

***Remington
Community Development District***

Agenda

October 24, 2023

AGENDA

Remington

Community Development District

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

October 17, 2023

Board of Supervisors
Remington Community
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, October 24, 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:

1. Roll Call
2. Modifications to Agenda
3. Security Report from DSI Security Services
4. Public Comment Period
5. Approval of Minutes of the September 26, 2023, Board of Supervisors Meeting
6. Consideration of Resolution 2024-01 Amending the Fiscal Year 2023 Budget
7. Discussion of Proposed Rate Increase for Security Services
8. Consideration of TPG Proposal for Holiday Light Installation
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of OCSO Reports
 - D. Field Manager's Report
10. Supervisor's Requests
11. Next Meeting Date- November 28, 2023
12. 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, **September 26, 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
Brian (Ken) Brown	Assistant Secretary
Tim Mehrlich (<i>via phone</i>)	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. A quorum was present.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: We have none.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

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

Mr. McLeod: This past month, at the Partin Settlement Road gate, we had 7,653 residents go through and 1,694 visitors. At the E. Lakeshore Boulevard gate, we had 5,492 residents and 1,141 visitors. We issued 115 citations and attempted to tow one vehicle and were not successful.

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

Mr. Mehrlich: As far as the parking goes, should I talk about that under my Supervisor's Request or under this report?

Mr. Soukup: You can do it now. Go for it.

Mr. Mehrlich: Well, 114 Westmoreland Circle is out of control again. They are on the street practically every day. It is getting worse. 112 is starting to park on the street again, which is what happened last time. Something is not right there. They have threatened or bribed the officers, because the officers are not ticketing those cars. They drive right by them. If they are being threatened, the police should be called. Is that not accurate? Should we not call the police?

Mr. McLeod: To my knowledge, there have been no threats by that particular address, 114 or 112 Westmoreland Circle. I will tell you that my officers have not been asked to stand down. I've said this before, but please understand, it takes time to go around the community. These people have moved their cars. I have seen the videos that Ms. Bowles sends in. The vehicles are definitely moving. They are playing leap frog with their vehicles.

Mr. Mehrlich: Okay, well, since we have the ability to make a street or a neighborhood a hot spot, I would ask that we make 114 Westmoreland Circle a hot spot again. Because if it takes so long to drive the neighborhoods, we need to pay attention to a hot spot because if we're not going to enforce our rule for one house, why don't we just throw all of the rules out the window. Because its blatant and it's ridiculous. We have evidence on top of evidence with Chastity's videos, at the very least. My wife calls in multiple times a week that they are always on the street and it's just not right. Ninety-nine percent of the people park where they are supposed to and security does a good job with asking them to do what they are supposed to do and we can't allow this.

Mr. Soukup: So, what would you suggest that we do? How do we make it more of a hot spot? Is there anything that we can do as far as sending a warning letter, since they have been reprimanded in the past with their parking privileges revoked?

Mr. Clark: What we did before was gather evidence of their violations and evidence that they moved cars around. It's just generally video or a security officer who watches them. If we have that, we can go back through the suspension route, which worked for a while, I guess.

Mr. Soukup: Sure.

Mr. Clark: I think what you're asking security to do, is to pay attention to the exclusion of some of the other areas. So, instead of trying to get around the whole thing, just spend some time

there. Maybe they go by and see that you are going by and figure that they are good for the night. So maybe circle back for a few minutes.

Mr. Mehrlich: I understand. Document it. Even if they do call in a car that is not supposed to be there, you are only allowed seven days on a 30-day cycle, I believe. A resident's car is only allowed 30 minutes at a time on the street. So, they are violating all of those rules. If we document it and have pictures to prove, maybe we have to start some sort of a fining process, but it's absolutely mud in our face to allow this to happen.

Mr. Soukup: Can security take pictures when they go by and say, "*Stop and take a picture*" when they are on that street, to give us the documentation we need? What's across from Westmoreland?

Mr. Scheerer: Waters Edge.

Mr. Soukup: When they go to do that, I will just do a quick whip around quickly and get a picture and not do the whole Westmoreland, but then they can go back to do it.

Mr. Scheerer: Waive the 30 minutes.

Mr. Soukup: Exactly.

Ms. Zaresk: I think that's what we did the last time.

Mr. Soukup: It is what we did.

Ms. Zaresk: To give the evidence we needed. I totally support that. These people are out of control. People should be going through their HOA to get the tools that they need to keep this under control. However, as far as we're concerned, I would agree. If 90% of the place is in compliance, then you'll sit on them. If the rest of the neighborhood comes around and says, "*Well, they haven't been here, but we have a problem that we're addressing, I get it. I know its late.*" With these people, unless we have evidence, we can't do anything. The only thing that we can do is sit on them.

Mr. Soukup: Yeah, and turn in any documentation you can to Jason.

Mr. Showe: If there is any documentation, put it in your monthly report. That way we have it.

Mr. Brown: Is it 24 hours a day?

Mr. Showe: Yes.

Mr. Brown: Are they there all night and all day?

Mr. Showe: All I can tell you is when they are there, I get the videos. That's all that I have. I don't know if they are there for just that minute. I don't know if they are there for two hours. I have no clue.

Mr. Brown: Yeah, I mean if they are switching cars, I just wonder if they're doing it 24 hours.

Mr. McLeod: The problem with the video that I'm receiving, is it is not useful.

Mr. Soukup: It needs to come from your officers.

Mr. McLeod: Exactly. I will have an officer sit there.

Mr. Jaisingh: Are these the same cars being rotated or are they running a business out of the house?

Mr. McLeod: I have no idea.

Mr. Mehrlich: There are multiple families that live there.

Mr. Soukup: Yeah.

Ms. Zaresk: Right.

Mr. McLeod: It is my understanding that these aren't even the owners.

Mr. Soukup: That is correct. They are not the owners.

Ms. Zaresk: Correct.

Mr. Mehrlich: There is a property management company that runs it.

Mr. Soukup: Yeah. If it's a property management company, we care less about it.

Mr. Showe: I think it is. We have to send them a letter.

Mr. Clark: They are slum lords.

Mr. Mehrlich: The HOA is having a meeting with property managers and landlords. I don't know whether that particular property management company will be at that meeting or not.

Mr. Soukup: Okay. That sounds like a plan.

Mr. Mehrlich: If we start fining somehow, it will certainly get somebody's attention pretty quickly.

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

Ms. Zaresk: I think we need to be clear. We can't fine them.

Mr. Soukup: No. He's talking about the HOA's efforts.

Ms. Zaresk: Oh. Okay. I'm sorry.

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

Ms. Zaresk: No. Thank you.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: That brings us to the public comment period. We have no one present, so we will close the public comment period.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the August 29, 2023, Board of Supervisors Meeting

Mr. Soukup: That brings us to the approval the minutes.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the August 29, 2023 Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Consideration of HOA Request for National Night Out

Mr. Showe: We get this request once a year. This is for October. Normally, the Board doesn't have an issue with it, but it's not something that we have authority over. So, we want to make sure that you guys are okay with it.

Mr. Soukup: Are there any questions?

Ms. Zaresk: No. We should approve it. It's a good event.

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor the request from the HOA for National Night Out was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Soukup: That brings us to Staff Reports.

Mr. Clark: We did get some additional movement for the settlement offer. Not a lot, but they came to an offer of \$100,000. There's not a lot more there. What I'm going to recommend is that you authorize me to settle with them. Let me back up and tell you what \$100,000 means. \$100,000 means that they will also contribute \$4,000 to \$4,500 for our attorney's fees that we

spent, which is almost everything, not quite, but it's pretty close. They also agreed to pay what we spent on the engineer, which he estimates to be about \$1,500 as a professional consultant.

Mr. Soukup: Okay.

Mr. Clark: So that's the monetary package that comes back to the District. I think that I can get a little bit more, but I don't want to spend \$1,500 more to get \$5,000 more.

Mr. Soukup: Right.

Mr. Clark: I have better things to do.

Mr. Soukup: Right.

Mr. Clark: So, I think if you authorize me to accept their offer as a minimum, I will see what I can get and close it out, because the most fun in the world is to negotiate things like this.

Mr. Soukup: Yeah.

Mr. Clark: So, let me go back and see if we can push it another \$1,500, but let's go ahead and close this out.

Mr. Soukup: Do you need a motion?

Mr. Clark: Yes. The motion would be to agree to settle the Partin Settlement Road right-of-way litigation with Osceola County for not less than \$100,000 plus statutory attorney's fees and engineering costs of \$1,500.

<p>Mr. Brown MOVED to agree to settle the Partin Settlement Road right-of-way litigation with Osceola County for not less than \$100,000 plus statutory attorney's fees and engineering costs of \$1,500 and Ms. Zaresk seconded the motion.</p>
--

Mr. Brown: Before we vote, I just had a question. What did we start at? \$58,000 or \$68,000?

Mr. Clark: No. We started at \$88,000.

Mr. Soukup: Oh. Not bad.

Mr. Clark: I tried to get more, but it is sitting in an escrow account right now. We can get that out of escrow.

On VOICE VOTE with all in favor the agreement to settle the Partin Settlement Road right-of-way litigation with Osceola County for not less than \$100,000 plus statutory attorney's fees and engineering costs of \$1,500 was approved.

Mr. Clark: Let me see if I can close it out.

Mr. Soukup: Sure.

B. Engineer

Mr. Soukup: Pete?

Mr. Glasscock: We almost completed the work on the speed humps. They put the arrows on the wrong road.

Mr. Jaisingh: Oh no. Maybe that makes them slow down twice.

Mr. Glasscock: I called them before the meeting and said, "*What did you do there? It's supposed to show them in each direction what to do.*" So, they are going to fix it. Somehow, they think it's a parallel two-way road. I said, "*You're out of your damn mind.*" I used more colorful language. Anyway, they will come out tomorrow to fix it. They will make that right. Jason, I don't know if you or Alan want me to bring up that one of the resident's was talking to the county about the new trail and the site distance.

Mr. Showe: Yes.

Mr. Glasscock: I didn't really know what he was talking about, but I did some quick measurements on Google Maps and then went out there today. You guys do not have a site problem. If a resident was to push it, the only site plan would be on the county's end because your stop bar is the last thing on your property. It's before the bike path. I would be surprised if there was not a stop sign for the bicyclists or whatever they call it, a multi-use trail. I would be surprised if they didn't have it coming across Remington Boulevard. I would put it there if I designed it. Yeah, I looked at the FDOT standards and there is no site triangle issue there.

Mr. Soukup: Okay.

Mr. Brown: Was that just because of the trees?

Mr. Showe: I think it was because on the CDD side, there were concerns about the hedges in our median. So, when you go out, there's a gazebo and then there are some hedges that go out

towards the road. There were some concerns about the site distance from the bicyclists through the hedges to the vehicles.

Mr. Glasscock: A site triangle does not give right-of-way to bicyclists, pedestrians or anything else. Those stop bars are for where you are supposed to stop there and make sure that no one is coming. The site triangles are supposed to show traffic either direction. They are just a little shorter from this side than the other. I went out there and stopped at the stop bar where you are supposed to, exactly where you are supposed to and I looked down. It was just like they showed on the maps.

Mr. Brown: They didn't change, did it?

Mr. Showe: No.

Mr. Brown: They didn't change any of that.

Mr. Glasscock: No. I think this guy was worried about driving down the multi-use trail. They are going to allow motorized vehicles, I believe. I filmed that. They definitely need to put a stop sign there.

Mr. Brown: Yeah. I've already seen some cars on it.

Mr. Glasscock: Yeah. Anyway, there was no issue.

Ms. Zaresk: In talking to those guys, did you get any indication? I know when we got all of this way back when, when we seeded that property, we didn't have those. Was there any indication that there was going to be any kind of a guard rail or anything in between the road and the path?

Mr. Glasscock: No. There will not be.

Ms. Zaresk: There will not be.

Mr. Glasscock: Only if it abuts up to it. If there's a raised curb, then it won't be. If there's no raised curb, there might be. I looked at the plans and it's not ours.

Ms. Zaresk: Yeah, I know.

Mr. Glasscock: That's the general rule, if there's a raised curb there, which I did notice but generally, if this abuts up to it, there is raised curbing.

Ms. Zaresk: Okay.

Mr. Soukup: Is there anything else, Pete?

Mr. Glasscock: No. That's all I have unless you have any questions.

C. District Manager’s Report

i. Approval of Check Register

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

Mr. Showe: Sure. We have the approval of the Check Register. In your General Fund, we have Checks #7112 through #7131, Check #37 from the Pavement Management Fund and Check #121 from the Capital Projects Fund for a total amount of \$257,139.65. Both Alan and I can answer questions or a motion to approve.

Mr. Soukup: Are there any questions regarding the Check Register? Hearing none,

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the August 19, 2023 through September 15, 2023 Check Register in the amount of \$257,139.65 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Next is the Balance Sheet and Income Statement. No action is required from the Board. We are doing a little better than budget to actuals, so we are in great shape there. You are 100% collected on your assessments.

iii. Presentation of OCSO Reports

Mr. Showe: We also presented all of the reports that we get from the Osceola County Sheriff’s Office.

D. Field Manager’s Report

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

Mr. Scheerer: The Amenity Center is in pretty good shape; however, we did have an attempted break in to the building last Friday about 12:10 a.m.

Ms. Zaresk: This building?

Mr. Scheerer: This building. You probably don’t know this, but there is a door that goes from the Fitness Center to the kiddie pool. I received an email about 4:00 a.m. from security. After doing some rounds, they came into the building and noticed that the plexiglass was broken, as these are plexiglass doors. The other one by the pool is plexiglass as well. So, I got out here about 6:15 a.m. and took a tour of the property. I took a bunch of pictures and talked with Jason. DSI responded pretty early too. Bill showed up real early in the morning. We notified the Sheriff’s

Office and they came out. We do have a case number. I checked the video and did spot an individual that jumped the fence back by the playground and into the kiddie pool. I couldn't tell who it was because it was 12:05 a.m., but it looked like it was the individual that tried to break into the fence. Nothing was taken. We did have to order two new doors. We are going to replace that door as well as this one at the same time. The Sheriff's Office is sending me a link so I can upload the video. The suspect jumped back over the fence at about the same location and just walked the fence line. I lost him because it got dark. We only have one camera that is up at the far pole from the swimming pool in the back left corner. That is what picked everything up. Anyway, that was the excitement for last Friday morning.

Mr. Soukup: Where does that lead to, over the fence?

Mr. Scheerer: It just goes back behind the woods, the tennis court, the basketball court and baseball field.

Mr. Soukup: Does it come out by the school?

Mr. Scheerer: You can walk through the parking lot and get out onto Remington Boulevard. I was kind of hoping the individual came in this way, because I have a camera that faces the gate for the playground, but on this one, we have one camera in this corner facing this way and one camera in this corner facing the other way. I'm trying to figure out if I can see the door or see the damage. We ended up seeing the damage from the inside camera, which is facing the Fitness Center. Everything is kind of askew when you are coming to look, but we were able to pinpoint it. The Sheriff's Office is sending me a link so I can upload the video. I have the video saved on a USB drive. Anyway, if you see plywood on the door, that is the reason why. Other than that, the Fitness Center is in good shape. The pool is in good shape. The emergency phone was tested and is working fine. I changed all of the A/C filters and cleaned the filters in the gates. We did have to replace one of the cameras on the Partin Settlement Road side that got hit. I found the truck that did it, but I could not get the license plate because they hit the license plate camera when they went through.

Mr. Soukup: There's no front plate.

Mr. Scheerer: There's no front plate. That camera has been replaced. It's been an exciting week or two. We did have an issue with the exit gate at Partin Settlement Road. Maybe somebody hit it. When that happens, the gates usually stay up. ACT responded and reset everything to make sure that it was working properly. I continue to meet with REW on a regular basis. One of the

things that the Board asked us about doing is a single mulch per year as opposed to three pine straws per year. We are going to be changing over to ground cypress mulch for all of the common area landscaping. We will have to see what kind of adjustment we can get from REW on our bills. So instead of doing three applications of pine straw, we are going to do one. We had an earlier conversation. We got permission to roll the tape from our walla board. It's been certified okay. We had it inspected. Jason sent the information over to the insurance. As everybody knows, somebody fell off of the walla board. We have two inlets that we are working on that I'm trying to get cleared. It's at the far end of the flow, so we're going to have to go from inlet to inlet to manhole to inlet. There is one just outside of Hawk's Nest that we are working on. We are at the end of the tree trimming that you authorized \$25,000 per year for the last three years. The last three communities, Crown Ridge, Owenshire and Brookstone are the last three of the street trees between the sidewalk and curb. REW, I believe, is going to have the tree crew here for maybe 30 to 60 days. They are going to do all of the contract tree work as well at the same time. They will trim Oak and Palm trees, not the little Robillini Palms or the trees in front of resident's homes. So that's getting ready to happen. We are going to be preparing for the holidays, pressure washing, cleanup, getting things ready towards the end of the year. With that, I can try to answer any questions.

Mr. Soukup: Are there any questions?

Mr. Jaisingh: Yes. What is going on with the Farrington house?

Mr. Soukup: I was going to wait until everything else was done. Everyone except me, received this email from Mr. Miller. It was forwarded to me. If you were here last month, actually if we go back in time, four or five months, Mrs. Patrick and her husband showed up at a meeting and requested that the CDD do something about the tree roots that were coming out of the easement, into her property. So, John with REW and I met with Mr. and Mrs. Patrick. We ended up spending some good quality time with them. She gave us all of the direction that we wanted; what they wanted us to do and how they wanted us to handle it and we did everything she asked us to do. I believe Pam mentioned that she showed up a few meetings later saying that everything looked pretty good. We took care of everything, so I don't know where the email from Mr. Miller is coming from. Last month, he sent a similar email, which was discussed by this Board. Again, I hadn't spoken to Mrs. Patrick, because she normally calls me, but two weeks after the meeting, I did have a conversation with Mrs. Patrick. She called me and said that her husband was ill. He had a heart attack or something like that and they had a lot of leaves collecting in the gutter because

we were not trimming the tree off of her sidewalk. As the Board understands, we typically do not trim trees that come out of our easement onto other people's property. There is a thing called, "*Air rights*," where residents have the right to go ahead and trim that up, but I guess she went ahead and had somebody come and trim it up. So, after about 15 minutes on the phone, I just said, "*Mrs. Patrick, what is it that you want from the CDD?*" She said, "*I just want you to keep the trees trimmed.*" I said, "*Well, you know, we can't go onto your property, but we will take care of everything when we do the trees once a year.*" But today, I saw this email saying that we did absolutely nothing. I don't know how he would know that because he was not part of the original meeting.

Mr. Jaisingh: Right.

Mr. Scheerer: He may have been in the audience during the original request, but Mr. Miller was not part of the original meeting with Mr. and Mrs. Patrick, REW and myself, but we'll do whatever we need to do to try to mitigate this problem. It was never suggested what is in the email, which I have in front of me, that she wanted all of the landscaping removed and replaced with sod. That was never a request. I will put that on record right now. If Mrs. Patrick is saying that and Mr. Miller is a conduit to get it to us, that is whole other story. I would be happy to talk to Mrs. Patrick. Obviously, we sympathize with the issue with her husband. We don't want anything to happen there. The pictures that he sent are from the brick monuments. There is a totally different plant in Westmoreland and Hawks Nest and Harwood and Waters Edge and all of these other places. I don't know why they put a mismatch of Palms when we're using shrubs and Oaks in the middle of this area. I looked at it as some type of a screen for the golf cart traffic that go by the Patricks' home, but at this point, what he said in here, is wrong and we'll take whatever direction Mrs. Patrick would like us to take and bring it back to you or if the Board wants me to confirm with her that she wants it gone completely, we can do that. We are going through a new budget cycle next week and I would hate to spend that money doing just that. I'm just not sure what direction to go in.

Mr. Jaisingh: What is Mr. Miller's relationship to Mrs. Patrick?

Mr. Soukup: He's on the HOA Board.

Mr. Jaisingh: What is his affiliation with the HOA?

Ms. Zaresk: I don't know.

Mr. Soukup: I have no idea, but he's on the Board.

Mr. Jaisingh: We have to find out if he's being used as a conduit to communicate with the CDD.

Mr. Scheerer: Mrs. Patrick lives in Farrington. Mr. Miller lives in Somerset. If the Board recalls, we had a resident ask us to remove five Pine trees about a year ago because pine needles were dropping. This Board said the same thing, "*There are air rights and we're not going to take the trees down.*" We'll do whatever is asked of us from this Board.

Ms. Zaresk: I will just go on record right now as saying that we shouldn't do anything until we have something in writing from Mrs. Patrick.

Mr. Soukup: An email in writing.

Ms. Zaresk: When somebody is stressed out, like maybe she is because of this situation, I think we have to protect ourselves. If she wants something done and somebody wants to help her write it, that's fine, but I am not comfortable making a decision based upon a conversation for your sake as well as ours.

Mr. Jaisingh: So, we're okay with him contacting her to discuss it and leave it at that?

Ms. Zaresk: Absolutely. But I think it's important that she understand that we need to have something definitive in writing from her.

Mr. Jaisingh: The fact that once that's done, I'm assuming she's going to have more noise in her house.

Mr. Showe: She's going to have to meet with REW to go over all of that.

Mr. Jaisingh: That might be the solution, to have a meeting with her directly. The letter I read is based on his perception.

Mr. Brown: I wouldn't mind taking that a step further, that you have in writing what she wants done and if we do it, we get in writing that we did what she asked. Tell her, "*We need a document from you saying that we have done everything you asked,*" so he can't come back and say, "*No, you didn't do any of it.*" Yeah, we did. She said that we did.

Mr. Soukup: I think our response to Mr. Miller needs to very clear that we are in contact directly with her and this isn't an issue.

Mr. Jaisingh: Okay.

Mr. Showe: I will be involved in that too.

Mr. Soukup: Absolutely.

Ms. Zaresk: Yeah.

Mr. Scheerer: Please understand, we did everything Mrs. Patrick asked of us.

Mr. Soukup: Absolutely.

Mr. Jaisingh: I was here when she made that request. She didn't sign anything. That's why I'm saying that it's based on a third-parties perception. So, we need to clarify with her personally.

Mr. Scheerer: She was very stressed.

Mr. Jaisingh: I understand.

Mr. Scheerer: The medical event happened right before this conversation started happening.

Mr. Jaisingh: Of course.

Mr. Scheerer: I've been very sympathetic with Mrs. Patrick.

Mr. Soukup: Absolutely and we appreciate that.

Mr. Scheerer: Okay. We'll do that. Thank you.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

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

Ms. Zaresk: I have nothing.

Mr. Soukup: Mr. Jaisingh?

Mr. Jaisingh: I suggest that we take a look at the entrance at the Partin Settlement Road side. Its pitted. There are a bunch of potholes out there as you come in the entrance. That needs to get filled.

Mr. Scheerer: Do you mean the asphalt?

Mr. Jaisingh: Yeah.

Mr. Glasscock: I have looked at that. I will look at it again because it was 2008 when we did Remington Boulevard, which was 15 years ago.

Mr. Clark: I noticed that on the way in.

Mr. Glasscock: You're getting it at the end of the cycle. I think you can Band-Aid it for a few more years, if you want to.

Mr. Brown: Where is it?

Mr. Glasscock: There is one right over here at Oakview on the right. Then you can skip this hump to the two humps on the side of this one, which look a little rough. The very first hump as you are coming off of E. Lakeshore Boulevard, we need to have some brickwork there.

Knightsbridge is the same way, coming off of that speed hump. For whatever reason, we redid the speed humps initially because they were shoving and we went back there and redid it 100 feet out. We put a binder in and that seemed to have done very well. I would suggest that anytime we put in a speed hump from here on out, we do a binder.

Mr. Soukup: Yeah.

Mr. Glasscock: The back part of that binder can shift from pothole use, but it is much more resistant to shoving, where it looks like it's moving. Let me look at it again. I don't think you're in the immediate window where you need to do anything because it's the first lift. I think we might be able to get in here and just to do a little patchwork.

Mr. Soukup: Okay.

Mr. Glasscock: You guys have a beautiful community. I went through all of the neighborhoods. There are a couple of spots that are lifted from trees. Remington Boulevard gets a lot of traffic and odd movements with the speed humps. When we do get into that cycle, I will probably put those two roads first. How we cycled it last year, we did Knightsbridge, because those speed humps were definitely ones that were the most stressed.

Mr. Soukup: Okay.

Mr. Brown: There's one at the entrance.

Mr. Jaisingh: Coming in at the entrance there are some potholes. He addressed that.

Mr. Brown: Okay. I was just thinking if we do something there, it should be not too much because it's going to be pulling up. Isn't it?

Mr. Jaisingh: Yes.

Mr. Glasscock: Are you talking about off of Partin Settlement Road?

Mr. Brown: Right.

Mr. Glasscock: I think you're talking about the one closer to the guardhouse.

Mr. Jaisingh: Yeah.

Mr. Glasscock: There are a couple of places where the pavement appears to be settling, causing potholes. If I see those, I usually try to stop them because usually there is a joint failure.

Mr. Brown: Right.

Mr. Glasscock: So, you have a little bit of washout in there and over time, it settles.

Mr. Jaisingh: Once those rocks get off the pavement, it forms a pothole and they multiply before you know it.

Mr. Glasscock: They are all on the final lift of asphalt, which is what it is designed to do anyway. Let me look at it this next month and I'll come back with a recommendation. My gut is that we do some patchwork for a year. That would put us right into the cycle of needing to resurface the roads. I don't think we need to advance the timeframe as of yet, but I would like to take a closer look at it.

Mr. Soukup: Sounds good. Okay. Mr. Brown?

Mr. Brown: I don't have anything. The place looks good.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: First of all, I'd like to apologize for not being there in person. I take this position very seriously and I try very hard to make arrangements to be there. Sometimes it doesn't always work and I apologize for that. I know that we're talking thousands of dollars and I hope Alan is sitting down, but I look at some of those invoices from the contractor that is doing work for us. They did in fact charge us over \$300 to replace two basketball nets and tighten a volleyball net. I don't want to dive into it too much, but it does look to me like they also charged well over \$1,000 to remove and replace a commercial toilet. I don't want to take away from the work that they are doing, but I just feel like they need to tap the breaks a little bit. I don't know if you guys think that's excessive or not.

Mr. Soukup: Tim, can you email the invoice numbers?

Mr. Scheerer: I have them.

Mr. Soukup: We have the invoice numbers and we can take a deeper look at them.

Mr. Scheerer: I've already spoken with the vendor. We'll see if we can't tie this up.

Mr. Mehrlich: Another thing, Alan, you never got back to me. What was the response from the street sweeper? The street sweeper told me that he was told not to do the cul-de-sacs. The last response from you was, "*I'll handle this.*" What did you handle?

Mr. Scheerer: They asked me to send them a map, so I sent them a map of the entire community. I don't foresee that being a problem. I'm sorry for not getting back to you on that. I was waiting to hear from them and I just received a response today. I also sent them a breakout of those little cul-de-sacs in Westmoreland and some of the other communities, to make sure that they get those as well. But their contract has a map in it. They do everything, not just the main streets. So, the guy as wrong.

Mr. Mehrlich: Did the guy just make that up?

Mr. Scheerer: I don't know. He hasn't told me what his conversation was with the driver. I spoke to the Operations Manager for Street Sweeping Corporation and it shouldn't be a problem. That's the first time that I ever heard of that in all of the years that I've been here.

Mr. Mehrlich: Well, when they missed the cul-de-sac repeatedly and then you get that response from the driver, it just makes you wonder sometimes.

Mr. Scheerer: Yeah.

Mr. Mehrlich: I wasn't stalking the guy. I just happened to drive by while he was dumping.

Mr. Scheerer: Sure.

Mr. Mehrlich: It amazes me, while the short time that the dumpster is there, there are more furniture than there is street sweeping debris.

Mr. Scheerer: Yeah, because they leave it there. As soon as they lay it down there, it's like a magnet, everybody dumps all of their garbage. The next time they send me an email when they sweep, I'll try to be out there. I usually get an email the day before they sweep.

Mr. Mehrlich: I got you. Thank you. Again, I apologize for not being there.

Mr. Soukup: No problem.

Ms. Zaresk: I have two comments, not requests. We don't need cleanup. We are having our HOA do it. Secondly, just for everybody's edification, we put in cameras at Club Villas. I'm sharing that with you all, so if there are incidents, we have a camera right at the front gate now. It should be on our property.

Mr. Soukup: Cool.

Ms. Zaresk: I just wanted to make you all aware of that in the event there is some incident. We put in cameras at the front gate. We also put them at our pool because we had some issues with people going in at night. The ones at the pool also focus on the walk through at the end of the service road for the golf course, because there was concern with additional traffic, that people would discover it. I just wanted to make you all aware of that, if for some reason we needed footage, they are in place.

Mr. Soukup: Okay.

NINTH ORDER OF BUSINESS

Next Meeting Date – October 24, 2023

Mr. Soukup: Our next meeting is set for Tuesday, October 24, 2023.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT APPROVING AN AMENDEDMENT TO THE GENERAL FUND BUDGET FOR FISCAL YEAR 2023 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution 2022-07 the Remington Community Development District Board of Supervisors (the “Board”) adopted a General Fund Budget for Fiscal Year 2023; and

WHEREAS, the Board desires to amend the budgeted revenues and expenditures approved for Fiscal Year 2023.

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

1. The General Fund Budget for Fiscal Year 2023 is hereby amended and restated as set forth on the Fiscal Year 2023 Budget attached hereto as “**Exhibit A**”.
2. This Resolution shall take effect immediately upon adoption and be reflected in the monthly and Fiscal Year End 9/30/2023 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED THIS 24TH DAY OF OCTOBER, 2023.

ATTEST:

**BOARD OF SUPERVISORS OF
THE REMINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____

Its:_____

Remington
Community Development District

Amended Budget
FY 2023



Table of Contents

1-2 General Fund

3 Capital Projects Fund

Remington
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2023	Increase / (Decrease)	Amended Budget FY2023	Projected Thru 9/30/23
Revenues				
Maintenance Assessment	\$ 1,468,418	\$ 7,499	\$ 1,475,917	\$ 1,475,917
Miscellaneous Income	\$ 5,000	\$ 50,470	\$ 55,470	\$ 55,470
Interest Income	\$ 1,000	\$ 7,206	\$ 8,206	\$ 8,206
Total Revenues	\$ 1,474,418	\$ 65,176	\$ 1,539,594	\$ 1,539,594
Expenditures				
<i>Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ -	\$ 12,000	\$ 11,400
FICA Expense	\$ 918	\$ -	\$ 918	\$ 872
Engineer	\$ 18,500	\$ (4,500)	\$ 14,000	\$ 12,917
Attorney	\$ 27,500	\$ -	\$ 27,500	\$ 25,198
Annual Audit	\$ 3,600	\$ (600)	\$ 3,000	\$ 2,850
Assessment Administration	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Property Appraiser Fee	\$ 1,000	\$ -	\$ 1,000	\$ 827
Management Fees	\$ 74,169	\$ -	\$ 74,169	\$ 74,169
Information Technology	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
Website Maintenance	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Telephone	\$ 80	\$ -	\$ 80	\$ -
Postage	\$ 900	\$ -	\$ 900	\$ 883
Insurance	\$ 46,781	\$ (4,258)	\$ 42,523	\$ 42,523
Printing & Binding	\$ 1,500	\$ (280)	\$ 1,221	\$ 104
Newsletter	\$ 3,300	\$ -	\$ 3,300	\$ 3,166
Legal Advertising	\$ 2,300	\$ -	\$ 2,300	\$ 935
Office Supplies	\$ 250	\$ -	\$ 250	\$ 18
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 175	\$ 175
Administrative Contingency	\$ 1,500	\$ -	\$ 1,500	\$ 456
Total Administrative	\$ 201,973	\$ (9,638)	\$ 192,336	\$ 183,993
<i>Operations & Maintenance:</i>				
Environmental				
Lake Maintenance	\$ 18,200	\$ -	\$ 18,200	\$ 15,180
Utilities				
Kissimmee Utility Authority	\$ 10,560	\$ -	\$ 10,560	\$ 8,374
Toho Water Authority	\$ 56,000	\$ -	\$ 56,000	\$ 26,721
Orlando Utilities Commission	\$ 19,200	\$ 2,800	\$ 22,000	\$ 20,489
CenturyLink	\$ 8,030	\$ -	\$ 8,030	\$ 6,696
Spectrum	\$ 5,775	\$ -	\$ 5,775	\$ 4,985
Roadways				
Street Sweeping	\$ 30,240	\$ -	\$ 30,240	\$ 24,657
Drainage	\$ 7,000	\$ 3,000	\$ 10,000	\$ 9,625
Signage	\$ 5,000	\$ 5,000	\$ 10,000	\$ 9,947

Remington
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2023	Increase / (Decrease)	Amended Budget FY2023	Projected Thru 9/30/23
Common Area				
Landscaping	\$ 314,118	\$ (14,118)	\$ 300,000	\$ 299,160
Feature Lighting	\$ 6,000	\$ (3,000)	\$ 3,000	\$ 2,535
Irrigation	\$ 10,500	\$ (3,000)	\$ 7,500	\$ 7,287
Trash Receptacles & Benches	\$ 1,000	\$ -	\$ 1,000	\$ 750
Plant Replacement & Bed Enhancements	\$ 9,040	\$ 5,960	\$ 15,000	\$ 14,750
Miscellaneous Common Area Services	\$ 10,700	\$ 300	\$ 11,000	\$ 10,490
Soccer/Ball Field Maintenance	\$ 2,000	\$ 2,500	\$ 4,500	\$ 4,440
Recreation Center				
Pool Maintenance	\$ 18,500	\$ 7,500	\$ 26,000	\$ 25,117
Pool Cleaning	\$ 8,400	\$ 600	\$ 9,000	\$ 8,450
Pool Permits	\$ 550	\$ -	\$ 550	\$ 525
Recreation Center Cleaning	\$ 16,695	\$ -	\$ 16,695	\$ 15,404
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 4,000	\$ 12,000	\$ 11,770
Pest Control	\$ 832	\$ 168	\$ 1,000	\$ 827
Security				
Recreation Center Access	\$ 5,000	\$ 500	\$ 5,500	\$ 5,005
Security Guard	\$ 374,835	\$ 20,165	\$ 395,000	\$ 394,259
Gate Repairs	\$ 15,050	\$ 17,950	\$ 33,000	\$ 32,749
Guard House Cleaning	\$ 3,300	\$ (300)	\$ 3,000	\$ 2,600
Guard House Repairs & Maintenance	\$ 3,500	\$ (1,500)	\$ 2,000	\$ 1,745
Gate Maintenance Agreement	\$ 900	\$ 1,600	\$ 2,500	\$ 2,060
Other				
Contingency	\$ 10,000	\$ (4,000)	\$ 6,000	\$ 5,440
Field Management Services	\$ 29,710	\$ -	\$ 29,710	\$ 29,710
Total Operations & Maintenance	\$ 1,008,634	\$ 46,126	\$ 1,054,760	\$ 1,001,747
Total Expenditures	\$ 1,210,608	\$ 36,488	\$ 1,247,096	\$ 1,185,740
Other Financing Uses				
Transfer Out - Pavement Management	\$ 67,498	\$ -	\$ 67,498	\$ 67,498
Transfer Out - Capital Projects	\$ 196,313	\$ 28,688	\$ 225,000	\$ 223,313
Total Other Financing Uses	\$ 263,810	\$ 28,688	\$ 292,498	\$ 290,811
Total Expenditures & Other Financing Uses	\$ 1,474,418	\$ 65,176	\$ 1,539,594	\$ 1,476,551
Excess Revenues/(Expenditures)	\$ -	\$ 0	\$ 0	\$ 63,043

Remington
Community Development District
Amended Budget
Capital Projects

Description	Adopted Budget FY2023	Increase / (Decrease)	Amended Budget FY2023	Projected Thru 9/30/23
Revenues				
Carryforward Surplus	\$ 37,375	\$ 19,357	\$ 56,733	\$ 56,733
Transfer In	\$ 196,313	\$ 27,001	\$ 223,313	\$ 223,313
Interest Income	\$ 50	\$ (45)	\$ 5	\$ 5
Total Revenues	\$ 233,738	\$ 46,313	\$ 280,051	\$ 280,051
Expenditures				
Capital Outlay - Fitness Equipment	\$ 10,000	\$ (10,000)	\$ -	\$ -
Capital Outlay - Pressure Washing	\$ 10,000	\$ 9,400	\$ 19,400	\$ 19,400
Capital Outlay - Landscape	\$ 15,000	\$ (11,400)	\$ 3,600	\$ 3,600
Capital Outlay - Sidewalk/Road Improvement	\$ 95,000	\$ 134,325	\$ 229,325	\$ 229,325
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ (11,000)	\$ -	\$ -
Capital Outlay - Street Tree Trimming	\$ 25,000	\$ 1,700	\$ 26,700	\$ 26,700
Contingency	\$ 600	\$ -	\$ 600	\$ 457
Total Expenditures	\$ 166,600	\$ 113,025	\$ 279,625	\$ 279,482
Excess Revenues/(Expenditures)	\$ 67,138	\$ (66,712)	\$ 426	\$ 569

SECTION VII

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

\$ 25.96 per hour

\$ 135,355.44 Annual Cost (52.14 weeks per year)

\$ 38.94 per hour on holidays

\$ 23.75 per hour for any Additional Officers Needed BEYOND CONTRACTED 100 HOURS PER WEEK – HOLIDAYS @ \$35.63 PER HOUR

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

- ROVING PATROL RATE INCLUDES PATROL VEHICLE, MAINTENANCE AND INSURANCE
- RATES INCLUDE A SMART PHONE
- FUEL WILL BE DIRECT BILLED AT ACTUAL USAGE MONTHLY – DEDICATED FUEL CARD
- TRACK-TIK GUARD TOUR SYSTEM WITH SMART PHONE WILL BE DIRECT BILLED SEPARATELY AT \$150/M

SECTION VIII



TPG Lighting

TPG Lighting, LLC

Remington CDD
2651 Remington Blvd
Kissimmee, FL 34744

☎ (321) 624-9017
✉ tmehrlichcdd@gmail.com

ESTIMATE	#348
ESTIMATE DATE	Oct 5, 2023
TOTAL	\$3,862.80

CONTACT US

P.O. Box 471126
Lake Monroe, FL 32747

☎ (407) 413-0442
✉ tpglighting@gmail.com

ESTIMATE

Services	qty	amount
Lighting - Holidays - 3001 Mini Lights (Per Strand) Partin Settlement Entrance: Wrapping the canopy of the Ligustrum behind the sign in warm white mini lights.	10.0	\$333.00
Lighting - Holidays - 3001 Mini Lights (Per Strand) Partin Settlement Entrance: Wrapping the bushes on either side of the sign as shown in the rendering in warm white mini lights.	40.0	\$1,332.00
Lighting - Holidays - 3001 Mini Lights (Per Strand) Lakeshore Entrance: Wrapping the trunks of the 22 Robellini palms at both entrance signs in warm white mini lights.	66.0	\$2,197.80

Lighting - Holiday Lighting Disclaimers

By Approving this Quote, the Client Agrees to the Following Holiday Lighting Disclaimers:

- A non-refundable 50% deposit and the completion and return of the information packet questionnaire after approval is required before product is ordered and the project can be placed on the schedule.
- There are discounts available for customers who sign up for a 3-year service agreement. This discount varies on the type of job, so simply ask and we will be happy to provide you with the available discount!
- This is a leasing agreement in which the contractor owns all decorations which are leased to the client during the holiday season (Unless otherwise explicitly agreed).

- TPG Lighting is responsible for providing the decorations, labor, installation, maintenance, removal, and storage of the decorations at the end of the season (Unless otherwise specified).

- For all customer-owned product that is stored on the Client's behalf, if 12 months have passed since the last time it was used and has not been picked up by the Client or an authorized representative, the ownership of the product reverts to TPG Lighting.

- All landscaping such as trees and bushes that we are decorating must be trimmed to the standards identified on the questionnaire prior to the agreed-upon installation date above. If the landscaping is not trimmed when we arrive after the earliest date on page 1 of the questionnaire, there will be a \$250 fee to come back after the landscape trimming has been completed.

- For any electrical work performed by a licensed electrician that TPG Lighting orchestrates on behalf of the client, we will pay the invoice and the client will reimburse TPG Lighting for the cost plus 20% of the electrical invoice. If the property wants to use their electrician, we will identify where outlets are needed, and it is the responsibility of the client to install the outlets before we arrive to install decorations and to keep them operational during the season.

- We will affix permanent studs for hanging decorations when necessary.

- It is the responsibility of the client to inform TPG Lighting of any lighting outages along with a description of the issue and a photo texted/emailed to us. Texting is preferred. Diagnosis and repair will take place within 24-48 hours. Our textable phone number is 407-413-0442. Our email is TPGLighting@gmail.com.

- The Maintenance phone and email will be monitored from 7 AM to 8 PM daily. If any requests are received after 8 PM, we will respond the next business day.

- Any damage or theft of our decorations that is not part of normal wear and tear or from acts of God will be billed to the client with a \$250 trip charge plus material cost. Feel free to seek reimbursement from the party responsible for the damage or theft.

- Black-out dates that no maintenance will be performed are Thanksgiving Day, Christmas Eve (After 12:00 Noon), Christmas Day, New Year's Eve (After 12:00 Noon), and New Year's Day.

- Any locks that are present on outlets that need to be used for a power source will be cut off if not removed prior to our arrival.

- Irrigation schedules around our decorations must be changed and set to run between the hours of 8 AM and 3 PM. Our lights are water-resistant but when they are on, active watering can cause GFIs or breakers to trip.

- No person outside of TPG Lighting may tamper with the lights, timers, or electrical cords related to the project.

- Lighting installations, maintenance, and take-down will be scheduled in accordance with the property questionnaire that is required to be filled out by the client before the job is scheduled. We will diligently strive to meet the requirements based on the answers of the questionnaire.

Services subtotal: \$3,862.80

Subtotal \$3,862.80

Total \$3,862.80

Thank you for the opportunity to do business with you!

With our customers, we've earned a reputation of excellent service and look forward to showing you that it is well-deserved. We sincerely appreciate and value your business and look forward to a relationship that lasts a lifetime.

Welcome to the TPG Lighting family!



TPG Lighting

TPG Lighting, LLC

Remington CDD
2651 Remington Blvd
Kissimmee, FL 34744

☎ (321) 624-9017
✉ tmehrlichcdd@gmail.com

ESTIMATE	#347
ESTIMATE DATE	Oct 5, 2023
TOTAL	\$6,261.24

CONTACT US

P.O. Box 471126
Lake Monroe, FL 32747

☎ (407) 413-0442
✉ tpglighting@gmail.com

ESTIMATE

Services	qty	amount
Lighting - Holidays - 1007 Oregon Pre-Lit Garland (9 ft. Section) Partin Settlement Entrance: Lining the top of both sides of the entrance sign between the pillars in warm white lit garland. Lakeshore Entrance: Lining the top of both entrance signs over the verbiage in warm white lit garland.	12.0	\$2,064.72
Lighting - Holidays - 4004 18"W x 24"L Outdura Red 3D Bow At both entrances, placing a large commercial-grade red bow centered on the garland (One on each side of the Partin Settlement Sign and one on each sign of the Lakeshore entrance).	4.0	\$333.00
Lighting - Holidays - 1003 48" Oregon Wreath (With 18"W x 24"L Red Outdura 3D Commercial-Grade Bow) Partin Settlement Entrance: Placing one 48" warm white lit wreath with large commercial-grade bow on both columns on both sides of the entrance sign. Lakeshore entrance: Placing one 48" warm white lit wreath with large commercial-grade bow on either side of the verbiage of both entrance signs.	8.0	\$3,863.52
Lighting - Holiday Lighting Disclaimers By Approving this Quote, the Client Agrees to the Following Holiday Lighting Disclaimers:		

- A non-refundable 50% deposit and the completion and return of the information packet questionnaire after approval is required before product is ordered and the project can be placed on the schedule.
- There are discounts available for customers who sign up for a 3-year service agreement. This discount varies on the type of job, so simply ask and we will be happy to provide you with the available discount!
- This is a leasing agreement in which the contractor owns all decorations which are leased to the client during the holiday season (Unless otherwise explicitly agreed).
- TPG Lighting is responsible for providing the decorations, labor, installation, maintenance, removal, and storage of the decorations at the end of the season (Unless otherwise specified).
- For all customer-owned product that is stored on the Client's behalf, if 12 months have passed since the last time it was used and has not been picked up by the Client or an authorized representative, the ownership of the product reverts to TPG Lighting.
- All landscaping such as trees and bushes that we are decorating must be trimmed to the standards identified on the questionnaire prior to the agreed-upon installation date above. If the landscaping is not trimmed when we arrive after the earliest date on page 1 of the questionnaire, there will be a \$250 fee to come back after the landscape trimming has been completed.
- For any electrical work performed by a licensed electrician that TPG Lighting orchestrates on behalf of the client, we will pay the invoice and the client will reimburse TPG Lighting for the cost plus 20% of the electrical invoice. If the property wants to use their electrician, we will identify where outlets are needed, and it is the responsibility of the client to install the outlets before we arrive to install decorations and to keep them operational during the season.
- We will affix permanent studs for hanging decorations when necessary.
- It is the responsibility of the client to inform TPG Lighting of any lighting outages along with a description of the issue and a photo texted/emailed to us. Texting is preferred. Diagnosis and repair will take place within 24-48 hours. Our textable phone number is 407-413-0442. Our email is TPGLighting@gmail.com.
- The Maintenance phone and email will be monitored from 7 AM to 8 PM daily. If any requests are received after 8 PM, we will respond the next business day.
- Any damage or theft of our decorations that is not part of normal wear and tear or from acts of God will be billed to the client with a \$250 trip charge plus material cost. Feel free to seek reimbursement from the party responsible for the damage or theft.
- Black-out dates that no maintenance will be performed are Thanksgiving Day, Christmas Eve (After 12:00 Noon), Christmas Day, New Year's Eve (After 12:00 Noon), and New Year's Day.
- Any locks that are present on outlets that need to be used for a power source will be cut off if not removed prior to our arrival.
- Irrigation schedules around our decorations must be changed and set to run between the hours of 8 AM and 3 PM. Our lights are water-resistant but when they are on, active watering can cause GFIs or breakers to trip.
- No person outside of TPG Lighting may tamper with the lights, timers, or electrical cords related to the project.
- Lighting installations, maintenance, and take-down will be scheduled in accordance with the property questionnaire that is required to be filled out by the client before the job is scheduled. We will diligently strive to meet the requirements based on the answers of the questionnaire.

Services subtotal: \$6,261.24

Subtotal	\$6,261.24
----------	------------

Total	\$6,261.24
--------------	-------------------

Thank you for the opportunity to do business with you!

With our customers, we've earned a reputation of excellent service and look forward to showing you that it is well-deserved. We sincerely appreciate and value your business and look forward to a relationship that lasts a lifetime.

Welcome to the TPG Lighting family!

TPG Lighting Sample Project Photos





SECTION IX

SECTION C

SECTION 1

Remington Community Development District

Summary of Check Register

September 16, 2023 to October 13, 2023

Bank	Date	Check No.'s	Amount
General Fund	10/3/23	7132 - 7135	\$ 88,897.87
	10/5/23	7136 - 7143	\$ 32,970.12
			<hr/>
			\$ 121,867.99
Total Amount			\$ 121,867.99

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/03/23	00289	9/08/23	I118116	202309	320	53800	53400		CLEAN STORM DRAINS	*	2,875.00		
									BROWNIE'S SEPTIC & PLUMBING, LLC			2,875.00	007132
10/03/23	00321	8/31/23	1804763	202308	320	53800	34500		SECURITY SVCS-08/01-08/31	*	30,598.87		
		8/31/23	1804764	202308	320	53800	34500		TRACK TIK-08/01-08/31	*	150.00		
									DSI SECURITY SERVICES			30,748.87	007133
10/03/23	00241	9/21/23	20028	202310	310	51300	45000		FY24 INSURANCE POLICY	*	55,202.00		
									EGIS INSURANCE ADVISORS, LLC.			55,202.00	007134
10/03/23	00071	9/07/23	43771158	202309	320	53800	46800		PEST CONTROL-SEP23	*	72.00		
									TERMINIX COMMERCIAL			72.00	007135
10/05/23	00038	9/20/23	S99835	202309	320	53800	34800		BARRIER GATE REPAIR	*	245.00		
		9/20/23	S99840	202309	320	53800	57200		RPLCD BATTERIES-CLUBHOUSE	*	397.27		
									ACCESS CONTROL TECHNOLOGIES			642.27	007136
10/05/23	00093	9/15/23	214315	202309	320	53800	47100		LAKE MAINTENANCE-SEP23	*	1,265.00		
									APPLIED AQUATIC MANAGEMENT, INC.			1,265.00	007137
10/05/23	00082	10/01/23	18512	202309	310	51300	31500		GENERAL MATTERS-SEP23	*	1,110.00		
		10/01/23	18513	202309	310	51300	31500		PARTIN SETTLEMENT-SEP23	*	90.00		
									CLARK & ALBAUGH, LLP			1,200.00	007138
10/05/23	00213	8/31/23	54883	202309	320	53800	34500		SECURITY SVCS-8/31-9/07	*	638.16		
									OSCEOLA COUNTY SHERIFF'S OFFICE			638.16	007139
10/05/23	00328	9/07/23	INV16798	202309	320	53800	46300		RPLCD NOZZELS/ROTORS	*	437.99		
		9/07/23	INV16798	202309	320	53800	46300		IRRIGATION REPAIRS-SEP23	*	270.70		
		9/19/23	INV16881	202309	320	53800	46300		RPLCD POP UPS/NOZZELS	*	402.40		
		9/30/23	INV17011	202309	320	53800	46300		IRRIGATION REPAIRS-SEP23	*	430.60		

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/01/23		INV16985	202310 320-53800-46200	LANDSCAPE MAINT-OCT23	*	25,680.00	
				REW LAWN & IRRIGATION			27,221.69 007140
10/05/23	00125	9/15/23 407207	202309 320-53800-46500	SAFETY GRATE INSERT	*	229.00	
		9/18/23 406677	202310 320-53800-46500	CHEMICAL CONTROLLER-OCT23	*	125.00	
				SPIES POOL LLC			354.00 007141
10/05/23	00292	10/02/23 2310-011	202310 320-53800-53300	SCHOOL SIGNAGE-OCT23	*	149.00	
				TRAFFIC ENGINEERING & MGMT LLC			149.00 007142
10/05/23	00128	9/13/23 USA03357	202309 320-53800-53000	MECHANICAL SWEEPING-9/13	*	1,500.00	
				USA SERVICES OF FLORIDA, INC			1,500.00 007143
TOTAL FOR BANK A						121,867.99	
TOTAL FOR REGISTER						121,867.99	

REMI -REMINGTON - MBYINGTON

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
September 30, 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
September 30, 2023

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 356,938	\$ -	\$ 356,938
Pavement Management	\$ -	\$ 248,166	\$ 248,166
Capital Projects Fund	\$ -	\$ 4,169	\$ 4,169
Investments:			
State Board Administration	\$ 255,551	\$ 430,024	\$ 685,575
Total Assets	\$ 612,490	\$ 682,359	\$ 1,294,849
Liabilities:			
Accounts Payable	\$ 75,925	\$ 3,600	\$ 79,525
Deferred Revenue	\$ 88,600	\$ -	\$ 88,600
Total Liabilities	\$ 164,525	\$ 3,600	\$ 168,125
Fund Balances:			
Assigned For:			
Capital Projects	\$ -	\$ 569	\$ 569
Pavement Management	\$ -	\$ 678,190	\$ 678,190
Unassigned	\$ 447,965	\$ -	\$ 447,965
Total Fund Balances	\$ 447,965	\$ 678,759	\$ 1,126,724
Total Liabilities & Fund Equity	\$ 612,490	\$ 682,359	\$ 1,294,849

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Maintenance Assessment	\$ 1,468,418	\$ 1,468,418	\$ 1,475,917	\$ 7,499
Miscellaneous Income	\$ 5,000	\$ 5,000	\$ 55,470	\$ 50,470
Interest Income	\$ 1,000	\$ 1,000	\$ 8,206	\$ 7,206
Total Revenues	\$ 1,474,418	\$ 1,474,418	\$ 1,539,594	\$ 65,176

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 12,000	\$ 11,400	\$ 600
FICA	\$ 918	\$ 918	\$ 872	\$ 46
Engineer	\$ 18,500	\$ 18,500	\$ 10,917	\$ 7,583
Attorney	\$ 27,500	\$ 27,500	\$ 25,198	\$ 2,302
Annual Audit	\$ 3,600	\$ 3,600	\$ 2,850	\$ 750
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Property Appraiser Fee	\$ 1,000	\$ 1,000	\$ 827	\$ 173
Management Fees	\$ 74,169	\$ 74,169	\$ 74,169	\$ 0
Information Technology	\$ 1,500	\$ 1,500	\$ 1,500	\$ 0
Website Maintenance	\$ 1,000	\$ 1,000	\$ 1,000	\$ 0
Telephone	\$ 80	\$ 80	\$ -	\$ 80
Postage	\$ 900	\$ 900	\$ 883	\$ 17
Insurance	\$ 46,781	\$ 46,781	\$ 42,523	\$ 4,258
Printing and Binding	\$ 1,500	\$ 1,500	\$ 104	\$ 1,396
Newsletter	\$ 3,300	\$ 3,300	\$ 3,166	\$ 134
Legal Advertising	\$ 2,300	\$ 2,300	\$ 435	\$ 1,865
Office Supplies	\$ 250	\$ 250	\$ 18	\$ 232
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,500	\$ 1,500	\$ 456	\$ 1,044
Total General & Administrative	\$ 201,973	\$ 201,973	\$ 181,493	\$ 20,480

Operation and Maintenance

Environmental

Lake Maintenance	\$ 18,200	\$ 18,200	\$ 15,180	\$ 3,020
------------------	-----------	-----------	-----------	----------

Utilities

Kissimmee Utility Authority	\$ 10,560	\$ 10,560	\$ 8,374	\$ 2,186
Toho Water Authority	\$ 56,000	\$ 56,000	\$ 26,721	\$ 29,279
Orlando Utilities Commission	\$ 19,200	\$ 19,200	\$ 20,489	\$ (1,289)
Centurylink	\$ 8,030	\$ 8,030	\$ 6,696	\$ 1,334
Bright House Network	\$ 5,775	\$ 5,775	\$ 4,985	\$ 790

Roadways

Street Sweeping	\$ 30,240	\$ 30,240	\$ 24,657	\$ 5,583
Drainage	\$ 7,000	\$ 7,000	\$ 8,625	\$ (1,625)
Signage	\$ 5,000	\$ 5,000	\$ 9,947	\$ (4,947)

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Common Area				
Landscaping	\$ 314,118	\$ 314,118	\$ 299,160	\$ 14,958
Feature Lighting	\$ 6,000	\$ 6,000	\$ 535	\$ 5,465
Irrigation	\$ 10,500	\$ 10,500	\$ 6,287	\$ 4,213
Trash Receptacles & Benches	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Plant Replacement and Bed Enhancements	\$ 9,040	\$ 9,040	\$ 12,750	\$ (3,710)
Miscellaneous Common Area Services	\$ 10,700	\$ 10,700	\$ 8,490	\$ 2,210
Soccer/Ball Field Maintenance	\$ 2,000	\$ 2,000	\$ 4,190	\$ (2,190)
Recreation Center				
Pool Maintenance	\$ 18,500	\$ 18,500	\$ 24,117	\$ (5,617)
Pool Cleaning	\$ 8,400	\$ 8,400	\$ 8,450	\$ (50)
Pool Permits	\$ 550	\$ 550	\$ 525	\$ 25
Recreation Center Cleaning	\$ 16,695	\$ 16,695	\$ 13,404	\$ 3,291
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 8,000	\$ 9,770	\$ (1,770)
Pest Control	\$ 832	\$ 832	\$ 827	\$ 4
Security				
Recreation Center Access	\$ 5,000	\$ 5,000	\$ 5,005	\$ (5)
Security Guard	\$ 374,835	\$ 374,835	\$ 393,259	\$ (18,424)
Gate Repairs	\$ 15,050	\$ 15,050	\$ 31,249	\$ (16,199)
Guard House Cleaning	\$ 3,300	\$ 3,300	\$ 2,350	\$ 950
Guard House Repairs and Maintenance	\$ 3,500	\$ 3,500	\$ 1,245	\$ 2,255
Gate Maintenance Agreement	\$ 900	\$ 900	\$ 2,060	\$ (1,160)
Other				
Contingency	\$ 10,000	\$ 10,000	\$ 4,940	\$ 5,060
Field Management Services	\$ 29,710	\$ 29,710	\$ 29,710	\$ (0)
Total O&M Expenditures	\$ 1,008,634	\$ 1,008,634	\$ 983,997	\$ 24,638
Total Expenditures	\$ 1,210,608	\$ 1,210,608	\$ 1,165,490	\$ 45,118
<i>Other Financing Uses</i>				
Transfer Out - Pavement Management	\$ 67,498	\$ 67,498	\$ 67,498	\$ (0)
Transfer Out - Capital Projects	\$ 196,313	\$ 196,313	\$ 223,313	\$ (27,001)
Total Other Financing Uses	\$ 263,810	\$ 263,810	\$ 290,811	\$ (27,001)
Total Expenditures & Other Financing Uses	\$ 1,474,418	\$ 1,474,418	\$ 1,456,301	\$ 18,117
Net Change in Fund Balance	\$ -	\$ -	\$ 83,293	
Fund Balance - Beginning	\$ -	\$ -	\$ 364,672	
Fund Balance - Ending	\$ -	\$ -	\$ 447,965	

Remington
Community Development District
Pavement Management Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Interest Income	\$ 500	\$ 500	\$ 14,586	\$ 14,086
Total Revenues	\$ 500	\$ 500	\$ 14,586	\$ 14,086
Expenditures:				
Contingency	\$ 600	\$ 600	\$ 471	\$ 129
Total Expenditures	\$ 600	\$ 600	\$ 471	\$ 129
Excess Revenues/Expenditures	\$ (100)		\$ 14,115	
Other Financing Sources:				
Transfer In	\$ 67,498	\$ 67,498	\$ 67,498	\$ (0)
Total Other Financing Sources	\$ 67,498	\$ 67,498	\$ 67,498	\$ (0)
Net Change in Fund Balance	\$ 67,398		\$ 81,613	
Fund Balance - Beginning	\$ 595,487		\$ 596,577	
Fund Balance - Ending	\$ 662,885		\$ 678,190	

Remington
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Interest Income	\$ 50	\$ 50	\$ 5	(45)
Total Revenues	\$ 50	\$ 50	\$ 5	(45)
Expenditures:				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ 10,000	\$ -	10,000
Capital Outlay - Pressure Washing	\$ 10,000	\$ 10,000	\$ 19,400	(9,400)
Capital Outlay - Landscape Improvements	\$ 15,000	\$ 15,000	\$ 3,600	11,400
Capital Outlay - Sidewalk/Roadway Improvements	\$ 95,000	\$ 95,000	\$ 229,325	(134,325)
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ 11,000	\$ -	11,000
Capital Outlay - Street Tree Trimming	\$ 25,000	\$ 25,000	\$ 26,700	(1,700)
Contingency	\$ 600	\$ 600	\$ 457	143
Total Expenditures	\$ 166,600	\$ 166,600	\$ 279,482	(112,882)
Excess Revenues/Expenditures	\$ (166,550)		\$ (279,477)	
Other Financing Sources:				
Transfer In	\$ 196,313	\$ 196,313	\$ 223,313	27,001
Total Other Financing Sources	\$ 196,313	\$ 196,313	\$ 223,313	27,001
Net Change in Fund Balance	\$ 29,763		\$ (56,164)	
Fund Balance - Beginning	\$ 37,375		\$ 56,733	
Fund Balance - Ending	\$ 67,138		\$ 569	

Remington
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessment	\$ -	\$ 139,357	\$ 1,188,776	\$ 23,965	\$ 18,959	\$ 47,601	\$ 26,967	\$ 8,646	\$ 21,593	\$ 53	\$ -	\$ -	\$ 1,475,917
Miscellaneous Income	\$ 450	\$ 450	\$ 400	\$ 270	\$ 520	\$ 490	\$ 320	\$ 50,690	\$ 240	\$ 340	\$ 820	\$ 480	\$ 55,470
Interest Income	\$ 260	\$ 316	\$ 358	\$ 380	\$ 1,145	\$ 1,451	\$ 629	\$ 675	\$ 668	\$ 702	\$ 729	\$ 894	\$ 8,206
Total Revenues	\$ 710	\$ 140,123	\$ 1,189,534	\$ 24,615	\$ 20,624	\$ 49,542	\$ 27,916	\$ 60,011	\$ 22,501	\$ 1,095	\$ 1,549	\$ 1,374	\$ 1,539,594
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ -	\$ 2,000	\$ -	\$ 1,000	\$ 1,800	\$ 1,000	\$ 800	\$ -	\$ 1,800	\$ 1,000	\$ 1,000	\$ 11,400
FICA	\$ 77	\$ -	\$ 153	\$ -	\$ 77	\$ 138	\$ 77	\$ 61	\$ -	\$ 138	\$ 77	\$ 77	\$ 872
Engineer	\$ 300	\$ 225	\$ 75	\$ 300	\$ 225	\$ 300	\$ 525	\$ 448	\$ 4,424	\$ 2,395	\$ 1,700	\$ -	\$ 10,917
Attorney	\$ 3,366	\$ 1,941	\$ 4,209	\$ 3,948	\$ 3,030	\$ 1,928	\$ 4,358	\$ (4,161)	\$ 1,905	\$ 2,124	\$ 1,350	\$ 1,200	\$ 25,198
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,850	\$ -	\$ -	\$ -	\$ -	\$ 2,850
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 827	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 827
Management Fees	\$ 6,181	\$ 6,181	\$ 6,181	\$ 6,181	\$ 6,181	\$ 6,181	\$ 6,181	\$ 6,181	\$ 6,181	\$ 6,181	\$ 6,181	\$ 6,181	\$ 74,169
Information Technology	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 1,500
Website Maintenance	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 21	\$ 34	\$ 55	\$ 59	\$ 94	\$ 84	\$ 184	\$ 24	\$ 55	\$ 63	\$ 127	\$ 82	\$ 883
Insurance	\$ 42,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,523
Printing and Binding	\$ 4	\$ 6	\$ 8	\$ 8	\$ 27	\$ 9	\$ 7	\$ 26	\$ 4	\$ 3	\$ -	\$ 3	\$ 104
Newsletter	\$ 119	\$ 428	\$ 119	\$ 428	\$ 238	\$ 428	\$ -	\$ 547	\$ -	\$ 428	\$ -	\$ 428	\$ 3,166
Legal Advertising	\$ 212	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 435
Office Supplies	\$ 1	\$ 2	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 1	\$ 2	\$ 1	\$ 1	\$ 2	\$ 18
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 85	\$ 100	\$ 107	\$ -	\$ -	\$ 13	\$ 37	\$ -	\$ 8	\$ 21	\$ 34	\$ 51	\$ 456
Total General & Administrative	\$ 59,272	\$ 9,348	\$ 13,117	\$ 11,134	\$ 11,082	\$ 11,918	\$ 12,578	\$ 6,986	\$ 12,787	\$ 13,362	\$ 10,678	\$ 9,232	\$ 181,493
Operation and Maintenance													
Environmental													
Lake Maintenance	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 15,180
Utilities													
Kissimmee Utility Authority	\$ 681	\$ 795	\$ 735	\$ 713	\$ 734	\$ 750	\$ 763	\$ 713	\$ 682	\$ 649	\$ 567	\$ 592	\$ 8,374
Toho Water Authority	\$ 3,151	\$ 2,646	\$ 1,845	\$ 3,532	\$ 1,872	\$ 269	\$ 3,734	\$ 2,480	\$ 169	\$ 6,315	\$ 546	\$ 162	\$ 26,721
Orlando Utilities Commission	\$ 1,622	\$ 1,595	\$ 1,757	\$ 1,826	\$ 1,919	\$ 1,701	\$ 1,815	\$ 1,633	\$ 1,658	\$ 1,690	\$ 1,723	\$ 1,548	\$ 20,489
Centurylink	\$ 268	\$ 876	\$ 568	\$ 572	\$ 269	\$ 580	\$ 270	\$ 877	\$ 699	\$ 267	\$ 879	\$ 572	\$ 6,696
Bright House Network	\$ 408	\$ 408	\$ 408	\$ 418	\$ 418	\$ 418	\$ 418	\$ 418	\$ 418	\$ 418	\$ 418	\$ 418	\$ 4,985
Roadways													
Street Sweeping	\$ -	\$ -	\$ 1,660	\$ 3,334	\$ 1,591	\$ 3,073	\$ 1,500	\$ 3,000	\$ 1,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 24,657
Drainage	\$ -	\$ 2,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,875	\$ -	\$ -	\$ 2,875	\$ 8,625
Signage	\$ 1,910	\$ 1,065	\$ -	\$ -	\$ 850	\$ 235	\$ 3,795	\$ 275	\$ -	\$ 1,668	\$ -	\$ 149	\$ 9,947

Remington
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Common Area													
Landscaping	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 299,160
Feature Lighting	\$ -	\$ -	\$ 535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 535
Irrigation	\$ 802	\$ 773	\$ 214	\$ 274	\$ 1,255	\$ 325	\$ -	\$ 751	\$ -	\$ -	\$ 350	\$ 1,542	\$ 6,287
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Replacement and Bed Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,950	\$ 7,200	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ 12,750
Miscellaneous Common Area Services	\$ 365	\$ 960	\$ 2,105	\$ -	\$ 330	\$ 195	\$ 600	\$ -	\$ 530	\$ 1,930	\$ 1,475	\$ -	\$ 8,490
Soccer/Ball Field Maintenance	\$ -	\$ 85	\$ 835	\$ 185	\$ 565	\$ 1,175	\$ 310	\$ 285	\$ 385	\$ 365	\$ -	\$ -	\$ 4,190
Recreation Center													
Pool Maintenance	\$ 442	\$ 2,367	\$ 90	\$ 777	\$ 1,398	\$ 1,236	\$ 4,187	\$ 5,576	\$ 1,555	\$ 1,895	\$ 3,252	\$ 1,342	\$ 24,117
Pool Cleaning	\$ 800	\$ 1,050	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 750	\$ 8,450
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ 525
Recreation Center Cleaning	\$ 1,265	\$ 1,100	\$ 1,100	\$ 1,385	\$ 1,000	\$ 1,150	\$ 1,000	\$ 1,150	\$ 1,918	\$ 1,186	\$ 1,150	\$ -	\$ 13,404
Recreation Center Repairs & Maintenance	\$ 365	\$ -	\$ 1,290	\$ -	\$ -	\$ 750	\$ 365	\$ 300	\$ 1,725	\$ 3,405	\$ 708	\$ 862	\$ 9,770
Pest Control	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 827
Security													
Recreation Center Access	\$ -	\$ -	\$ 1,901	\$ -	\$ 3,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,005
Security Guard	\$ 33,612	\$ 31,359	\$ 34,750	\$ 32,820	\$ 30,502	\$ 33,655	\$ 33,036	\$ 33,294	\$ 31,793	\$ 33,908	\$ 32,982	\$ 31,548	\$ 393,259
Gate Repairs	\$ 1,901	\$ 1,783	\$ 920	\$ 853	\$ 1,399	\$ 3,556	\$ 3,966	\$ 1,675	\$ 3,634	\$ 10,805	\$ 513	\$ 245	\$ 31,249
Guard House Cleaning	\$ 200	\$ 200	\$ 250	\$ 200	\$ 200	\$ 200	\$ 250	\$ 200	\$ 200	\$ 250	\$ 200	\$ -	\$ 2,350
Guard House Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 920	\$ 325	\$ -	\$ 1,245
Gate Maintenance Agreement	\$ 2,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,060
Other													
Contingency	\$ 3,686	\$ -	\$ -	\$ -	\$ 18	\$ 13	\$ -	\$ 283	\$ 58	\$ 795	\$ 87	\$ -	\$ 4,940
Field Management Services	\$ 2,476	\$ 2,476	\$ 2,476	\$ 2,476	\$ 2,476	\$ 2,476	\$ 2,476	\$ 2,476	\$ 2,476	\$ 2,476	\$ 2,476	\$ 2,476	\$ 29,710
Total O&M Expenditures	\$ 82,276	\$ 78,674	\$ 80,349	\$ 76,275	\$ 76,811	\$ 80,618	\$ 92,596	\$ 82,829	\$ 79,192	\$ 98,859	\$ 81,169	\$ 74,348	\$ 983,997
Total Expenditures	\$ 141,548	\$ 88,023	\$ 93,466	\$ 87,409	\$ 87,893	\$ 92,536	\$ 105,174	\$ 89,815	\$ 91,978	\$ 112,221	\$ 91,847	\$ 83,580	\$ 1,165,490
Other Financing Uses													
Transfer Out - Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ 67,498	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,498
Transfer Out - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ 196,313	\$ -	\$ -	\$ -	\$ 27,000	\$ -	\$ -	\$ -	\$ 223,313
Total Other Financing Uses	\$ -	\$ -	\$ -	\$ -	\$ 263,811	\$ -	\$ -	\$ -	\$ 27,000	\$ -	\$ -	\$ -	\$ 290,811
Total Expenditures & Other Financing Uses	\$ 141,548	\$ 88,023	\$ 93,466	\$ 87,409	\$ 351,704	\$ 92,536	\$ 105,174	\$ 89,815	\$ 118,978	\$ 112,221	\$ 91,847	\$ 83,580	\$ 1,456,301
Net Change in Fund Balance	\$ (140,838)	\$ 52,100	\$ 1,096,068	\$ (62,794)	\$ (331,080)	\$ (42,994)	\$ (77,258)	\$ (29,804)	\$ (96,477)	\$ (111,126)	\$ (90,298)	\$ (82,206)	\$ 83,293

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&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
04/11/23	ACH	\$6,386.02	(\$127.74)	\$0.00	\$0.00	\$6,258.28	\$6,258.28	\$6,258.28
04/11/23	ACH	\$21,027.12	(\$420.52)	(\$25.76)	\$0.00	\$20,580.84	\$20,580.84	\$20,580.84
04/24/23	ACH	\$0.00	\$0.00	\$0.00	\$127.40	\$127.40	\$127.40	\$127.40
05/10/23	ACH	\$694.12	(\$13.87)	\$6.47	\$0.00	\$686.72	\$686.72	\$686.72
05/10/23	ACH	\$7,885.17	(\$157.73)	\$231.82	\$0.00	\$7,959.26	\$7,959.26	\$7,959.26
06/12/23	ACH	\$221.22	(\$4.42)	\$6.50	\$0.00	\$223.30	\$223.30	\$223.30
06/12/23	ACH	\$2,628.39	(\$52.57)	\$77.27	\$0.00	\$2,653.09	\$2,653.09	\$2,653.09
06/16/23	ACH	\$18,542.42	(\$370.84)	\$545.06	\$0.00	\$18,716.64	\$18,716.64	\$18,716.64
07/27/23	ACH	\$0.00	\$0.00	\$0.00	\$53.17	\$53.17	\$53.17	\$53.17
TOTAL		\$ 1,562,139.79	\$ (31,242.90)	\$ (55,983.50)	\$ 1,003.82	\$ 1,475,917.21	\$ 1,475,917.21	\$ 1,475,917.21

100%	Gross Percent Collected
0	Balance Remaining to Collect

SECTION 3



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/16/2023	1300 – 1330	Remington Blvd	Speed/ Traffic Control	
10/16/2023	1330 – 1400	Strathmore; Golf Club House; Club Villas	Patrol/ Business Check	
10/16/2023	1340	Strathmore Cir	Parking Violation (Verbal)	
10/16/2023	1400 – 1430	Hawks Nest; Harwood; Westmoreland	Patrol	
10/16/2023	1430 – 1500	Water's Edge; Southampton; Crown Ridge	Patrol	
10/16/2023	1500 – 1530	Arden Place; Brookstone; Eagles Landing	Patrol	
10/16/2023	1530 – 1540	Basketball, Baseball, Tennis Courts; Remington Mart	Park Check; Business Check	
10/16/2023	1540 – 1600	Gleneagles; Parkland Square	Patrol	
10/16/2023	1600 – 1630	Windsor Park; Somerset; Oakview	Patrol	
10/16/2023	1630 – 1640	PM Wells Charter Academy	School Check	
10/16/2023	1640 – 1700	Remington Blvd	Speed/ Traffic Control	

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

Name: Cody Wood

ID #: 2139

Date: 10/16/2023