest side are residents.

Mr. McLeod: Right. I still can't stop them.

Mr. Mehrlich: No. You can't stop anybody.

Mr. McLeod: We get more residents coming through the visitor's side than visitors.

Mr. Mehrlich: Right. That's what I'm saying. A lot are tenants who aren't getting a sticker.

Mr. McLeod: Exactly. In my experience, it's just the few that are here for the interim and the temporary tenants that are creating most of the issues.

Mr. Mehrlich: Yeah. Maybe we need to do something different. Maybe we need to wait for a few more hours. I don't know.

Mr. Jaisingh: How many guys are working here at night? Just one guard at the gate?

Mr. McLeod: You have a rover that's here in the morning from 10:00 a.m. until 6:00 p.m. or 7:00 p.m. and the nighttime rover is here from 6:00 p.m. or 7:00 p.m. until 6:00 a.m. Nobody is in the gatehouse until 7:00 p.m. and they stay there from 7:00 p.m. until 6:00 a.m. So, they are there for 11 hours.

Mr. Mehrlich: At both gates.

Mr. McLeod: At both gates. A rover does go out in the morning. They move around and everything.

Mr. Jaisingh: Are these guys able to communicate with the rover?

Mr. McLeod: Absolutely. The rover has a telephone. That's how he writes his reports. It's done through a cellphone. The gates have that number.

Mr. Jaisingh: You are saying that they are being harassed at the gate.

Mr. McLeod: What do you mean?

Mr. Jaisingh: When you say that some of these guys at the gate are being verbally abused, when they feel like they are being threatened, they are able to call the rover to the gate.

Mr. McLeod: We'll call the police. The rover is not going to do anything.

Mr. Jaisingh: At least have somebody there as quick as possible.

Mr. McLeod: Right.

Mr. Jaisingh: Whether it's the Sheriff's Department or the rover.

Mr. Mehrlich: They respond to you guys pretty fast.

Mr. McLeod: Yes, they do. If we call, they are quick.

Mr. Scheerer: Is the lady officer too busy?

Mr. McLeod: Yes.

Mr. Mehrlich: Is that the older one?

Mr. Scheerer: Yes. She used to be our Rec Center officer. She's spot on.

Mr. McLeod: She loves this place. She takes pride in it.

Mr. Mehrlich: I saw her at the auto parts store with her significant other.

Mr. Soukup: Okay. We're moving on.

#### **FOURTH ORDER OF BUSINESS**

#### **Public Comment Period**

Mr. Soukup: That brings us to the public comment period. There is no one here, so we'll close the public comment period.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the February 28, 2023, Board of Supervisors Meeting**

Mr. Soukup: That brings us to approval of the minutes from the February 28, 2023 meeting. Are there any corrections?

Mr. Mehrlich: No.

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor the Minutes of the February 28, 2023 Board of Supervisors Meeting were approved as presented.

**SIXTH ORDER OF BUSINESS**

**Consideration of Service Agreement with Sweeping Corp of America**

Mr. Soukup: That brings us to the Service Agreement with Sweeping Corp of America (SCA).

Mr. Showe: Sure. We will have Alan give you the background detail. We did receive an increase.

Mr. Scheerer: The current fee is \$1,250 per sweep. We have an average of two sweeps per month. They are asking for an increase to \$1,500 per sweep. It is basically the cost of doing business, fuel charges, things like that.

Mr. Showe: It was about a \$6,000 increase on an annual basis, overall. You have funding in your budget for this year.

Mr. Scheerer: We also confirmed with our next set of sweeps that they are going to work on the cutouts by your neighborhood and the little medians. We will make sure that they are aware that they need to be doing that in Club Villas.

Mr. Mehrlich: They bring in a dumpster.

Mr. Scheerer: I haven't seen the dumpster yet. I hope it never comes because the dumpster created a parking lot for everybody to throw out their personal things like chairs and mattresses.

Mr. Mehrlich: I thought that they would bring it and then take it away.

Mr. Jaisingh: There was one out here for a couple of days.

Mr. Scheerer: They did bring one?

Mr. Soukup: Yeah.

Mr. Scheerer: Okay.

Mr. Showe: We warned them when they wanted to bring that out.

Mr. Scheerer: We have no control of what gets dumped in there. We put it out and get the job done. I think it takes two days to sweep.

Mr. Jaisingh: How do we know that these guys are covering all of the streets when they sweep twice a month? Because on Burrell Circle, for about three months, we had no sweeping. There were leaves littered on the side of trees.

Mr. Scheerer: There was a period before we brought a new contract to you guys, they weren't sweeping at all in the community, but I could request a GPS record.

Mr. Jaisingh: I was shocked that they did it last week.

Mr. Mehrlich: Yeah. I saw where we weren't charged for a couple of months.

Mr. Showe: There were a couple of months where they didn't have people.

Mr. Scheerer: There were some other issues. They didn't bill us. So, we've had some savings. We just pay per sweep.

Mr. Soukup: Are there any questions?

Mr. Scheerer: Anyone that wants a record of that, its GPS tracked.

Mr. Soukup: Do we have a motion for approval?

On MOTION by Mr. Mehrlich seconded by Mr. Jaisingh with all in favor the Service Agreement with Sweeping Corp of America for an increase from \$1,250 per sweep to \$1,500 per sweep was approved.
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Mr. Clark: I will do an amendment to the current agreement.

**SEVENTH ORDER OF BUSINESS**

**Approval of Fiscal Year 2022 Financial Audit Report**

Mr. Showe: The audit is currently in draft form. There may be some minor changes. If you see anything, we can certainly change this. If you go to the last section, Page 49 is the Report to Management. These are the things that they are required to look at per the Statute. You will see that there are no prior year findings or current year findings. Everything that they are required to look at it is in line. It's a clean audit. There is a section that I always like to highlight on the financial condition that says we did not meet those. That is a good thing. We don't want to meet the financial condition.

Mr. Mehrlich: Right.

Mr. Showe: Other than that, I think it's a clean audit. Scott, do you have any comments?

Mr. Clark: I reviewed the audit and it looks good.

Mr. Showe: If the Board is amenable, we need a motion to direct staff to finalize the audit and transfer to the State for compliance purposes.

On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor acceptance of the Fiscal Year 2022 Financial Audit Report and authorization for staff to transmit it to the State of Florida was approved.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Food Truck Agreement Revisions**

Mr. Showe: We were told that somebody from the HOA was going to be here to go over their concerns with the Food Truck Agreement. Obviously, they are not here. According to the manager, they were very disappointed with the terms and they don't think it's fair for them to hire an off-duty officer when they have the food truck events. I don't know if you want to wait until they show up. Those are the only comments that I received on the agreement thus far. I received nothing else. So, it's really up to the Board, if you want to take any action or not.

Mr. Soukup: I rather not take any action.

Mr. Jaisingh: I say that we table it.

Mr. Showe: Fine with me.

**NINTH ORDER OF BUSINESS**

**Discussion of Garage Sale**

Mr. Showe: They also requested a garage sale on April 22<sup>nd</sup>. They want to put up signs two weeks in advance and remove them that day. They also want to bring a food truck and are asking that requirements such as the off-duty officer be waived. Any conditions would go for Board discussion.

Mr. Mehrlich: They have done it before, right?

Mr. Jaisingh: Since I've been here, I've never seen a food truck at a garage sale.

Mr. Showe: Definitely not on CDD property. They've done it somewhere else.

Mr. Mehrlich: I thought there was one here at the last garage sale.

Mr. Soukup: I would make the suggestion, if they want to have a food truck, make an agreement with the golf course.

Ms. Zaresk: They had it in the golf course parking lot last year.

Mr. Jaisingh: They were promoting a new used car dealership and they had food trucks here.

Ms. Zaresk: During the garage sale?

Mr. Soukup: It may have been something with the golf course.

Ms. Zaresk: The only thing I would say is that I am all for having an off-duty police officer, if they're going to have a food truck on our property and it's in the evening. I think the situation of having it in the middle of the day, is for the garage sale. So, I'm not sure why they put that in there. Other than just to do this to us again. I guess I would just like to say if that's the only hang up, it wouldn't bother me so much on a garage sale day to have a food truck.

Mr. Soukup: That's the slippery slope.

Ms. Zaresk: I agree.

Mr. Jaisingh: I would allow them to put up the signs and remove them afterwards but eliminate allowing them to have a food truck as that is a separate issue.

Ms. Zaresk: Yeah.

Mr. Showe: Is there any objection to allow them to put signs up?

Mr. Soukup: Absolutely not.

Mr. Showe: Then I'll let them know that they can put them up, pending an agreement with the CDD, but it's not permissible to have food trucks.

Ms. Zaresk: That's good.

## **TENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Clark: The main issues are still pending. The Turnpike Authority taking over the wetland is wrapping up, in terms of the documentation. I expect that they would be closing around the end of April. So, if that stays on course, I'll bring back a resolution, bring it to a meeting and get authorization for the Chairman to sign the documents. The other item is still pending. We are looking at the cost of the fence that had to be moved. Things had to be re-created. I know that Pete looked into that and probably had the permits. That's ongoing. That's all I have.

#### **B. Engineer**

Mr. Soukup: That brings us to the Engineer's Report. Pete?



Mr. Glasscock: Alan and I did look at the fence last month and we both had some questions about the Bullnose, particularly at the end of this entrance. We received the construction plans from the engineer, finally. I was talking to him today. They are putting back the brick pavers. They are going to be replacing the curb. My only concern is what Scott referred to. Right now, the Partin Settlement Road right-of-way (ROW) line is basically where the curb is. They are taking a little bit of ROW. The new ROW is a foot off of the Remington monument sign. So, my only concern there is that they are going to be putting some of the brick pavers back, but to my knowledge, I don't know of anybody else who has done brick pavers the way we have done them. Alan will tell you that since we have been doing them this way, we had no trouble whatsoever with those brick pavers. They worked wonderfully. My concern is that the county is taking part of our ROW. We had improvements in them, but I do think that we need to make sure that, 1) They put it back the way they found it and 2) Because now that its theirs, we need to have some sort of document that says, *"If you ever move these brick pavers back onto our portion of the ROW, you need to pay that cost and put it back exactly the way it is now."* That's more in Scott's area.

Mr. Clark: Yeah, if we can settle with them, we can put it into an agreement and be more specific. If we go with what the court recommends, you get whatever the judge says he wants to put in a judgement. I even think if they chop it off, it's not going to be like that. It's not going to be as attractive.

Mr. Glasscock: They are not willing to talk about that. They are putting it right back the way it is.

Mr. Clark: The Bullnose?

Mr. Glasscock: Yes. In the future, if they come back and say, *"Oh, we would like to do this now,"* now they can because they own it.

Mr. Clark: I thought they squared that off.

Mr. Glasscock: No. It's going back exactly the way it is now. It looks to me like they just need to get an elevation change. That's what it looks like to me. My concern would be, if they come back two years from now and they want to do some other improvement, now they own that. That is Osceola County's ROW now and they can do whatever they want to. I would think that we would be left holding the bag if we make improvements. The brick paver system that we put in with concrete under the bottom, isn't working as well, but we are not footing the bill to fix it and put it back the way it was.

Mr. Clark: We might be able to resolve those things. They are paying us for the land. Maybe not enough. They are paying what they listed as the value for the improvements. They are going to take some pavers out, take some irrigation and put in some landscaping. They assigned a value for all of that. Part of my question was, is that a good value? We looked at the cost to replace those plants and whether it is a good value or if there was something that could give us a basis to go back and say, “\$120,000 is the right number.”

Mr. Jaisingh: So, their evaluation is based on their engineer and not a private one?

Mr. Clark: Their appraiser set the value, but whether they are the right values, I don't know.

Mr. Glasscock: I don't know if they put in the brick pavers and concrete. If they have to replace the curb, you are probably looking at \$100 per foot. We are looking at probably 60 feet of road width. So, there's another \$6,000 just for the curb. If we needed to demo and replace this back to where it was, my guess would be we are looking at somewhere around \$40,000 to \$50,000. It's basically the same thing that we would be doing with the speed humps. They are taking that. So, if we were to have to re-create it, for whatever reason, that value would be \$30,000 to \$40,000.

Mr. Mehrlich: Then double it.

Mr. Jaisingh: It's not a good deal in the sense if they are buying that section from us for a certain amount of money, we have to replace it. It's like we are just giving it to them.

Ms. Zaresk: I don't get, if the sale goes through, why we would have to replace it.

Mr. Soukup: If they didn't put it back the way we had it.

Mr. Mehrlich: Right.

Mr. Glasscock: Let's say that this is the paver and the ROW line is down here and now they are moving the ROW line up here, they are going to rebuild it the way it is now, but now the ROW line is here and we don't own this anymore.

Ms. Zaresk: Right.

Mr. Glasscock: So, they can come in and do whatever they want to as they now own it. So, there's a value to it. We paid “x” amount of dollars to get that concrete and the pavers in that way. If we had to re-create that up here on our portion now, it would be roughly around \$40,000.

Mr. Mehrlich: Because the pavers would fall in.

Mr. Glasscock: That's not what I'm saying. What I'm saying is they took that ROW. We have an improvement in that road lift that we pay for. Most likely, we will never have to worry about it in our lifetime. In another 20 years, we'll be gone, moved away, dead, whatever.

Mr. Soukup: Thanks, Pete. It will somehow, someday happen. It's the county. Right?

Mr. Clark: Yeah. They're going to take it.

Mr. Soukup: So, when we do it, are we able to set aside a reserve amount to do repairs, if it's not done correctly by them and there's no option to go back against them?

Mr. Glasscock: I would definitely suggest that we have either myself or Alan, present whenever they are doing it.

Mr. Soukup: Absolutely.

Mr. Clark: I'm going to get with Pete outside of the meeting and we're going to talk through these issues and maybe come up with a way to present these additional costs to them.

Mr. Soukup: Right.

Mr. Clark: See if we can get them to recognize that, throw some more money in it to accommodate that because they would rather throw money than to have an agreement that ties their hands to the future.

Mr. Soukup: Sure. But no matter what, I think we need to think about having capital set aside and if there's something that the county doesn't do right, we can use that money to fix it.

Mr. Glasscock: That will not be an issue because they have to put it back to the way they found it, just because of the road standards.

Mr. Soukup: Not today.

Mr. Glasscock: If they bring back something different, it's their ROW now. Then we would have to figure out something because now we would have to vacate their property.

Mr. Clark: So, we'll work on this some more to see where we go.

Mr. Scheerer: The good news is they take that 30-year-old landscaping.

Mr. Glasscock: The other thing I had to report, is I spoke to the contractor for the speed humps. They will be out there in two weeks.

Mr. Soukup: Good.

Ms. Zaresk: Yay.

Mr. Glasscock: There is a question of notification. Alan, did you give them your phone number to put on the website?

Mr. Scheerer: Yes. I talked to the website control guy. He just wanted me to send him an email with the dates.

Mr. Glasscock: They won't have the area closed. Residents will still come in, go around and come back up.

Mr. Scheerer: Are they going to have an MOT?

Mr. Glasscock: They will have an MOT, but as far as the notification, I'll give them your number.

Mr. Scheerer: Sounds good.

**C. District Manager's Report**

**1. Approval of Check Register**

Mr. Showe: We have the approval of the Check Register. In your General Fund, we have Checks #6956 through #6972 for \$645,305.90. In the Pavement Management Fund, we have Check #36 for \$300,000 and in the Capital Projects Fund, we have Check #114 for \$63,925, for a total of \$1,009,230.90. I will note that the \$500,000 check in the General Fund and the check in the Pavement Management Fund, are transfers to the State Board of Administration (SBA). It's actually a Governmental Fund that provides 4% interest versus just leaving it in your checking account. It's not really an expense. We just have to cut a check to get the funds there. It is liquid. We are monitoring all of the banking situations to make sure there are no issues. We are monitoring it for every District. Right now, it's leveling out. There is not as much panic. With that, Alan and I can answer any questions on those invoices.

Mr. Soukup: Are there any questions on Check Register? If not, we need a motion for approval.

On MOTION by Mr. Jaisingh seconded by Ms. Zaresk with all in favor the February 1, 2023 through February 28, 2023 Check Register in the amount of \$1,009,230.90 was approved.
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**2. Balance Sheet and Income Statement**

Mr. Showe: Next is the Balance Sheet and Income Statement. No action is required by the Board. In the General Fund, we are performing about \$38,000 better than budget to actuals. So, we're in good shape there. You guys are 93% collected on your assessments, so we're in great shape there as well.

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

Mr. Showe: We've also included one report from the Osceola County Sheriff's Office.

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

Mr. Showe: Alan can go through his Field Manager's Report.

Mr. Scheerer: Thank you. Everything is in good shape. You may have noticed that we are getting a little crispy out there. It is my understanding that Toho has been messing with our water again. It appears to be an Osceola County line. We will hopefully get those water crispers back in. It happens all the time when it gets hot and we don't get a lot of rain. The Amenity Center cameras are in good shape. The A/C is good. We had an issue with the guard door. We put in a new striper and handle and got that fixed up. The fitness equipment was wiped down. It is in good shape. The cameras are in good shape. The pool is heating up. It's getting warm out, so we'll be seeing more activity there. Spring Break is coming up soon. The gates are in good shape. I received two separate emails from the Remington Security Department. One was regarding the visitor entry gate, which was knocked off. It didn't damage the gate. There are nylon nuts, so when I came back out on Thursday night, I put it back up on Friday. The gate arm on the exit side was bent, so we called for a replacement on that. I don't know that anyone hit it and I didn't see anything. All of the ponds are in good shape. It's getting warmer, so you may see some edges of algae going on in the ponds, but not all the time.

Mr. Mehrlich: They are in full bloom.

Mr. Scheerer: Well, we need some rain. I am still meeting with REW every week. If you haven't noticed, coming in the Partin Settlement Road gate, we had four dead Pine trees and a couple of Washingtonian Palms. Those are on the ground. They will be removed. We are also in the process of finishing the street tree lifting. It's under the contract, so there will be no charge for REW to remove them. The rest of the Palm trees down Partin Settlement Road towards 192 are being done. Berry Construction is out here removing and replacing them. Again, my apologies for the last month. Mr. Jaisingh, that was taken care of the next day.

Mr. Jaisingh: I appreciate it.

Mr. Scheerer: It looks pretty good. We are working our way through all the neighborhoods on the sidewalk replacement, right now. We did replace the basketball net. The volleyball net has been replaced twice this month.

Mr. Mehrlich: I was going to say something, but you beat me to it.

Mr. Scheerer: I can assure you that we are tightening them, but kids are using them as a swing.

Mr. Mehrlich: People are playing on it now.

Mr. Scheerer: Yeah, it's crazy. I'm glad they are using it, finally. We will see about maybe in the future, coming out here with a better net system, with something that's a little more sustainable.

Mr. Mehrlich: The high schools are offering beach volleyball now.

Mr. Scheerer: We talked briefly about street sweeping. I spoke with the SCA about getting those little outparcels within the neighborhoods as well as the center island and Club Villas. They assured me that they will address that next week. I hope to get a good report that they actually did it, so I don't have to call them after eight months. That's all I have.

Mr. Jaisingh: With the Palm trees that you said that REW is removing, are they replacing them?

Mr. Scheerer: We are not looking to replace them right now. Typically, we haven't replaced any, because of the age. Right now, we are flush cutting them so they don't fall off on anybody. I'm not saying that we can't replace them, but because its Fusarium Wilt season, which is a disease that these Palm trees are getting, you're limited as to what you could put back. It is a Washingtonian.

Mr. Soukup: What about a Sable?

Mr. Scheerer: Sables we use, but Sables, Washingtonians and Queens are the three most diseased Palm trees, so most people elect not to replace them. That's something we can revisit. We will be coming up on the budget next month, so I'm sure that Jason will touch on that. I don't have a problem with that. There's extra funding in the budget, as long as it doesn't mess with everybody's assessments. We have a capital contingency of about \$10,000 and landscape improvement line item of about \$10,000. The problem is you're not going to get a Palm tree as they are down to one.

Mr. Jaisingh: Right. Its aesthetic preservation, basically. This community is beautiful because of the Palm trees. I don't want to slowly diminish the look of the community.

Mr. Showe: We can certainly look for other locations. I think as Alan indicated, once they get that disease, the ground becomes the problem.

Mr. Scheerer: Yeah. Basically, what they're telling me is you have to replace all of the soil. If you want to put a Washingtonian back there, Queen Palm or Medjool tree, you have to take all of the soil out. Is it worth the \$5,000 to \$10,000 per Palm tree? A lot of people are leaving them out. Some people are coming out with maybe a Sabal Palm, like we just did at Tohoqua when a couple of Medjools went bad. So, we pulled those out and replaced with Sabals because they already have Sabals on the pool deck. We're hoping that they stay healthy and hearty. The other Palm option is a Ribbon Palm, but they are a real skinny Palm. They are nothing like these 30-foot trees. They are beautiful Palm trees.

Mr. Mehrlich: Just to echo off of him, I don't mean this in a bad way, but you like to take things out because its less that you have to take care of.

Mr. Scheerer: No, that's not even true.

Mr. Mehrlich: Okay, we take things out. We take some of the bushes out along the fence line, but if you drive through Hunter's Creek, which is a community that's older than us, it looks nice. It looks good. We should be able to maintain something that's as nice as Hunter's Creek because it's not the age that's going to make it go bad. It's going to be the upkeep.

Mr. Scheerer: I think the upkeep has been very good here.

Mr. Mehrlich: Oh yeah.

Mr. Scheerer: The problem is you have these trees that are diminishing.

Mr. Jaisingh: They're old.

Mr. Scheerer: They're old.

Mr. Jaisingh: They're diseased and old.

Mr. Scheerer: I don't disagree with anything you all are saying and I would be happy to come back with a Landscape Plan.

Mr. Mehrlich: You get too defensive too sometimes, but it's an honest point. It's an honest statement. Yeah, we've taken bushes and things out along brick fences and it's easy to take care of. I agree, but if you drive through Hunter's Creek, it looks nice.

Mr. Scheerer: Right.

Mr. Mehrlich: When you drive through Remington, its beautiful and its nice.

Mr. Scheerer: I'm not being defensive. I know that I sat here before with this Board and said that your landscaping is 30 years old and at some point, you're going to have to look at investing money in your landscaping.

Mr. Mehrlich: Absolutely.

Mr. Soukup: The islands are a sore spot right now.

Mr. Scheerer: They are. The problem is we have a dingy curb and the texting and driving people have hit it. I can't tell you how many times we replaced the shrubs in the community.

Mr. Mehrlich: You can concrete over that.

Mr. Soukup: There is one at St. Cloud that you can drive over.

Mr. Showe: We can look at things like that. They are hard to put back in that same location because of the ground.

Mr. Soukup: Especially a diseased Palm.

Mr. Scheerer: The entrances are well defined. You have all of these beautiful walls, brick planter beds and that's a great place for the Palm trees. We just need to pick our battles because this is an expensive battle.

Mr. Mehrlich: This is all taken care of with a Master Plan. I think this place looks as nice as it does because of the CDD.

Mr. Scheerer: Yeah.

Mr. Jaisingh: I'm basically looking further down the road. I understand if there's a diseased Palm, you remove it. Is there something else that can go there?

Mr. Scheerer: Yes.

Mr. Jaisingh: If not, can we get a Palm that will beautify the area and keep that aesthetic flowing?

Mr. Scheerer: We can put Japanese Blueberries and Magnolia trees are gorgeous. They grow leaves. There are options, but what do you want to put if you had two nice Palms that are still there? Eventually, they are going to go, but once they all come down, we can revisit that. I'm not looking to just remove and never put back.

Mr. Jaisingh: Right.

Mr. Scheerer: Right now, there's a safety issue because you don't want the trees to fall due to root rot or truck rock. We've seen them fall over. Right now, this is the first step in making it safe.

Mr. Mehrlich: I know there's a guy back there that keeps wanting to cut some trees. Did they ever fall?



Mr. Scheerer: No. They are still there. I'm not ever being defensive. I'm just saying that we're looking at it from a safety issue. We have the tree crews out, its being addressed and a long-term plan will have to be put in place to replenish and upgrade your landscaping.

Mr. Mehrlich: The professional people that know about that are the people that should probably be waiting for those answers.

Mr. Scheerer: I can go to REW and work with them and Down To Earth, OmegaScapes or Yellowstone can come out and provide us with a quote. It's just how are we going to fund it.

Mr. Mehrlich: Over a long period of time.

Mr. Jaisingh: That's the idea.

Mr. Showe: We got you.

Mr. Jaisingh: To not let all of it all go and one day we come in and say, "*Hey, where are all the trees?*"

## **ELEVENTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Soukup: That brings us to Supervisor's Requests. Ms. Zaresk?

Ms. Zaresk: I just have a question of those of you who live in Master HOAs. Are we seeing a problem, particularly with the basketball courts, drawing people that aren't from here?

Mr. Soukup: I'm sure that it happens all the time.

Ms. Zaresk: I'm sure it happens, but I'm trying to get a sense of it.

Mr. Jaisingh: I don't have a club who lives here and who doesn't when it comes to that basketball court?

Mr. Soukup: Yeah.

Ms. Zaresk: The reason I ask is we don't have an issue in Club Villas except once in a million years, but in the last couple of months, we've had some incidents where some people have jumped the fence to our pool. We found people in there and nobody is supposed to be in there after dusk. We are going to get CCT cameras in there, but as we talked about it, I started getting all of this urban myth input about how it has become such a problem and there are gangs down here and people coming in and it's getting serious. I haven't been aware of that. I haven't seen anything so I guess I was just reaching out to you.

Mr. Mehrlich: My 31-year-old stepson used to play basketball with a lot of the guys down here in years past and I asked that question because I thought a lot of people were coming in, but most of the people actually lived here.

Ms. Zaresk: Okay. That's good to know.

Mr. Mehrlich: We have a ton of tenants. I managed homes for a long time and I know it's not politically correct, but a tenant is not going to take care of his home or his surrounding community like a homeowner is going to. I've seen very few circumstances like that.

Ms. Zaresk: Has that tenant number gone up for some reason?

Mr. Mehrlich: Yes, because you have Property Managers that are buying homes nationwide. There are a very large number of rentals in this community right now.

Ms. Zaresk: Okay.

Mr. Showe: In our experience, with all of these facilities, it's not uncommon that people jump the fence to the pool. It happens.

Ms. Zaresk: I get it. That's why I was asking for general input because of the age group and the mentality of the folks in Club Villas. If someone jumps the fence, it's major, but it was the input that I was getting from them.

Mr. Showe: We certainly haven't been aware of any police activity or police being called. We will keep an eye on it.

Ms. Zaresk: Okay.

Mr. Mehrlich: There was legitimately games back there for a while, but we are going back five, six, seven years.

Ms. Zaresk: Yeah. I knew there were some games. Okay. Thank you. I have nothing else.

Mr. Soukup: Mr. Jaisingh?

Mr. Jaisingh: Nothing.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: Nothing.

Mr. Soukup: The only thing that I have is, is there any way that we can get the white fence pressure washed?

Mr. Scheerer: Oh yeah.

Mr. Soukup: It needs it.

Mr. Scheerer: No problem.

**TWELFTH ORDER OF BUSINESS**

**Next Meeting Date – April 25, 2023**

Mr. Showe: Our next meeting is April 25<sup>th</sup>. The budget will be presented. If you have any specific items or things that you want to make sure are included as we get our budget draft out, we'll include. The goal is not to have an assessment increase. We'll keep our fingers crossed.

Mr. Mehrlich: Is tree trimming still in there?

Mr. Scheerer: Yes. We have one more go around. It will be up to you if you want to continue to fund that going forward.

Mr. Mehrlich: Once they get to a certain height, they're fine.

Mr. Scheerer: It was \$25,000 for the past three years.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Soukup adjourned the meeting.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION VI

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Remington Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year ending September 30, 2024 (“**Fiscal Year 2023**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: July 25, 2023

HOUR: 6:00 P.M.

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

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

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

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

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

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

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.**

ATTEST:

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

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

**Exhibit A:** Fiscal Year 2024 Proposed Budget

**Exhibit A**  
Fiscal Year 2024 Proposed Budget

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

***Proposed Budget***  
***FY 2024***





# Table of Contents

**1-2** General Fund

**3-10** General Fund Narrative

**11** Pavement Management Fund

**12** Capital Projects Fund

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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Maintenance Assessment	\$ 1,468,418	\$ 1,418,659	\$ 49,760	\$ 1,468,418	\$ 1,468,418
Miscellaneous Income	\$ 5,000	\$ 2,580	\$ 2,400	\$ 4,980	\$ 5,000
Interest Income	\$ 1,000	\$ 3,909	\$ 1,877	\$ 5,787	\$ 1,000
<b>Total Revenues</b>	<b>\$ 1,474,418</b>	<b>\$ 1,425,148</b>	<b>\$ 54,037</b>	<b>\$ 1,479,185</b>	<b>\$ 1,474,418</b>
<b>Expenditures</b>					
<i>Administrative:</i>					
Supervisor Fees	\$ 12,000	\$ 5,800	\$ 6,000	\$ 11,800	\$ 12,000
FICA Expense	\$ 918	\$ 444	\$ 459	\$ 903	\$ 918
Engineer	\$ 18,500	\$ 1,125	\$ 5,250	\$ 6,375	\$ 15,000
Attorney	\$ 27,500	\$ 16,434	\$ 21,000	\$ 37,434	\$ 27,500
Annual Audit	\$ 3,600	\$ -	\$ 2,850	\$ 2,850	\$ 3,250
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Property Appraiser Fee	\$ 1,000	\$ -	\$ 827	\$ 827	\$ 1,000
Management Fees	\$ 74,169	\$ 37,085	\$ 37,085	\$ 74,169	\$ 78,619
Information Technology	\$ 1,500	\$ 750	\$ 750	\$ 1,500	\$ 1,590
Website Maintenance	\$ 1,000	\$ 500	\$ 500	\$ 1,000	\$ 1,060
Telephone	\$ 80	\$ -	\$ -	\$ -	\$ 80
Postage	\$ 900	\$ 348	\$ 360	\$ 708	\$ 900
Insurance	\$ 46,781	\$ 42,523	\$ -	\$ 42,523	\$ 58,832
Printing & Binding	\$ 1,500	\$ 62	\$ 90	\$ 152	\$ 1,000
Newsletter	\$ 3,300	\$ 1,762	\$ 1,585	\$ 3,346	\$ 3,500
Legal Advertising	\$ 2,300	\$ 435	\$ 1,000	\$ 1,435	\$ 2,300
Office Supplies	\$ 250	\$ 9	\$ 12	\$ 21	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Contingency	\$ 1,500	\$ 305	\$ 228	\$ 533	\$ 1,500
<b>Total Administrative</b>	<b>\$ 201,973</b>	<b>\$ 112,756</b>	<b>\$ 77,995</b>	<b>\$ 190,751</b>	<b>\$ 214,724</b>
<i>Operations &amp; Maintenance:</i>					
<b>Environmental</b>					
Lake Maintenance	\$ 18,200	\$ 7,590	\$ 7,590	\$ 15,180	\$ 18,200
<b>Utilities</b>					
Kissimmee Utility Authority	\$ 10,560	\$ 4,408	\$ 4,500	\$ 8,908	\$ 10,560
Toho Water Authority	\$ 56,000	\$ 13,315	\$ 22,400	\$ 35,715	\$ 45,000
Orlando Utilities Commission	\$ 19,200	\$ 10,421	\$ 9,900	\$ 20,321	\$ 21,120
CenturyLink	\$ 8,030	\$ 3,133	\$ 3,600	\$ 6,733	\$ 8,030
Spectrum	\$ 5,775	\$ 2,478	\$ 2,508	\$ 4,985	\$ 5,775
<b>Roadways</b>					
Street Sweeping	\$ 30,240	\$ 8,157	\$ 18,000	\$ 26,157	\$ 36,000
Drainage	\$ 7,000	\$ 2,875	\$ 3,500	\$ 6,375	\$ 7,000
Signage	\$ 5,000	\$ 4,060	\$ 3,170	\$ 7,230	\$ 5,000

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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Common Area</b>					
Landscaping	\$ 314,118	\$ 149,580	\$ 149,580	\$ 299,160	\$ 314,118
Feature Lighting	\$ 6,000	\$ 535	\$ 3,000	\$ 3,535	\$ 6,000
Irrigation	\$ 10,500	\$ 3,644	\$ 5,000	\$ 8,644	\$ 10,500
Trash Receptacles & Benches	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Plant Replacement & Bed Enhancements	\$ 9,040	\$ 1,950	\$ 4,520	\$ 6,470	\$ 9,500
Miscellaneous Common Area Services	\$ 10,700	\$ 3,955	\$ 5,350	\$ 9,305	\$ 10,500
Soccer/Ball Field Maintenance	\$ 2,000	\$ 2,845	\$ 500	\$ 3,345	\$ 4,000
<b>Recreation Center</b>					
Pool Maintenance	\$ 18,500	\$ 6,226	\$ 12,000	\$ 18,226	\$ 20,000
Pool Cleaning	\$ 8,400	\$ 4,450	\$ 3,900	\$ 8,350	\$ 8,400
Pool Permits	\$ 550	\$ -	\$ 550	\$ 550	\$ 550
Recreation Center Cleaning	\$ 16,695	\$ 5,850	\$ 8,400	\$ 14,250	\$ 16,695
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 2,405	\$ 4,000	\$ 6,405	\$ 8,000
Pest Control	\$ 832	\$ 401	\$ 425	\$ 825	\$ 900
<b>Security</b>					
Recreation Center Access	\$ 5,000	\$ 5,005	\$ -	\$ 5,005	\$ 5,000
Security Guard	\$ 374,835	\$ 195,105	\$ 202,817	\$ 397,922	\$ 412,087
Gate Repairs	\$ 15,050	\$ 9,986	\$ 4,500	\$ 14,486	\$ 15,050
Guard House Cleaning	\$ 3,300	\$ 1,050	\$ 1,800	\$ 2,850	\$ 3,600
Guard House Repairs & Maintenance	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,500
Gate Maintenance Agreement	\$ 900	\$ 2,060	\$ -	\$ 2,060	\$ 2,500
<b>Other</b>					
Contingency	\$ 10,000	\$ 3,716	\$ 5,000	\$ 8,716	\$ 10,000
Field Management Services	\$ 29,710	\$ 14,855	\$ 14,855	\$ 29,710	\$ 31,492
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,008,634</b>	<b>\$ 470,054</b>	<b>\$ 505,364</b>	<b>\$ 975,418</b>	<b>\$ 1,050,077</b>
<b>Total Expenditures</b>	<b>\$ 1,210,608</b>	<b>\$ 582,810</b>	<b>\$ 583,359</b>	<b>\$ 1,166,169</b>	<b>\$ 1,264,802</b>
<b>Other Financing Uses</b>					
Transfer Out - Pavement Management	\$ 67,498	\$ 67,498	\$ 25,000	\$ 92,498	\$ 59,616
Transfer Out - Capital Projects	\$ 196,313	\$ 196,313	\$ -	\$ 196,313	\$ 150,000
<b>Total Other Financing Uses</b>	<b>\$ 263,810</b>	<b>\$ 263,811</b>	<b>\$ 25,000</b>	<b>\$ 288,811</b>	<b>\$ 209,616</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 1,474,418</b>	<b>\$ 846,621</b>	<b>\$ 608,359</b>	<b>\$ 1,454,980</b>	<b>\$ 1,474,418</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 578,527</b>	<b>\$ (554,323)</b>	<b>\$ 24,204</b>	<b>\$ -</b>

	FY 2023	FY 2024
Net Assessments	\$ 1,468,418	\$ 1,468,418
Add: Discounts & Collections	\$ 93,729	\$ 93,729
Gross Assessments	\$ 1,562,147	\$ 1,562,147
	1783	1783
	\$ 876.13	\$ 876.13
Increase Per Unit		\$0.00
Assessment Increase %		0.00%

**REMINGTON**  
Community Development District  
***Fiscal Year 2024***

REVENUES
----------

**Maintenance Assessment**

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

**Miscellaneous Income**

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

**Interest Income**

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

EXPENDITURES – Administrative
-------------------------------

**Supervisors Fees**

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

**FICA Expense**

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

**Engineering**

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

**Attorney**

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

**Annual Audit**

The District is required by Florida Statutes to have an independent audit of its financial records on an annual basis. This service is provided by DiBartolomeo, McBee, Hartley & Barnes, P.A.

**Assessment Administration**

Expenditures with Governmental Management Services – Central Florida LLC related to administering the Annual Assessments on the tax roll with the Osceola County Tax Collector.

**Property Appraiser Fee**

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

**REMINGTON**  
Community Development District  
*Fiscal Year 2024*

**Management Fees**

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

**Information Technology**

Represents various cost of information technology with Governmental Management Services-Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

**Website Maintenance**

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

**Telephone**

The District incurs charges for telephone and facsimile services.

**Postage**

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

**Insurance**

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

**Printing & Binding**

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

**Newsletter**

The District incurs charges for delivering of the community newsletter.

**Legal Advertising**

Board meetings and other services are required to be advertised, such as public bidding advertisements and meeting notices, and any other advertising that may be required.

**Office Supplies**

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

**Dues, Licenses & Subscriptions**

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

**REMINGTON**  
Community Development District  
*Fiscal Year 2024*

**Administrative Contingency**

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

<b>EXPENDITURES – Operations and Maintenance</b>
--

**ENVIRONMENTAL**

**Lake Maintenance**

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

Description	Monthly Amount	Annual Amount
Lake Maintenance	\$1,378	\$16,536
Contingency		\$1,664
<b>Total</b>		<b>\$18,200</b>

**UTILITIES**

**Kissimmee Utility Authority**

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

Account #	Address	Monthly Amount	Annual Amount
927130-652350	Master Acct-Remington CDD	\$750	\$9,000
	Contingency		\$1,560
			<b>\$10,560</b>

**Toho Water Authority**

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

Account #	Address	Monthly Amount	Annual Amount
927130-652350	Remington CDD - Master Account	\$3,000	\$36,000
1943950-775010	Rem. Blvd & Prestwick Ln Irr	\$300	\$3,600
1943950-784350	2706 Prestwick Ln	\$50	\$600
1943950-946850	2751 Partin Settlement Rd	\$60	\$720
1943950-946890	260 E Lakeshore Blvd	\$50	\$600
1943950-809250	456 Janice Kay Pl R	\$125	\$1,500
	Contingency		\$1,980
			<b>\$45,000</b>

**REMINGTON**  
Community Development District  
*Fiscal Year 2024*

**Orlando Utilities Commission**

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

Account#	Address	Monthly Amount	Annual Amount
07058-52257	2900 Remington Blvd SS	\$45	\$540
24545-09417	2400 Block Odd Remington Blvd	\$30	\$360
63031-86907	2901 Remington Blvd	\$30	\$360
69798-66736	260 East Lakeshore Blvd HSL	\$100	\$1,200
41621-82149	2995 Remington Blvd Irr	\$20	\$240
74288-14558	2651 Remington Blvd Irr (Streetlights)	\$275	\$3,300
07261-84434	2651 Remington Blvd	\$800	\$9,600
60455-74548	2651 Partin Settlement Rd	\$40	\$480
44837-46246	2700 Remington Blvd SS	\$40	\$480
61425-13386	2699 Remington Blvd Gate	\$15	\$180
51194-67580	2999 Remington Blvd SS	\$150	\$1,800
57459-11606	2500 Block Even Remington Blvd	\$20	\$240
02748-56035	2700 Block Odd	\$30	\$360
28337-61469	2706 Prestwick Ln	\$30	\$360
	Contingency		\$1,620
			<u>\$21,120</u>

**Centurylink**

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

Account#	Address	Monthly Amount	Annual Amount
312091012	2651 Remington Blvd (Rec. Center)	\$325	\$3,900
311297420	260 E Lakeshore Blvd	\$135	\$1,620
311154656	2751 Partin Settlement Rd	\$135	\$1,620
	Contingency		\$890
<b>Total</b>			<u>\$8,030</u>

**Spectrum**

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

Account#	Address	Monthly Amount	Annual Amount
50232509-03	206 E Lakeshore Blvd	\$135	\$1,620
50232515-03	2751 Partin Settlement Rd	\$140	\$1,680
50249062-02	2651 Remington Blvd	\$145	\$1,740
	Contingency		\$735
<b>Total</b>			<u>\$5,775</u>

**REMINGTON**  
Community Development District  
*Fiscal Year 2024*

**ROADWAYS**

**Street Sweeping**

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

Description	Annual Amount
Street Sweeping \$1,500 Bi-Weekly	\$36,000

**Drainage**

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

**Signage**

Unscheduled maintenance of signage consists of cleaning and general maintenance

**COMMON AREA**

**Landscaping**

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

Description	Monthly Amount	Annual Amount
Landscape Maintenance	\$25,680	\$308,160
Contingency		\$5,958
<b>Total</b>		<b>\$314,118</b>

**Feature Lighting**

Unscheduled maintenance consists of replacing damaged fixtures or inoperable fixtures.

**Irrigation**

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

**Trash Receptacles & Benches**

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

**Plant Replacement & Bed Enhancements**

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



**REMINGTON**  
Community Development District  
*Fiscal Year 2024*

**Miscellaneous Common Area Services**

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

**Soccer/Ball Field Maintenance**

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

**RECREATION CENTER**

**Pool Maintenance**

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

**Pool Cleaning**

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

Description	Monthly Amount	Annual Amount
Pool Cleaning Services	\$600	\$7,200
Contingency		\$1,200
<b>Total</b>		<b>\$8,400</b>

**Pool Permits**

Permit fees for required occupational and pool permits.

**Recreation Center Cleaning**

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

Description	Weekly Amount	Annual Amount
Recreation Center Cleaning Services	\$250	\$13,000
Supplies for Recreation Center		\$2,500
Contingency		\$1,195
<b>Total</b>		<b>\$16,695</b>

**Recreation Center Repairs & Maintenance**

Unscheduled maintenance consists of repairs and replacement of damaged areas.

**Pest Control**

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

Description	Monthly Amount	Annual Amount
Pest Control Services	\$71	\$849
Contingency		\$51
<b>Total</b>		<b>\$900</b>

**REMINGTON**  
Community Development District  
*Fiscal Year 2024*

**SECURITY**

**Recreation Center Access**

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

**Security Guard**

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

Description	Variable Cost	Annual Amount
Contract Cost for Guardhouses	\$22.88	\$179,700
Contract Cost for Recreation Center	\$22.88	\$67,679
Contract Cost for Roving Patrol	\$25.26	\$128,826
Holiday Contract Costs Guardhouse/Rec Center	\$33.82	\$5,783
Holiday Contract Costs for Roving Patrol	\$37.39	\$4,038
Track Tik	\$150.00	\$1,800
Sheriff's Office	\$77.76	\$24,261
		<b>\$412,087</b>

**Gate Repairs (Front and Back Access)**

Unscheduled maintenance consists of repairing damages.

**Guard House Cleaning**

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

Description	Weekly Amount	Annual Amount
Guardhouses Cleaning Services	\$50	\$2,600
Contingency		\$1,000
<b>Total</b>		<b>\$3,600</b>

**Guard House Repairs & Maintenance**

Unscheduled maintenance consists of repairs and replacement of damaged areas.

**Gate Maintenance Agreement**

Agreement for managing access control system.

**OTHER**

**Contingency**

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

**REMINGTON**  
Community Development District  
*Fiscal Year 2024*

**Field Management Services**

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

**OTHER FINANCING USES**

**Transfer Out - Pavement Management/Capital Projects**

Excess funds transferred from the general fund to Pavement Management or Capital Projects for any roadway and/or capital outlay expenditures.

**Remington**  
**Community Development District**  
**Proposed Budget**  
**Pavement Management**

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Carryforward Surplus	\$ 595,487	\$ 596,577	\$ -	\$ 596,577	\$ 697,185
Transfer In	\$ 67,498	\$ 67,498	\$ 25,000	\$ 92,498	\$ 59,616
Interest Income	\$ 500	\$ 5,652	\$ 2,913	\$ 8,565	\$ 500
<b>Total Revenues</b>	<b>\$ 663,485</b>	<b>\$ 669,728</b>	<b>\$ 27,913</b>	<b>\$ 697,641</b>	<b>\$ 757,301</b>
<b>Expenditures</b>					
Contingency	\$ 600	\$ 228	\$ 228	\$ 456	\$ 600
<b>Total Expenditures</b>	<b>\$ 600</b>	<b>\$ 228</b>	<b>\$ 228</b>	<b>\$ 456</b>	<b>\$ 600</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 662,885</b>	<b>\$ 669,500</b>	<b>\$ 27,685</b>	<b>\$ 697,185</b>	<b>\$ 756,701</b>

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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Carryforward Surplus	\$ 37,375	\$ 56,733	\$ -	\$ 56,733	\$ 36,874
Transfer In	\$ 196,313	\$ 196,313	\$ -	\$ 196,313	\$ 150,000
Interest Income	\$ 50	\$ 4	\$ 6	\$ 10	\$ 50
<b>Total Revenues</b>	<b>\$ 233,738</b>	<b>\$ 253,049</b>	<b>\$ 6</b>	<b>\$ 253,055</b>	<b>\$ 186,924</b>
<b>Expenditures</b>					
Capital Outlay - Fitness Equipment	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Capital Outlay - Pressure Washing	\$ 10,000	\$ 19,400	\$ -	\$ 19,400	\$ 20,000
Capital Outlay - Landscape	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Capital Outlay - Sidewalk/Road Improvement	\$ 95,000	\$ 151,625	\$ 18,000	\$ 169,625	\$ 95,000
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ -	\$ -	\$ 11,000
Capital Outlay - Street Tree Trimming	\$ 25,000	\$ 26,700	\$ -	\$ 26,700	\$ 25,000
Contingency	\$ 600	\$ 228	\$ 228	\$ 456	\$ 600
<b>Total Expenditures</b>	<b>\$ 166,600</b>	<b>\$ 197,953</b>	<b>\$ 18,228</b>	<b>\$ 216,181</b>	<b>\$ 176,600</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 67,138</b>	<b>\$ 55,096</b>	<b>\$ (18,222)</b>	<b>\$ 36,874</b>	<b>\$ 10,324</b>

# SECTION VII

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE SALE OF REAL PROPERTY TO FLORIDA DEPARTMENT OF TRANSPORTATION.**

**WHEREAS**, the Remington Community Development District (“District”) is a local unit of special-purpose government established and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (“Act”), and by Ordinance 94-2 of the Board of County Commissioners of Osceola County, Florida, adopted February 28, 1994;

**WHEREAS**, in connection with the District’s development of the 1994 Project, the District acquired certain lands for use as wetland mitigation and for conservation purposes; and

**WHEREAS**, prior to the date of this Resolution, the District was advised that the Florida Department of Transportation (“FDOT”), under threat of eminent domain, intended to acquire approximately 6.242 acres as more particularly identified on Exhibit “A,” attached and incorporated by reference (the “Sale Parcel”). The Sale Parcel falls within wetland areas previously acquired by the District and is being acquired to provide stormwater capacity for certain improvement to the Florida Turnpike running adjacent to the District; and

**WHEREAS**, the District has authority under FLA. STAT. §190.011 to acquire and dispose of real property, or interests therein, in furtherance of public purposes authorized by the Act; and

**WHEREAS**, District and FDOT entered into a Purchase Agreement under the terms of which District agreed to convey and FDOT agreed to purchase the Sale Parcel ; and

**WHEREAS**, FDOT has advised the District that it is ready to complete the closing contemplated by the Purchase Agreement before the end of April, 2023; and

**WHEREAS**, the Board of Supervisors desires to complete the transaction and to empower its Chairman to execute documents required under the Purchase Agreement;

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

**SECTION 1.** The Board of Supervisors approves of the pending closing under the Purchase Agreement.

**SECTION 2.** The District is authorized to execute and deliver to FDOT a Warranty Deed and such other closing documentation as may be customary and necessary to consummate the transaction contemplated by the Purchase Agreement.

**SECTION 3.** The Chairman, Vice-Chairman, Secretary and any Assistant Secretary of the Board, the District Counsel, District Manager and other authorized officers of the District are authorized and directed to execute and deliver all documents, contracts, instruments and certificates and to take all actions and steps on behalf of the District that are necessary or desirable in connection with the sale to FDOT, and all such actions heretofore taken are hereby ratified and approved.

**SECTION 4.** Should any sentence, section, clause part of provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than in its best interest to do so.

**PASSED AND ADOPTED THIS** 25th day of April, 2023.

**ATTEST:**

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

---

Jason Showe, Assistant Secretary

---

Kenneth Soukup Chairman,



## EXHIBIT "A"

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  $89^{\circ}57'29''$  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  $36^{\circ}54'51''$  West a distance of 639.93 feet to a point on the said existing Easterly Limited Access right of way line; thence North  $53^{\circ}04'04''$  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  $01^{\circ}41'30''$ , having a chord distance of 163.26 feet and a chord bearing of North  $52^{\circ}13'19''$  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 VIII



Renewal



FILE COPY

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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: April 1, 2023

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: 10/01/2023 thru 9/30/2024.

Agreement will automatically renew as Per Term & Condition 14.

Table with 3 columns: Fee Type, Amount, and Frequency. Rows include Start-up Charge (NA), Maintenance Fee (\$1,378.00 monthly), and 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: 4/1/2023

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.



PO Box 1469  
Eagle Lake, FL 33839-1469  
Phone: 863.533.8882  
Fax: 863.534.3322

**Customer Information**

To make sure we have the correct information, please fill this out and return to our office.

Affiliation: \_\_\_\_\_

Contact: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Billing Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone # \_\_\_\_\_

Fax # \_\_\_\_\_

Email \_\_\_\_\_

We look forward to being of continued service.

Thank you

# SECTION IX

# SECTION B

# SECTION 1



# Remington Community Development District

## Summary of Invoices

March 1, 2023 to March 31, 2023

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	3/1/23	6973	\$ 1,266.48
	3/9/23	6974 - 6983	\$ 13,827.44
	3/17/23	6984 - 6986	\$ 12,358.59
			<hr/>
			\$ 27,452.51
Capital Projects	3/9/23	115	\$ 44,200.00
			<hr/>
			\$ 44,200.00
			<hr/>
			\$ <b>71,652.51</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/23	00213	7/19/22	53681	202210	320-53800-34500		SECURITY SVCS 07/18-07/29	*	844.32		
		9/27/22	53842	202210	320-53800-34500		SECURITY SVCS 09/26-10/05	*	422.16		
OSCEOLA COUNTY SHERIFF'S OFFICE										1,266.48	006973
3/09/23	00038	2/10/23	C84328	202302	320-53800-57300		500Q VEHICLE BARCODES	*	3,104.41		
		2/14/23	11377	202303	320-53800-34800		SPS PROGRAMMING AGREEMENT	*	650.00		
		2/14/23	11454	202302	320-53800-34700		WI-PAK MTHLY FEE FEB 23	*	240.00		
		2/17/23	S87556	202301	320-53800-34800		GATE REPAIR 1/27/23	*	440.00		
		2/27/23	S88415	202302	320-53800-34800		GATE REPAIR 2/14	*	444.00		
ACCESS CONTROL TECHNOLOGIES										4,878.41	006974
3/09/23	00093	2/15/23	209284	202302	320-53800-47100		LAKE MAINTENANCE - FEB 23	*	1,265.00		
APPLIED AQUATIC MANAGEMENT, INC.										1,265.00	006975
3/09/23	00290	2/27/23	5245	202302	320-53800-53300		REPLACE STOP SIGN 2/18	*	375.00		
		2/27/23	5246	202302	320-53800-53300		INSLD NEW SIGN POST 2/18	*	475.00		
		2/27/23	5247	202302	320-53800-47300		INSLD NEW BRACKETS 2/18	*	330.00		
BERRY CONSTRUCTION INC.										1,180.00	006976
3/09/23	00316	2/27/23	38986	202302	310-51300-42600		NEWSLET/BAGGING JAN/FEB23	*	119.21		
		2/27/23	38986	202302	310-51300-42600		NEWSLET/BAGGING MAR/APR23	*	119.21		
HUNT VENTURES INC										238.42	006977
3/09/23	00127	2/16/23	5286054	202301	310-51300-31100		ENGINEER SERVICES -JAN 23	*	300.00		
HANSON, WALTER & ASSOCIATES, INC.										300.00	006978
3/09/23	00213	1/31/23	54203	202302	320-53800-34500		SECURITY SVCS 1/30-2/09	*	795.84		
		2/13/23	54244	202302	320-53800-34500		SECURITY SVCS 02/13-2/24	*	1,061.12		
OSCEOLA COUNTY SHERIFF'S OFFICE										1,856.96	006979

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/09/23	00328	2/20/23	INV15102	202302	320	53800	46300		IRRIGATION REPAIRS 2/13	*	469.95		
									REW LAWN & IRRIGATION			469.95	006980
3/09/23	00291	3/01/23	8646	202303	320	53800	46400		POOL MAINTENANCE -MAR 23	*	650.00		
									ROBERTS POOL SERVICE AND REPAIR INC			650.00	006981
3/09/23	00125	2/16/23	396287	202302	320	53800	46500		ACID/SODIUM	*	548.00		
		2/16/23	396652	202302	320	53800	46500		BULK BEACH	*	725.00		
		2/18/23	396331	202303	320	53800	46500		CHEMICAL CONTROLLER MAR23	*	125.00		
									SPIES POOL LLC			1,398.00	006982
3/09/23	00128	2/20/23	USA02930	202302	320	53800	53000		MECHANICAL SWEEPING 2/14	*	1,200.00		
		2/20/23	USA02930	202302	320	53800	53000		VARIABLE ENERGY CHARGE	*	322.20		
		2/20/23	USA02930	202302	320	53800	53000		ENVR HEALTH & SAFETY CHR9	*	68.50		
									USA SERVICES OF FLORIDA, INC			1,590.70	006983
3/17/23	00082	3/01/23	18283	202302	310	51300	31500		GENERAL COUNSEL - FEB 23	*	2,310.00		
		3/01/23	18285	202302	310	51300	31500		TURNPIKE TAKING	*	660.00		
									CLARK & ALBAUGH, LLP			2,970.00	006984
3/17/23	00168	3/01/23	490	202303	310	51300	34000		MANAGEMENT FEES - MAR 23	*	6,180.75		
		3/01/23	490	202303	310	51300	35200		WEBSITE ADMIN - MAR 23	*	83.33		
		3/01/23	490	202303	310	51300	34100		INFO TECHNOLOGY - MAR 23	*	125.00		
		3/01/23	490	202303	310	51300	51000		OFFICE SUPPLIES	*	1.74		
		3/01/23	490	202303	310	51300	42000		POSTAGE	*	84.39		
		3/01/23	490	202303	310	51300	42500		COPIES	*	9.30		
		3/01/23	491	202303	320	53800	12000		FIELD MANAGEMENT - MAR 23	*	2,475.83		
									GOVERNMENTAL MANAGEMENT SERVICES			8,960.34	006985

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/17/23	00331	3/08/23	JD030820 202303 310-51300-42600 NEWSLETTER DELIVERY MAR23	JON DALEY	*	428.25	428.25 006986
TOTAL FOR BANK A						27,452.51	
TOTAL FOR REGISTER						27,452.51	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/09/23	00253	2/11/23 5229	202302 600-53800-53100	PRKLAND SQ CONCRETE GRIND	*	5,400.00	
		2/11/23 5230	202302 600-53800-53100	EAGLELANDING CONCRETEGRND	*	7,550.00	
		2/16/23 5236	202302 600-53800-53100	LAKESHORE CONCRETE GRIND	*	14,975.00	
		2/16/23 5237	202302 600-53800-53100	WILLOW GLE CONCRETE GRIND	*	5,575.00	
		2/17/23 5238	202302 600-53800-53100	CORYBROOKE CONCRETE GRIND	*	5,975.00	
		2/17/23 5239	202302 600-53800-53100	SUMMERSET CONCRETE GRIND	*	4,725.00	
BERRY CONSTRUCTION INC.							44,200.00 000115
TOTAL FOR BANK C						44,200.00	
TOTAL FOR REGISTER						44,200.00	

REMI -REMINGTON - MBYINGTON

# SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2023***



# Table of Contents

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



**Remington**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2023**

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
Cash:			
Operating Account	\$ 980,547	\$ -	\$ 980,547
Pavement Management	\$ -	\$ 348,392	\$ 348,392
Capital Projects Fund	\$ -	\$ 98,596	\$ 98,596
Investments:			
State Board Administration	\$ 151,254	\$ 321,107	\$ 472,362
<b>Total Assets</b>	<b>\$ 1,131,801</b>	<b>\$ 768,096</b>	<b>\$ 1,899,897</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 100,002	\$ 43,500	\$ 143,502
Deferred Revenue	\$ 88,600	\$ -	\$ 88,600
<b>Total Liabilities</b>	<b>\$ 188,602</b>	<b>\$ 43,500</b>	<b>\$ 232,102</b>
<b>Fund Balances:</b>			
Assigned For:			
Capital Projects	\$ -	\$ 55,096	\$ 55,096
Pavement Management	\$ -	\$ 669,500	\$ 669,500
Unassigned	\$ 943,199	\$ -	\$ 943,199
<b>Total Fund Balances</b>	<b>\$ 943,199</b>	<b>\$ 724,596</b>	<b>\$ 1,667,795</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,131,801</b>	<b>\$ 768,096</b>	<b>\$ 1,899,897</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues:</b>				
Maintenance Assessment	\$ 1,468,418	\$ 1,418,659	\$ 1,418,659	\$ -
Miscellaneous Income	\$ 5,000	\$ 2,500	\$ 2,580	\$ 80
Interest Income	\$ 1,000	\$ 500	\$ 3,909	\$ 3,409
<b>Total Revenues</b>	<b>\$ 1,474,418</b>	<b>\$ 1,421,659</b>	<b>\$ 1,425,148</b>	<b>\$ 3,489</b>

**Expenditures:**

***General & Administrative:***

Supervisors Fees	\$ 12,000	\$ 6,000	\$ 5,800	\$ 200
FICA	\$ 918	\$ 459	\$ 444	\$ 15
Engineer	\$ 18,500	\$ 9,250	\$ 1,125	\$ 8,125
Attorney	\$ 27,500	\$ 13,750	\$ 16,434	\$ (2,684)
Annual Audit	\$ 3,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Property Appraiser Fee	\$ 1,000	\$ -	\$ -	\$ -
Management Fees	\$ 74,169	\$ 37,085	\$ 37,085	\$ 0
Information Technology	\$ 1,500	\$ 750	\$ 750	\$ 0
Website Maintenance	\$ 1,000	\$ 500	\$ 500	\$ 0
Telephone	\$ 80	\$ 40	\$ -	\$ 40
Postage	\$ 900	\$ 450	\$ 348	\$ 102
Insurance	\$ 46,781	\$ 46,781	\$ 42,523	\$ 4,258
Printing and Binding	\$ 1,500	\$ 750	\$ 62	\$ 688
Newsletter	\$ 3,300	\$ 1,650	\$ 1,762	\$ (112)
Legal Advertising	\$ 2,300	\$ 1,150	\$ 435	\$ 715
Office Supplies	\$ 250	\$ 125	\$ 9	\$ 116
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,500	\$ 750	\$ 305	\$ 445
<b>Total General &amp; Administrative</b>	<b>\$ 201,973</b>	<b>\$ 124,665</b>	<b>\$ 112,756</b>	<b>\$ 11,909</b>

***Operation and Maintenance***

**Environmental**

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

Kissimmee Utility Authority	\$ 10,560	\$ 5,280	\$ 4,408	\$ 872
Toho Water Authority	\$ 56,000	\$ 28,000	\$ 13,315	\$ 14,685
Orlando Utilities Commission	\$ 19,200	\$ 9,600	\$ 10,421	\$ (821)
Centurylink	\$ 8,030	\$ 4,015	\$ 3,133	\$ 882
Bright House Network	\$ 5,775	\$ 2,888	\$ 2,478	\$ 410

**Roadways**

Street Sweeping	\$ 30,240	\$ 15,120	\$ 8,157	\$ 6,963
Drainage	\$ 7,000	\$ 3,500	\$ 2,875	\$ 625
Signage	\$ 5,000	\$ 2,500	\$ 4,060	\$ (1,560)

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Common Area</b>				
Landscaping	\$ 314,118	\$ 157,059	\$ 149,580	\$ 7,479
Feature Lighting	\$ 6,000	\$ 3,000	\$ 535	\$ 2,465
Irrigation	\$ 10,500	\$ 5,250	\$ 3,644	\$ 1,606
Trash Receptacles & Benches	\$ 1,000	\$ 500	\$ -	\$ 500
Plant Replacement and Bed Enhancements	\$ 9,040	\$ 4,520	\$ 1,950	\$ 2,570
Miscellaneous Common Area Services	\$ 10,700	\$ 5,350	\$ 3,955	\$ 1,395
Soccer/Ball Field Maintenance	\$ 2,000	\$ 2,000	\$ 2,845	\$ (845)
<b>Recreation Center</b>				
Pool Maintenance	\$ 18,500	\$ 9,250	\$ 6,226	\$ 3,024
Pool Cleaning	\$ 8,400	\$ 4,200	\$ 4,450	\$ (250)
Pool Permits	\$ 550	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 16,695	\$ 8,348	\$ 5,850	\$ 2,498
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 4,000	\$ 2,405	\$ 1,595
Pest Control	\$ 832	\$ 416	\$ 401	\$ 15
<b>Security</b>				
Recreation Center Access	\$ 5,000	\$ 5,000	\$ 5,005	\$ (5)
Security Guard	\$ 374,835	\$ 187,417	\$ 195,105	\$ (7,688)
Gate Repairs	\$ 15,050	\$ 7,525	\$ 9,986	\$ (2,461)
Guard House Cleaning	\$ 3,300	\$ 1,650	\$ 1,050	\$ 600
Guard House Repairs and Maintenance	\$ 3,500	\$ 1,750	\$ -	\$ 1,750
Gate Maintenance Agreement	\$ 900	\$ 900	\$ 2,060	\$ (1,160)
<b>Other</b>				
Contingency	\$ 10,000	\$ 5,000	\$ 3,716	\$ 1,284
Field Management Services	\$ 29,710	\$ 14,855	\$ 14,855	\$ (0)
<b>Total O&amp;M Expenditures</b>	<b>\$ 1,008,634</b>	<b>\$ 507,992</b>	<b>\$ 470,054</b>	<b>\$ 37,938</b>
<b>Total Expenditures</b>	<b>\$ 1,210,608</b>	<b>\$ 632,657</b>	<b>\$ 582,810</b>	<b>\$ 49,847</b>
<b><i>Other Financing Uses</i></b>				
Transfer Out - Pavement Management	\$ 67,498	\$ 67,498	\$ 67,498	\$ (0)
Transfer Out - Capital Projects	\$ 196,313	\$ 196,313	\$ 196,313	\$ (1)
<b>Total Other Financing Uses</b>	<b>\$ 263,810</b>	<b>\$ 263,810</b>	<b>\$ 263,811</b>	<b>\$ (1)</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 1,474,418</b>	<b>\$ 896,467</b>	<b>\$ 846,621</b>	<b>\$ 49,846</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 578,527</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 364,672</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 943,199</b>	

**Remington**  
**Community Development District**  
**Pavement Management Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues:</b>				
Interest Income	\$ 500	\$ 250	\$ 5,652	\$ 5,402
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 250</b>	<b>\$ 5,652</b>	<b>\$ 5,402</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 300	\$ 228	\$ 72
<b>Total Expenditures</b>	<b>\$ 600</b>	<b>\$ 300</b>	<b>\$ 228</b>	<b>\$ 72</b>
<b>Excess Revenues/Expenditures</b>	<b>\$ (100)</b>		<b>\$ 5,424</b>	
<b>Other Financing Sources:</b>				
Transfer In	\$ 67,498	\$ 67,498	\$ 67,498	\$ (0)
<b>Total Other Financing Sources</b>	<b>\$ 67,498</b>	<b>\$ 67,498</b>	<b>\$ 67,498</b>	<b>\$ (0)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 67,398</b>		<b>\$ 72,922</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 595,487</b>		<b>\$ 596,577</b>	
<b>Fund Balance - Ending</b>	<b>\$ 662,885</b>		<b>\$ 669,500</b>	

**Remington**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues:</b>				
Interest Income	\$ 50	\$ 25	\$ 4	(21)
<b>Total Revenues</b>	<b>\$ 50</b>	<b>\$ 25</b>	<b>\$ 4</b>	<b>(21)</b>
<b>Expenditures:</b>				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ -	-
Capital Outlay - Pressure Washing	\$ 10,000	\$ 10,000	\$ 19,400	(9,400)
Capital Outlay - Landscape Improvements	\$ 15,000	\$ -	\$ -	-
Capital Outlay - Sidewalk/Roadway Improvements	\$ 95,000	\$ 95,000	\$ 151,625	(56,625)
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ -	-
Capital Outlay - Street Tree Trimming	\$ 25,000	\$ 25,000	\$ 26,700	(1,700)
Contingency	\$ 600	\$ 300	\$ 228	72
<b>Total Expenditures</b>	<b>\$ 166,600</b>	<b>\$ 130,300</b>	<b>\$ 197,953</b>	<b>(67,653)</b>
<b>Excess Revenues/Expenditures</b>	<b>\$ (166,550)</b>		<b>\$ (197,950)</b>	
<b>Other Financing Sources:</b>				
Transfer In	\$ 196,313	\$ 196,313	\$ 196,313	1
<b>Total Other Financing Sources</b>	<b>\$ 196,313</b>	<b>\$ 196,313</b>	<b>\$ 196,313</b>	<b>1</b>
<b>Net Change in Fund Balance</b>	<b>\$ 29,763</b>		<b>\$ (1,637)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 37,375</b>		<b>\$ 56,733</b>	
<b>Fund Balance - Ending</b>	<b>\$ 67,138</b>		<b>\$ 55,096</b>	

**Remington**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Maintenance Assessment	\$ -	\$ 139,357	\$ 1,188,776	\$ 23,965	\$ 18,959	\$ 47,601	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,418,659
Miscellaneous Income	\$ 450	\$ 450	\$ 400	\$ 270	\$ 520	\$ 490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,580
Interest Income	\$ 260	\$ 316	\$ 358	\$ 380	\$ 1,145	\$ 1,451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,909
<b>Total Revenues</b>	<b>\$ 710</b>	<b>\$ 140,123</b>	<b>\$ 1,189,534</b>	<b>\$ 24,615</b>	<b>\$ 20,624</b>	<b>\$ 49,542</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,425,148</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisors Fees	\$ 1,000	\$ -	\$ 2,000	\$ -	\$ 1,000	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,800
FICA	\$ 77	\$ -	\$ 153	\$ -	\$ 77	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 444
Engineer	\$ 300	\$ 225	\$ 75	\$ 300	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,125
Attorney	\$ 3,366	\$ 1,941	\$ 4,209	\$ 3,948	\$ 2,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,434
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 6,181	\$ 6,181	\$ 6,181	\$ 6,181	\$ 6,181	\$ 6,181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,085
Information Technology	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 21	\$ 34	\$ 55	\$ 59	\$ 94	\$ 84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348
Insurance	\$ 42,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,523
Printing and Binding	\$ 4	\$ 6	\$ 8	\$ 8	\$ 27	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62
Newsletter	\$ 119	\$ 428	\$ 119	\$ 428	\$ 238	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,762
Legal Advertising	\$ 212	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 435
Office Supplies	\$ 1	\$ 2	\$ 1	\$ 1	\$ 2	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 85	\$ 100	\$ 107	\$ -	\$ -	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 305
<b>Total General &amp; Administrative</b>	<b>\$ 59,272</b>	<b>\$ 9,348</b>	<b>\$ 13,117</b>	<b>\$ 11,134</b>	<b>\$ 11,022</b>	<b>\$ 8,863</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 112,756</b>
<b>Operation and Maintenance</b>													
<b>Environmental</b>													
Lake Maintenance	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,590
<b>Utilities</b>													
Kissimmee Utility Authority	\$ 681	\$ 795	\$ 735	\$ 713	\$ 734	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,408
Toho Water Authority	\$ 3,151	\$ 2,646	\$ 1,845	\$ 3,532	\$ 1,872	\$ 269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,315
Orlando Utilities Commission	\$ 1,622	\$ 1,595	\$ 1,757	\$ 1,826	\$ 1,919	\$ 1,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,421
Centurylink	\$ 268	\$ 876	\$ 568	\$ 572	\$ 269	\$ 580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,133
Bright House Network	\$ 408	\$ 408	\$ 408	\$ 418	\$ 418	\$ 418	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,478
<b>Roadways</b>													
Street Sweeping	\$ -	\$ -	\$ 1,660	\$ 3,334	\$ 1,591	\$ 1,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,157
Drainage	\$ -	\$ 2,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,875
Signage	\$ 1,910	\$ 1,065	\$ -	\$ -	\$ 850	\$ 235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,060

**Remington**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Common Area</b>													
Landscaping	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 149,580
Feature Lighting	\$ -	\$ -	\$ 535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 535
Irrigation	\$ 802	\$ 773	\$ 214	\$ 274	\$ 1,255	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,644
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Replacement and Bed Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,950
Miscellaneous Common Area Services	\$ 365	\$ 960	\$ 2,105	\$ -	\$ 330	\$ 195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,955
Soccer/Ball Field Maintenance	\$ -	\$ 85	\$ 835	\$ 185	\$ 565	\$ 1,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,845
<b>Recreation Center</b>													
Pool Maintenance	\$ 442	\$ 2,367	\$ 90	\$ 777	\$ 1,398	\$ 1,152	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,226
Pool Cleaning	\$ 800	\$ 1,050	\$ 650	\$ 650	\$ 650	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,450
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 1,265	\$ 1,100	\$ 1,100	\$ 1,385	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,850
Recreation Center Repairs & Maintenance	\$ 365	\$ -	\$ 1,290	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,405
Pest Control	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 401
<b>Security</b>													
Recreation Center Access	\$ -	\$ -	\$ 1,901	\$ -	\$ 3,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,005
Security Guard	\$ 33,612	\$ 31,359	\$ 34,750	\$ 32,820	\$ 30,502	\$ 32,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,105
Gate Repairs	\$ 1,901	\$ 1,783	\$ 920	\$ 853	\$ 1,399	\$ 3,132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,986
Guard House Cleaning	\$ 200	\$ 200	\$ 250	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Guard House Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Maintenance Agreement	\$ 2,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,060
<b>Other</b>													
Contingency	\$ 3,686	\$ -	\$ -	\$ -	\$ 18	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,716
Field Management Services	\$ 2,476	\$ 2,476	\$ 2,476	\$ 2,476	\$ 2,476	\$ 2,476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,855
<b>Total O&amp;M Expenditures</b>	\$ 82,276	\$ 78,674	\$ 80,349	\$ 76,275	\$ 76,811	\$ 75,668	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 470,054
<b>Total Expenditures</b>	\$ 141,548	\$ 88,023	\$ 93,466	\$ 87,409	\$ 87,833	\$ 84,531	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 582,810
<b>Other Financing Uses</b>													
Transfer Out - Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ 67,498	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,498
Transfer Out - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ 196,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196,313
<b>Total Other Financing Uses</b>	\$ -	\$ -	\$ -	\$ -	\$ 263,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263,811
<b>Total Expenditures &amp; Other Financing Uses</b>	\$ 141,548	\$ 88,023	\$ 93,466	\$ 87,409	\$ 351,644	\$ 84,531	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 846,621
<b>Net Change in Fund Balance</b>	\$ (140,838)	\$ 52,100	\$ 1,096,068	\$ (62,794)	\$ (331,020)	\$ (34,989)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 578,527

**Remington**  
**Community Development District**  
**Special Assessment Receipts**  
**Fiscal Year 2023**

Gross Assessments \$ 1,562,139.79 \$ 1,562,139.79  
Net Assessments \$ 1,468,411.40 \$ 1,468,411.40

**ON ROLL ASSESSMENTS**

100.00% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>Total</i>
11/18/22	ACH	\$14,165.88	(\$283.30)	(\$637.83)	\$0.00	\$13,244.75	\$13,244.75	\$13,244.75
11/22/22	ACH	\$134,047.89	(\$2,681.03)	(\$5,254.63)	\$0.00	\$126,112.23	\$126,112.23	\$126,112.23
12/09/22	ACH	\$1,110,932.84	(\$22,218.70)	(\$43,548.70)	\$0.00	\$1,045,165.44	\$1,045,165.44	\$1,045,165.44
12/22/22	ACH	\$152,446.62	(\$3,048.91)	(\$5,786.89)	\$0.00	\$143,610.82	\$143,610.82	\$143,610.82
01/10/23	ACH	\$5,945.63	(\$118.93)	(\$174.77)	\$0.00	\$5,651.93	\$5,651.93	\$5,651.93
01/10/23	ACH	\$18,398.73	(\$367.96)	(\$540.86)	\$0.00	\$17,489.91	\$17,489.91	\$17,489.91
01/24/23	ACH	\$0.00	\$0.00	\$0.00	\$823.25	\$823.25	\$823.25	\$823.25
02/09/23	ACH	\$1,355.73	(\$27.11)	(\$39.85)	\$0.00	\$1,288.77	\$1,288.77	\$1,288.77
02/09/23	ACH	\$18,398.73	(\$368.00)	(\$360.54)	\$0.00	\$17,670.19	\$17,670.19	\$17,670.19
03/10/23	ACH	\$49,063.28	(\$981.27)	(\$480.79)	\$0.00	\$47,601.22	\$47,601.22	\$47,601.22
<b>TOTAL</b>		<b>\$ 1,504,755.33</b>	<b>\$ (30,095.21)</b>	<b>\$ (56,824.86)</b>	<b>\$ 823.25</b>	<b>\$ 1,418,658.51</b>	<b>\$ 1,418,658.51</b>	<b>\$ 1,418,658.51</b>

<b>96%</b>	Gross Percent Collected
<b>\$57,384.46</b>	Balance Remaining to Collect



# SECTION 3





# Osceola County Sheriff's Office

## Detail Activity Sheet

### Job Site: Remington Community Development 1300-1700

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04/13/2023	1300 Hours	Remington Blvd	Patrol: No Violations Observed	
04/13/2023	1322 Hours	Remington Blvd/Knightsbridge Blvd	Patrol: Stop Sign Violation	A5IGU3P
04/13/2023	1344Hours	Remington Blvd/Knightsbridge Blvd	Patrol: Stop Sign Violation	A5IGU4P
04/13/2023	1400 Hours	Knightsbridge Blvd, Southampton, Westmoreland Cir	Patrol: No Violations Observed	
04/13/2023	1440 Hours	Remington Blvd/Brookstone Dr	Patrol: No Violations Observed	
04/13/2023	1510Hours	Remington Blvd/Knightsbridge Blvd/Southbridge Cir	Patrol: No Violations Observed	
04/13/2023	1538 Hours	Remington Blvd and Knightsbridge Blvd	Patrol: Stop Sign/NO DL Violation	A5IGU5P/A5IGU6P
04/13/2023	1615 Hours	Remington Blvd/Knightsbridge Blvd	Patrol: Stop Sign Violation	A5IGU7P
04/13/2023	1645 Hours	Knightsbridge Blvd	Patrol: No Violations Observed	
04/13/2023	1700 Hours	Knightsbridge Blvd/Remington Blvd	Patrol: No Violations Observed	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations	5	Citations	0	Parks	4
Back-up	0	Felony	0	Written Warning	0	Written Warning	0	Schools/Library	0
Self Initiated	0	Traffic	0	Verbal Warning	0	Verbal Warning	0	Businesses	3
Reports	0	Ordinance	0					Construction	0

Name: D/S M. TAYLOR ID #: 3052 Date: 04/13/2023



**Osceola County  
Sheriff's Office**

**Detail Activity Sheet**

**Job Site: Remington Community Development 1300-1700**

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04/17/2023	1300 Hours	Remington Blvd	Patrol: No Violations Observed	
04/17/2023	1322 Hours	Remington Blvd/Knightsbridge Blvd	Patrol: No Violations Observed	
04/17/2023	1344Hours	Remington Blvd/Knightsbridge Blvd/Southbridge Cir	Patrol: No Violations Observed	
04/17/2023	1400 Hours	Knightsbridge Blvd/Southbridge Cir	Patrol: No Violations Observed	
04/17/2023	1433 Hours	Remington Blvd/Knightsbridge Blvd	Patrol: Stop Sign Violation	A5IGU9P
04/17/2023	1510Hours	Remington Blvd/Knightsbridge Blvd/Southbridge Cir	Patrol: No Violations Observed	
04/17/2023	1538 Hours	Remington Blvd and Knightsbridge Blvd	Patrol: No Violations Observed	
04/17/2023	1615 Hours	Remington Blvd/Knightsbridge Blvd	Patrol: No Violations Observed	
04/17/2023	1630 Hours	Knightsbridge Blvd/Remington Blvd	Patrol: Stop Sign Violation	A5IHJAP
04/17/2023	1700 Hours	Knightsbridge Blvd/Remington Blvd	Patrol: No Violations Observed	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations	2	Citations	0	Parks	4
Back-up	0	Felony	0	Written Warning	0	Written Warning	0	Schools/Library	0
Self Initiated	0	Traffic	0	Verbal Warning	0	Verbal Warning	0	Businesses	3
Reports	0	Ordinance	0					Construction	0

Name: D/S M. TAYLOR ID #: 3052 Date: 04/17/2023