

Remington
Community Development District

Adopted Budget
FY 2024



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Remington
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Adopted Budget FY2024
Revenues					
Maintenance Assessment	\$ 1,468,418	\$ 1,475,864	\$ -	\$ 1,475,864	\$ 1,468,418
Miscellaneous Income	\$ 5,000	\$ 53,830	\$ 1,200	\$ 55,030	\$ 5,000
Interest Income	\$ 1,000	\$ 5,881	\$ 1,800	\$ 7,681	\$ 1,000
Total Revenues	\$ 1,474,418	\$ 1,535,575	\$ 3,000	\$ 1,538,575	\$ 1,474,418
Expenditures					
<i>Administrative:</i>					
Supervisor Fees	\$ 12,000	\$ 7,600	\$ 3,000	\$ 10,600	\$ 12,000
FICA Expense	\$ 918	\$ 581	\$ 230	\$ 811	\$ 918
Engineer	\$ 18,500	\$ 2,398	\$ 3,000	\$ 5,398	\$ 15,000
Attorney	\$ 27,500	\$ 20,524	\$ 12,000	\$ 32,524	\$ 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	\$ 55,627	\$ 18,542	\$ 74,169	\$ 78,619
Information Technology	\$ 1,500	\$ 1,125	\$ 375	\$ 1,500	\$ 1,590
Website Maintenance	\$ 1,000	\$ 750	\$ 250	\$ 1,000	\$ 1,060
Telephone	\$ 80	\$ -	\$ -	\$ -	\$ 80
Postage	\$ 900	\$ 611	\$ 180	\$ 791	\$ 900
Insurance	\$ 46,781	\$ 42,523	\$ -	\$ 42,523	\$ 58,125
Printing & Binding	\$ 1,500	\$ 98	\$ 45	\$ 143	\$ 1,000
Newsletter	\$ 3,300	\$ 2,309	\$ 1,097	\$ 3,406	\$ 3,500
Legal Advertising	\$ 2,300	\$ 435	\$ 1,000	\$ 1,435	\$ 2,300
Office Supplies	\$ 250	\$ 14	\$ 6	\$ 20	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Contingency	\$ 1,500	\$ 350	\$ 114	\$ 464	\$ 1,500
Total Administrative	\$ 201,973	\$ 143,797	\$ 39,838	\$ 183,636	\$ 214,017
<i>Operations & Maintenance:</i>					
Environmental					
Lake Maintenance	\$ 18,200	\$ 11,385	\$ 3,795	\$ 15,180	\$ 18,200
Utilities					
Kissimmee Utility Authority	\$ 10,560	\$ 6,566	\$ 2,250	\$ 8,816	\$ 10,560
Toho Water Authority	\$ 56,000	\$ 19,698	\$ 12,800	\$ 32,498	\$ 45,000
Orlando Utilities Commission	\$ 19,200	\$ 15,527	\$ 4,950	\$ 20,477	\$ 21,120
CenturyLink	\$ 8,030	\$ 4,979	\$ 1,800	\$ 6,779	\$ 8,030
Spectrum	\$ 5,775	\$ 3,731	\$ 1,254	\$ 4,985	\$ 5,775
Roadways					
Street Sweeping	\$ 30,240	\$ 15,657	\$ 9,000	\$ 24,657	\$ 36,000
Drainage	\$ 7,000	\$ 2,875	\$ 3,000	\$ 5,875	\$ 7,000
Signage	\$ 5,000	\$ 8,130	\$ -	\$ 8,130	\$ 5,000

Remington
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Adopted Budget FY2024
Common Area					
Landscaping	\$ 314,118	\$ 224,370	\$ 74,790	\$ 299,160	\$ 314,118
Feature Lighting	\$ 6,000	\$ 535	\$ 3,000	\$ 3,535	\$ 6,000
Irrigation	\$ 10,500	\$ 4,395	\$ 5,000	\$ 9,395	\$ 10,500
Trash Receptacles & Benches	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Plant Replacement & Bed Enhancements	\$ 9,040	\$ 9,150	\$ -	\$ 9,150	\$ 9,500
Miscellaneous Common Area Services	\$ 10,700	\$ 5,085	\$ 2,500	\$ 7,585	\$ 10,500
Soccer/Ball Field Maintenance	\$ 2,000	\$ 3,825	\$ 500	\$ 4,325	\$ 4,000
Recreation Center					
Pool Maintenance	\$ 18,500	\$ 17,627	\$ 6,000	\$ 23,627	\$ 20,000
Pool Cleaning	\$ 8,400	\$ 6,400	\$ 1,950	\$ 8,350	\$ 8,400
Pool Permits	\$ 550	\$ 525	\$ -	\$ 525	\$ 550
Recreation Center Cleaning	\$ 16,695	\$ 9,150	\$ 6,000	\$ 15,150	\$ 16,695
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 4,795	\$ 2,000	\$ 6,795	\$ 8,000
Pest Control	\$ 832	\$ 611	\$ 216	\$ 827	\$ 900
Security					
Recreation Center Access	\$ 5,000	\$ 5,005	\$ -	\$ 5,005	\$ 5,000
Security Guard	\$ 374,835	\$ 294,820	\$ 99,000	\$ 393,820	\$ 412,714
Gate Repairs	\$ 15,050	\$ 19,235	\$ 2,250	\$ 21,485	\$ 15,050
Guard House Cleaning	\$ 3,300	\$ 1,700	\$ 1,250	\$ 2,950	\$ 3,600
Guard House Repairs & Maintenance	\$ 3,500	\$ -	\$ 2,000	\$ 2,000	\$ 3,500
Gate Maintenance Agreement	\$ 900	\$ 2,060	\$ -	\$ 2,060	\$ 2,500
Other					
Contingency	\$ 10,000	\$ 4,057	\$ 5,000	\$ 9,057	\$ 10,000
Field Management Services	\$ 29,710	\$ 22,282	\$ 7,427	\$ 29,710	\$ 31,492
Total Operations & Maintenance	\$ 1,008,634	\$ 724,177	\$ 258,232	\$ 982,409	\$ 1,050,705
Total Expenditures	\$ 1,210,608	\$ 867,974	\$ 298,071	\$ 1,166,045	\$ 1,264,722
Other Financing Uses					
Transfer Out - Pavement Management	\$ 67,498	\$ 67,498	\$ -	\$ 67,498	\$ 59,696
Transfer Out - Capital Projects	\$ 196,313	\$ 223,313	\$ 20,878	\$ 244,191	\$ 150,000
Total Other Financing Uses	\$ 263,810	\$ 290,811	\$ 20,878	\$ 311,689	\$ 209,696
Total Expenditures & Other Financing Uses	\$ 1,474,418	\$ 1,158,785	\$ 318,949	\$ 1,477,734	\$ 1,474,418
Excess Revenues/(Expenditures)	\$ -	\$ 376,790	\$ (315,949)	\$ 60,841	\$ -

	FY 2023	FY 2024
Net Assessments	\$ 1,468,418	\$ 1,468,418
Add: Discounts & Collections 6%	\$ 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.

EXPENDITURES – Operations and Maintenance
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ENVIRONMENTAL

Lake Maintenance

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

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

UTILITIES

Kissimmee Utility Authority

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

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

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
			\$45,000

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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
			\$21,120

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
Total			\$8,030

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
Total			\$5,775

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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
Total		\$314,118

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
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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
Total		\$8,400

Pool Permits

Permit fees for required occupational and pool permits.

Recreation Center Cleaning

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

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

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
Total		\$900

REMINGTON
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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	\$79.77	\$24,888
		\$412,714

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
Total		\$3,600

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
Adopted Budget
Pavement Management

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Adopted Budget FY2024
Revenues					
Carryforward Surplus	\$ 595,487	\$ 596,577	\$ -	\$ 596,577	\$ 676,664
Transfer In	\$ 67,498	\$ 67,498	\$ -	\$ 67,498	\$ 59,696
Interest Income	\$ 500	\$ 9,847	\$ 3,212	\$ 13,059	\$ 500
Total Revenues	\$ 663,485	\$ 673,923	\$ 3,212	\$ 677,135	\$ 736,860
Expenditures					
Contingency	\$ 600	\$ 357	\$ 114	\$ 471	\$ 600
Total Expenditures	\$ 600	\$ 357	\$ 114	\$ 471	\$ 600
Excess Revenues/(Expenditures)	\$ 662,885	\$ 673,566	\$ 3,098	\$ 676,664	\$ 736,260

Remington
Community Development District
Adopted Budget
Capital Projects

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Adopted Budget FY2024
Revenues					
Carryforward Surplus	\$ 37,375	\$ 56,733	\$ -	\$ 56,733	\$ 26,550
Transfer In	\$ 196,313	\$ 223,313	\$ 20,878	\$ 244,191	\$ 150,000
Interest Income	\$ 50	\$ 5	\$ 3	\$ 8	\$ 50
Total Revenues	\$ 233,738	\$ 280,051	\$ 20,881	\$ 300,932	\$ 176,600
Expenditures					
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	\$ 227,825	\$ -	\$ 227,825	\$ 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	\$ 343	\$ 114	\$ 457	\$ 600
Total Expenditures	\$ 166,600	\$ 274,268	\$ 114	\$ 274,382	\$ 176,600
Excess Revenues/(Expenditures)	\$ 67,138	\$ 5,783	\$ 20,767	\$ 26,550	\$ 0