

***Remington
Community Development District***

Agenda

April 23, 2024

AGENDA

Remington

Community Development District

219 East Livingston Street, Orlando, FL 32801
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April 16, 2024

Board of Supervisors
Remington Community
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, April 23, 2024, 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 March 26, 2024, Board of Supervisors Meeting
6. Consideration of Resolution 2024-05 Approving the Fiscal Year 2025 Proposed Budget and Setting a Public Hearing
7. Discussion of Pine Trees
8. 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
 - i. Consideration of Sunscape Landscape Proposal
9. Supervisor's Requests
10. Next Meeting Date- May 28, 2024
11. Adjournment

MINUTES

**MINUTES OF MEETING
REMINGTON
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, **March 26, 2024** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

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

Also present:

| | |
|-----------------------------|-----------------------|
| Jason Showe | District Manager |
| Scott Clark <i>by phone</i> | District Counsel |
| Alan Scheerer | Field Manager |
| William McLeod | DSI Security Services |
| Pete Glasscock | HWA |
| Residents | |

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Soukup: Are there any modifications to the 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: Yes sir. In the past month, we had 11,249 residents go through the Partin Settlement Road gate, with 2,492 visitors. The E. Lakeshore Boulevard gate had 6,488 residents and 1,419 visitors, for a total of 21,648 altogether through our gates in the past month. We issued 126 citations, in the past 30 days. As far as tows, we attempted to make five tows, one of them was unsuccessful at 2722 Amanda Kay Way. The car was gone when the tow truck arrived. The four successful ones were a Honda Civic at 132 Southampton Drive on March 6th. We had two cars towed at 145 Southampton Drive, a Toyota Celica and Ford Mustang. At 3:26 a.m. last night, we towed a minivan from 619 Chadbury Way. We generated 636 reports, 262 of which were for 114 Westmoreland Circle, which we're still monitoring. We made 374 visits but issued no citations. Right now, the security staff is monitoring several addresses: 102 Thornbury Drive, 110 Thornbury Drive, 131 Southampton Drive, 145 Southampton Drive, 217 Southbridge Circle, 151 Owenshire Circle, 209 Cornwall Court, 2526 Brookstone Drive, 2564 Brookstone Drive, 2587 Brookstone Drive, the Airbnb at 2708 Portchester Court and 619 Chadbury Way. The house at 619 Chadbury Way, had 13 citations issued. However, when we try to tow, they see us coming and move the car. So, that's why they have so many citations and haven't been able to get the tow truck there to them yet. They were towed last night.

Mr. Mehrlich: Who puts the cars on the watch list for the houses?

Mr. McLeod: The staff. A lot of the houses have cameras, so when they see us coming, the officer will pull up behind the car, to begin the citation process, but in the middle of the citation process, the owner will move the car into the driveway. So, what our Site Supervisor has done now, is she advised staff to note the car, write the citation as much as they can, up to the sticker, away from the house, go back to it, put the sticker on, take the picture and drive away. That way it eliminates the time when they're sitting behind the car, because the ones that we're watching, are the ones that are committing the most violations.

Ms. Zaresk: That was a smart move on your part.

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

Mr. Brown: I was thinking that we were going to have to increase the budget, when he said 11,249 residents were going through the Partin Settlement Road gate.

Ms. Zaresk: Do you have the address of the gentleman that keeps emailing?

Mr. Showe: Well, I only received two this month. If they're not getting to me, I can't assist.

Mr. Jaisingh: Is that Lucas Lane?

Mr. Showe: Yes.

Mr. McLeod: Oh, Lucas Lane. That was another one that we're looking at. That's another one that moves the car when they see us coming.

Mr. Mehrlich: Really. They are sitting there watching TV and watching the car?

Mr. McLeod: What happens is their Ring camera goes off and they receive a notification.

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

Ms. Zaresk: No.

FOURTH ORDER OF BUSINESS

Public Comment Period

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

FIFTH ORDER OF BUSINESS

Approval of Minutes of the February 27 2024, Board of Supervisors Meeting

Mr. Soukup: That brings us to approval of minutes from the February 27th meeting.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the February 27, 2024 Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Consideration of Three-Year Holiday Lighting Agreement with TPG Lighting, LLC

Mr. Soukup: That brings us to the consideration of the three-year Holiday Lighting Agreement with TPG Lighting.

Mr. Showe: Sure. So, we went ahead and drafted a Lighting Agreement, in accordance with the Board's direction. He did give us the three-year discount of 10%. The agreement is drafted in a way that if we terminate the agreement, for that year, we will essentially have to just pay him back that 10% discount. So, it's a three-year term, but we have a way to get out and he has a way that he feels like is fair to him, if we get out before the three-year term.

Mr. Soukup: So, if we do it a year and then we decide to get out, we just pay him the 10%.?

Mr. Showe: We pay him the 10%, the \$1,000. I think it's \$1,012 and then that we're done. That's part of the termination or we go through the full three years.

Mr. Soukup: That seems fair.

Mr. Showe: But again, that's a fair way to do the discount and you have a way to terminate. Otherwise, you're stuck with it for three years. So, we felt like it was fair and Scott drafted the contract that's attached to it. So, if the Board's amenable, you can approve that agreement, and then we will proceed.

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

Mr. Jaisingh: Hold on. Say in year two, we decided to terminate, are we just paying that 10%?

Mr. Showe: We would pay one year's worth of the 10%. Say you went through two years of it and on the third year you were like, "*Listen, we're not happy with the two years.*"

Mr. Jaisingh: Right.

Mr. Showe: We owe \$1,012.

Mr. Jaisingh: Instead of the full amount?

Mr. Showe: Yes.

Mr. Jaisingh: Okay.

Mr. Brown: Yeah. So, over the three-year period, we're saving \$3,000.

Mr. Showe: Correct. Yeah. That's covered in the contract.

Mr. Jaisingh: I think it's a good deal.

Mr. Showe: Yeah. In the event the District terminates, for convenience prior to the term, the District shall pay the contractor shall pay the annual service discount of \$1,012.04.

Mr. Mehrlich: Right.

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| <p>On MOTION by Mr. Mehrlich seconded by Mr. Jaisingh with all in favor the Three-Year Holiday Lighting Agreement with TPG Lighting, LLC was adopted.</p> |
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SEVENTH ORDER OF BUSINESS

Consideration of Renewal with Sharks and Minnows Swim School

Mr. Showe: This is the same agreement that we had in prior years. It was just updated. We've had a successful year and we would like to continue that partnership. Obviously, folks in the community get a discount, if they go through the program and this just goes through the term of this year. So far it seems to be working out well.

Mr. Brown: Do they tell us how many people they have?

Mr. Showe: We can get that information.

Mr. Brown: I'm just curious. I wonder if they have 20 or 5.

Mr. Showe: Yeah, I'll get that information.

Mr. Jaisingh: How long have they been with us?

Mr. Showe: Probably 10 years at this point.

Mr. Brown: It's been more than that, I think. It's been a long time.

Mr. Showe: Yeah, they've done very well. We use them in other communities as well and there's never really been any problems. They're really respectful of everybody else using the pool. They try to use it at times when it's not being used. So, if the Board's amenable, we recommend approval.

Mr. Brown: I'm just curious how many, because I think when they first came, they had a fair amount of people and I just wonder if it's kind of slacked off or if they keep with the same numbers.

Mr. Showe: I'll find out.

Ms. Zaresk: With the number of kids in this neighborhood, I can't imagine...

Mr. Scheerer: We have a lot of families.

Mr. Brown: Yeah.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Renewal with Sharks and Minnows Swim School was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Soukup: That brings us to Staff Reports.

Mr. Showe: You're up, Scott.

Mr. Clark: Okay. The only thing that I have to update the Board on, is our ongoing saga with the electrical damage. You will recall that after the county pointed finger at OUC, I sent a certified letter to OUC. They ignored me for a while. So, in the last several days, I sent a copy of the letter to each of the OUC Board members, which resulted in me getting a call and an email back this morning, saying that they were looking into it and would get back to me, whatever that

means. So, I'll continue to monitor it. We'll get something from them, get a no answer and then decide what, if anything, to do after that. So, I'll keep you posted.

Mr. Brown: Does he know whether there might be other avenues?

Mr. Showe: We haven't seen anything formally.

Mr. Brown: Okay. They asked me for your information. I didn't know if they contacted you or not.

Mr. Showe: They have not.

Mr. Brown: Okay.

Ms. Zaresk: I have a question. Scott, is there any more word on the training that we have to take and that contract we talked about? I think it was with the State of Florida.

Mr. Soukup: The ethics class?

Ms. Zaresk: The ethics class.

Mr. Clark: I have not seen anything else or heard any update on that. I still recommend that the Florida Association of Special District training is the best option that I'm aware of that's out there. I do know, from looking into their registration page, that it's possible to do a group registration. You cannot really take that program as a group, because it's designed for one on one, but if you wanted to go ahead and do it, each one of you could enroll and receive a distinct login and you could do the program at your own leisure, if you call that type of thing leisure.

Mr. Jaisingh: So, Scott is our District a member of this association?

Mr. Showe: No.

Mr. Jaisingh: It's not. So, we will have to pay the \$79?

Mr. Clark: Yes, it's \$79. Each of you individually would have to become members to take the discount, which would not be economic.

Mr. Showe: GMS is a member, so that we can continue to get updates and pass those on to our clients, but we haven't found a lot of value, really, in buying those individual memberships for our Districts.

Mr. Clark: No. I wouldn't recommend that. I'm a member, because they do legislative updates and different things that hopefully make me smarter.

Ms. Zaresk: Okay.

Mr. Showe: So, if you do sign up for that class, the Board did approve a resolution where Board Members would be reimbursed. You would just send us copies of the payment that you made and we'll reimburse you.

Ms. Zaresk: I just thought at some point, we might get a little more update of someplace, but that's fine. I guess we have to have it done by July. Is that correct?

Mr. Showe: No. It has to be done in this calendar year.

Mr. Clark: No. You have to have it done by the end of the year.

Ms. Zaresk: Okay.

Mr. Showe: December 31st. You you'll have to certify that you've taken it, when you do your form one for 2024, which is due in July of 2025.

Ms. Zaresk: Okay. Thank you.

Mr. Clark: Yeah, you got forever to do it. Don't sweat it.

Mr. Soukup: Is there anything else?

Mr. Clark: No, that's all I have.

Mr. Soukup: Okay.

B. Engineer

Mr. Soukup: The engineer is not here.

C. District Manager's Report

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

i. Approval of Check Register

Mr. Showe: Sure. The first item we have is the approval of the Check Register. In your General Fund, we have Checks #7242 through #7264 for \$546,271.37. I will note that there was a transfer of \$400,000 to the State Board of Administration (SBA) account, to get more interest. Those are pretty standard charges. Both Alan and I can answer any questions you have or we can take a motion to approve the Check Register.

Mr. Soukup: Are there any questions?

Mr. Jaisingh: No.

On MOTION by Mr. Jaisingh seconded by Mr. Brown with all in favor the February 17, 2024 through March 15, 2024 Check Register in the amount of \$546,271.37 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, is your Balance Sheet and Income Statement. No action is required by the Board. We will note that you are performing better than budget to actuals. So, we're in good shape there. You're at 92% collected on our assessments. So, we're in good shape there.

iii. Presentation of OCSO Reports

Mr. Showe: Behind that, we have your Osceola County Sheriff's Office Reports. We did have a resident request about using playing pickleball on the tennis courts. We don't really have a position on it, but I will say that folks that are serious about tennis, tend to dislike the lines on the pickleball courts. So, we can certainly take it in whatever direction of the world would like, but that's generally been our experience is. It tends to cause a lot of friction, surprisingly.

Mr. Soukup: Yeah.

Mr. Showe: So, if you're not interested in it, we can just let the resident know that you're not interested and they can find other facilities.

Mr. Brown: Do we have a ton of pickleball players?

Mr. Scheerer: I saw some people playing today.

Mr. Jaisingh: Yeah, just about every day that I pass by, people are playing.

Mr. Brown: I wouldn't be opposed to maybe doing one and leaving the other one alone.

Mr. Showe: I'm not opposed to either, but I would say that Alan and I both have experience, with fist bites or over lines on the course.

Mr. Scheerer: I suggest that we convert a basketball court into pickleball.

Mr. Brown: That's weird that it would be an issue. Is it just because it's confusing?

Mr. Showe: It becomes harder to tell if the ball is in or out. When you add additional lines to a court, it becomes confusing.

Ms. Zaresk: It changes the game tremendously. I'm a tennis player and I would never play on a pickleball court.

Mr. Jaisingh: Let's think about it.

D. Field Manager's Report

Mr. Showe: With that, we can have Alan proceed with the Field Manager's Report.

Mr. Scheerer: Thank you. Everything is kind of redundant. The Amenity Center is in good shape. We did have some damage to broken locks to a couple of the partitions in the Men's Room. We got those fixed. The Fitness Center is in good shape. We told you at last meeting about some upgrades to the fitness equipment. Jason and I talked. We have \$10,000 in the budget for upgrades and fitness equipment. So, we approved a new treadmill. I believe the treadmill is coming tomorrow. David from Fitness Showcase, who does all the work here, wants to maybe use a multi-station and remove three pieces of the older equipment. I have some reservations about that, just from ADA compliance, just to make sure that we have the ability to move freely, not that we get a lot of people in here that are ADA. So, he's going to look at that and if that doesn't work, then we'll look to replace some of the older equipment with some newer equipment. So, that's happening. The cameras in here are doing well. The pool is in good shape. We had a couple of issues with kids dropping the handicap lift seat all the way down in the water. The battery is at 25%, so we reset the lift and pulled the batteries out. They are charging. Security is aware of it. If we have anybody that needs to use a lift, we'll put the battery on and that's just a phone call away. We can be here either before 10:00 a.m. or any time between 10:00 a.m. and when the rover comes on, they can put the battery in there. The gates are in pretty good shape. There are no real problems there. We had a couple of minor hiccups. The lakes are in good shape. Landscaping-wise, you may notice that the mulch was replaced. We have a little corner here with some pallets and bags. They are going to come pick those up. I tried to get a timeframe today before the meeting, but hopefully before the weekend, that will be removed. We also had all of the walls pressure washed in the neighborhood, as well as the white vinyl fencing. I think it makes a big difference. It looks really good. All of the roadway fitness equipment is in good shape. Obviously, we still have no power, which Scott touched on earlier. We did approve the proposal with Terry's. Hopefully they're going to mobilize soon so we can get hardwood fixed. One of the hardwood monuments on the entry side came loose, so we reattached that. So, that's been taken care of. We should have a proposal from Sunscape Consulting for a design plan for next year, which Jason and I will probably end up doing in the budget. We expect it to come in between \$20,000 and \$30,000, to completely redesign everything in here. So, we'll talk about that when that happens.

Mr. Jaisingh: Redesign what?

Mr. Soukup: Basically, coming in here and redesigning your landscaping, so it is all new. I know that we allocated some funding or requested funding. We allocate the money from the county. So, we're going to have Jason working on that. They're going to come in and come up with a design plan. That's the cost for them to design it. We'll have the prints. We'll have the design and then we can go to various contractors to get pricing to install it.

Mr. Jaisingh: Okay.

Mr. Soukup: Construction will probably start in here next month for the sidewalks. We have some sidewalk grooming and replacement. We haven't started it yet, but that's getting ready to start. We've been reviewing the sidewalks for the last couple of months. We had four dead Washingtonia palms and a couple of other palms that died. So, we had those removed. We flushed up those, so those are gone. We're having some issues with this asphalt at the Partin Settlement Road gate. I talked to Chet and we're going to close down the entry lane at the Partin Settlement Road gate and open the visitor lane. He's going to do his best job to saw cut and take care of some of those asphalt impressions that we have over there. Other than that, I think the property looks really good. The grass is probably some of the finest that I've seen in a while. Lord knows Jason and I were on Jeff this morning.

Mr. Showe: I'm jealous of the grass here.

Mr. Soukup: So good job. I put a lot of work into that over the years with new irrigation and sod. This is the best plan that TruGreen developed for your community. Knock on wood, we get a little bit of rain. So, I can answer any questions you have with that before we move on to the next item.

Mr. Jaisingh: I think the only issue that we have is our shrubs and our entryways. I think that's the only thing that we need to focus on and get done as soon as possible. I don't want the end of next year to come and the community still is in the same shape. We have some funds.

Mr. Scheerer: We are looking at \$20,000 to \$30,000 for design only and that doesn't include the landscaping.

Mr. Jaisingh: Right.

Mr. Soukup: It may not be something that you want to incur. I don't know what those costs are going to be, honestly. So, I can't tell you if it's going to be \$50,000, \$80,000 or 200,000.

Mr. Jaisingh: Right.

Mr. Soukup: It's not something we may not be able to absorb in one year. It may be something that needs to be done slowly. So, I'm on board. With the turf looking as good as it does and new landscaping coming in here, you're going to have a bunch of people envious of the way that the community looks.

Mr. Jaisingh: Right. We want it to happen progressively. We don't want everything to be incurred at one cost at one point.

Mr. Scheerer: We're on it. We'll get the numbers. You'll see it next month.

Mr. Jaisingh: Okay.

Mr. Mehrlich: Was it a bug that killed the palms?

Mr. Scheerer: Yes. It's called Fusarium Wilk or lethal yellowing or bronzing. What happens is Washingtonias, moved over into the Medjools. The Queen palms are the ones with the long, flowing fronds. Those are the ones that really started the Fusarium Wilt, the lethal yellowing. So, once that hits, you have two choices. The first choice is you have to remove the palm. There is speculation that the UF/IFAS Extension Office are doing their research and they may come out with something that says you can't replace palms for up there five years. It used to be that you could cut a Sable Palm or maybe a Foxtail or something like that, but now they're leaning more towards not putting any palms back for at least five years. If you want to do that, you need to remove all of the soil. So, you take all the soil out and put in brand new soil, because it's contaminated.

Mr. Jaisingh: Right. I have that issue. My palm is in the bucket still.

Mr. Brown: I had two Washingtonias that died when those five died across the street from Mr. Larry Hurley's house. Mine went at the same time that those did. I still have one left. I'm praying that it gets it, so I can cut it down.

Mr. Jaisingh: Who are we getting to do the design?

Mr. Scheerer: We're looking at Sunscape Consulting. That's the company we've been talking about the last couple of months. They're a Landscape Consultant and a design company.

Mr. Jaisingh: Do all of the entryways need to be replaced? Are we looking at pulling everything out and putting in new stuff?

Mr. Scheerer: Well, that would be your choice.

Mr. Showe: Yeah.

Mr. Jaisingh: Because I'm wondering if we need a consulting firm to come in and tell us that, because right now, from me driving from just Remington to here, in and out, a lot of the entryways are good, except for the area that we are going to talk about a little bit later.

Mr. Soukup: The entrance is good.

Mr. Jaisingh: Coming in from the East Lakeshore side, is kind of horrific, that we need to address. Coming from the other way, the shrubs are really nice. They're nice and green and full.

Mr. Scheerer: That will be up to you guys.

Mr. Jaisingh: Right.

Mr. Scheerer: I thought you wanted a long-term future outlook for the landscaping here in your community. So, we didn't piecemeal it. Okay? So, unless there's a Landscape Committee, which I brought up, I think, a couple meetings ago, if somebody wants to meet with me and REW, we can look at the entrances. Like I said, if you go to Glen Eagles, I think they have the nicest entrance. We totally redesigned that, based on information from REW, your landscape provider. Okay? You can get a design, but you don't have to implement the entire design. You can do the two entrances, which I would recommend, for both Lakeshore and Partin Settlement, and then you can pick and choose the interior neighborhoods that you want to do and whenever you want to do it. The point for me is, if I go out and I have no input from five Board members and I come up with a design, we're going to be back to Ms. Patrick's situation, where we wanted this, we don't want that, they want this, we want that. So, there has to be some cohesiveness between somebody on this Board or a Landscape Committee that's made up of residents in your community, to come up with some sort of an idea. If you don't want to go with the consultant idea, to have someone that comes in here and says, "*Here, this is what I recommend. These are drought tolerant; these are Florida friendly; these are something that's going to last you for 20 to 30 years,*" I can't do that. That's not what I do. That's why we look to people like REW and Down to Earth or whoever your landscape provider may be and/or something like Sunscape Consulting. You don't have to use it.

Ms. Zaresk: I would like to make a comment. We've been through this in our community. The idea of a Landscape Committee, is something that can go into the record and say, "*Okay, when that goes, we may not be ready to go now, but you've got a game plan.*" So, when something goes, you will already know, because of the assessment that's been done. In order for the community to have a certain look, this can go in there. So, my only comment about it is, I think

it's worth having that grand design, as it saves us a lot of discussion and back and forth down the road. I agree we can't do it all at once, but it's nice to have that master plan, so when the time comes, you all are in a position to say to us, *“According to the plan that you have, this is what should go in there and something has to go in. Are you ready to authorize that now?”*

Mr. Scheerer: You will have the authority to make whatever changes you want, until the final design, because once the final design is done, any changes made after that, there will be an additional fee for re-design. But in the interim, you can spend the next 6 to 12 months, whatever they come up with, and you can vet that, make your changes, and then you will have an actual set of landscape plans. Then after that, it's just a matter of budgeting. You will need to go with somebody and get a price to make that plan come to fruition.

Mr. Soukup: Right.

Mr. Mehrlich: I think it's important to have an idea of what we want to do, so the Board could have direction.

Mr. Scheerer: You have 30 plus years, on what you have here, and most of it is not bad. You have beautiful Viburnum hedges. You have some aging Indian Hawthorne and some other grasses and some kooky palms. You still have two Sago Palms sitting over here. I'm shocked that they are even alive.

Mr. Jaisingh: Right.

Mr. Scheerer: Sagos have gotten that Asiatic scale on there. They are beautiful.

Mr. Jaisingh: As I drive through the community, there are a lot of plants and shrubs that can be salvaged that we just don't need to remove and replace it all. But it is important. I agree that we need to have a plan going forward, a progressive plan that will keep the community and the aesthetic looks of the company the way it is. I'm not disagreeing with the consulting idea, but looking at the cost, because it's a one-time thing.

Mr. Showe: Yeah. So, once that's set, it's year one.

Mr. Scheerer: It will be Partin Settlement Road, Remington Boulevard, Knightsbridge Boulevard and every entrance.

Mr. Jaisingh: Okay.

Mr. Scheerer: That's a one-time design and then it's yours, whether we're here, somebody else is here, you're gone, maybe there's a different Board member. You already have a plan.

Mr. Soukup: Or a different landscaper. We have a plan for whoever is doing that.

Mr. Brown: Its similar to when Hanson Walter did the 10-year plan or whatever it was, for the roadway.

Mr. Scheerer: Exactly.

Mr. Brown: It was like \$10,000 or something to do that master plan, but then we followed it for 10 or 15 years.

Mr. Scheerer: You are still following it. But, I mean, kind of getting ahead of ourselves. Let's see what the numbers come in at. Let's see what the scope of services comes in at. They have good references. We are familiar with them. Our Vice President is familiar with them. We do have a history with them.

Mr. Jaisingh: Okay.

Mr. Scheerer: So, let's just see what the numbers are. You guys can look at that and you can say, "*Yeah, this is something we want to go to.*" we can do it now, get them going on it or even budget it for 2025. You already have funding allocated set aside, based on your vote last month. So, I mean, it's just a starting point. It's not my opinion or Pete's opinion, Ken's opinion, your opinion. It's somebody that has wholly outside looking at your community and going, "*These are what we recommend.*"

Mr. Jaisingh: Okay.

i. Consideration of Farrington Landscape Proposal

Mr. Soukup: Last but not least, included in your agenda is a revised proposal for the screened area next to Mrs. Patrick's house off of Farrington and Remington Boulevard. It's basically removing two or three hardwood trees and keeping the Palm trees. She wanted a little bit of color. She wanted the Viburnum, which is similar to what we have across the street. Her entrance is across the street. This is not an overly designed area. I believe that it was meant as a landscape buffer, so people driving by the golf course couldn't look into her home. So, the plant material additions include keeping the Palms and Ligustrums, which are the tall hedges and some Viburnum, which are also tall hedges. The red color in the bottom of the design right here, are Azaleas. They're probably like a Fashion Azalea. There are also pink Muhly grasses. These things only bloom once a year and they're gorgeous when they bloom. They don't get very tall. We typically will cut them back along with any other grasses, after the blooming period, because they are pink. So, you can kind of see from the design, the Magnolias and Palm trees are staying. The

hardwoods are coming out. This type of landscape pallet is going in. There is no irrigation there, so we have to run under the sidewalk, from between the sidewalk and curve, as part of that spray zone. You can see that the cost is outlined in the proposal from REW, which is \$14,775, for labor, material, lock, stop, and barrel. It doesn't give her everything she wanted as she wanted it to look like the big 20-foot-tall VO edges, which were never going to get there. It's not going to happen that way, as in order to accomplish that, you would have to probably take everything out, because it has to have room to grow.

Mr. Jaisingh: Exactly. She's going to have to understand that these things are going to need some time to really grow.

Mr. Scheerer: Right. We can explain that, should the Board choose to approve this proposal in your agenda this evening. I think it gives her some color. We want to stay away from annuals. We don't want to get into an additional expense every quarter, to have to replace annuals continuously. I don't really see a place for annuals along that street of the landscape buffer, anyway.

Mr. Jaisingh: Right.

Mr. Scheerer: I think a little bit of color, some more green, get rid of the hardwoods, which seems to be the biggest issue, because she has to clean the leaves out of her gutters and there's some pretty good-sized trees there, which is why the cost of remove the trees is high, because they are 20 to 30 feet tall.

Mr. Brown: So, regardless, these are going to be ours.

Mr. Scheerer: They are.

Mr. Brown: What do you think about it?

Mr. Scheerer: I think it's a good design. I like it. Personally, if it was me and I have no dog in this fight, because it's money. It's \$14,000 to \$15,000. You can go with the design or cut down the trees and put in Oak trees. But I know she's been very adamant. She's been speaking about this for the better part of six months or so..

Ms. Zaresk: Yeah, but I guess my sense is, that's way too much money to be spending on that little spot. I get her concern and that's fine. We're going to hire a landscape design company or we're going to see what they propose and when that landscape design company comes in, will they address this? Could we ask them?

Mr. Scheerer: Yeah.

Ms. Zaresk: In the meantime, my sense is, the issue are the big trees. Get rid of them.

Mr. Soukup: Yes.

Ms. Zaresk: I'm all for getting rid of them.

Mr. Jaisingh: Why are we not removing those trees yet, while we figure out what to put there? Why are we not removing the big trees that are causing the headache for her?

Mr. Scheerer: She didn't authorize it.

Ms. Zaresk: Right?

Mr. Jaisingh: Were the trees there when she bought the house.?

Mr. Scheerer: Yeah. Normally I would just remove the tree if it became problematic, but the tree is a healthy tree. The problem is the leaf drop and the maintenance problem its creating to the resident. We've had root issues when we had the Cypress trees and we took out the Cypress trees. The Board directed staff to remove the Cypress tree and stump grind that entire area next to her home. I believe Jason sent you all an email many months ago, thanking us for doing that. We re-sodded and irrigated it. Then it went from the Cypress tree roots, which I consider invasive, because if you've ever stepped on or ran into some Cypress, you're going to know what a pain really is when you do that. Now it's escalated to the Oak trees. I have to re-roof my house, because I have roof damage. That set off the meeting from a couple of months ago. I didn't want to do anything in this area without the Board approving this, because it's not like we got a dead Palm tree that's hanging over. We cut a Palm tree down.

Mr. Jaisingh: Right. I think we have a design consultant coming in and have a plan to revitalize the entire neighborhood. I really think that we need to remove those trees, prune everything down, make it look as lovely and landscaped as we possibly can, once we remove those. Let her know that we have a plan for the entire community. I know a lot of people are going to be upset.

Mr. Showe: It will be consistent with the rest of the community.

Mr. Jaisingh: Right.

Mr. Scheerer: That's why we are waiting on direction to do that.

Mr. Jaisingh: I know a lot of people are going to be upset. The emails are going to come in. Jason's not going to sleep at night.

Mr. Brown: You're not being the bad guy cause you're cutting the tree down.

Ms. Zaresk: If we need to make some authorization, I'm going to authorize the removal of the trees.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the proposal with REW for landscaping at 200 Farrington Lane in the amount of \$14,775 was approved.

Mr. Jaisingh: Are we going to prune the rest of the trees?

Mr. Scheerer: The only thing that's under our control, is a handful of Palm trees. We do clean those up.

Mr. Jaisingh: Right.

Mr. Scheerer: We keep the site as clean as it can be, but that area is not done monthly. Even those big Viburnum hedges are not trimmed every week or every month. They kind of as needed, but we have instructed REW to pay close attention to that area, try to keep the dead Palm fronds off. We do have the Porter guy. He does a really good job not only picking up trash, but he will also pull weeds and prune and do things like that. So, when I meet with REW on Friday, if this is the direction that you choose to go in, we'll remove the trees and make sure that area stays as clean as possible. We will make sure that happens and then we'll reach out and Miss Patrick via email and let her know the Board's decision.

Mr. Jaisingh: That way we keep all the debris off of our house. She doesn't have to complain about it. We can't address every individual that comes in and has an issue with landscaping. We're going to address the entire community and that way it's all uniform.

Mr. Showe: We'll let her know that obviously the Board's intent is to come up with a master plan. This will be part of that.

Mr. Scheerer: Yes, it will be included in that.

Mr. Showe: But to expedite, this is what the Board decided to do for now.

Mr. Soukup: Right.

Mr. Brown: Can I make a request?

Mr. Showe: Certainly.

Mr. Brown: So, as we're doing this, can you fashion up some statement that hopefully we don't have to use but may, of why we're addressing her concerns with the tree and not other people's concerns that came in here and wanted us to cut their trees down? Granted, the biggest difference is that they wanted street trees cut down. This really isn't a street tree. So just whatever you can come up with and that way, when they come in...

Ms. Zaresk: That is a good point.

Mr. Mehrlich: Well, these guys back here, are talking about their Pine trees blowing Pine needles into their screen. The Oak trees were part of our community, as far as I'm concerned and the Oak trees were part of the original plan of the community, so why are we cutting them down? I didn't vote yes on that, but I don't agree with that cutting Oak trees down. But to go with the master plan, to create a look through the entire place, if it requires coming them down, then I'm more conducive to doing it then, but just to cut an Oak tree down, I'm outvoted, but I don't get it. Why are we cutting the Pine trees down back here that are blowing pine needles on a screen?

Mr. Scheerer: They are dying. When the Pine needles die, we remove them.

Mr. Mehrlich: Yeah.

Mr. Brown: I think that tree is going to cause problems if we don't take it down. It's awfully close to her house.

Mr. Soukup: We did have the root intrusion from the Cypress trees. I can't speak to any foundational concerns.

Mr. Mehrlich: A Cypress can be dangerous.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Mehrlich: I think the place looks beautiful. Thank you.

Mr. Scheerer: Thank you. I'll let them know.

Mr. Soukup: Mr. Jaisingh?

Mr. Jaisingh: Nothing.

Mr. Soukup: Mr. Brown?

Mr. Brown: Nothing, other than the place looks great.

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: All good. Happy Easter, everyone.

TENTH ORDER OF BUSINESS

Next Meeting Date – April 30, 2024

Mr. Soukup: Our next meeting is scheduled for April 30th.

**Mr. Glasscock joined the meeting at this time.*

Mr. Soukup: Pete, did you have anything?

Mr. Glasscock: I have nothing. We got the East Lakeshore Boulevard gate back open and running now. The only thing I had was the paving. I can't get anybody to give us a budget number without plans. So, what we're going to do is, I talked to Mark about it and we're going to take some numbers from other communities and we'll give you a budget. We do have a cost to install, which would be roughly the same cost of repair. So, we should be able to give you something at least by the next meeting.

Mr. Soukup: Anything else?

Mr. Glasscock: Other than that, the yearly inspections will be coming up here in the next month or two. So, if you have any residents calling, there's a big fat guy on a scooter running on the neighborhood.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Remington Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: July 23, 2024
HOUR: 6:00 PM
LOCATION: Kissimmee, FL 34744

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

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

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

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

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

PASSED AND ADOPTED THIS 23th DAY OF APRIL, 2024.

ATTEST:

**REMINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Remington
Community Development District

Proposed Budget
FY 2025



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11 Pavement Management Fund

12 Capital Projects Fund

Remington
Community Development District
Proposed Budget
General Fund

| Description | Adopted Budget FY2024 | Actuals Thru 2/29/24 | Projected Next 7 Months | Projected Thru 9/30/24 | Proposed Budget FY2025 |
|--------------------------------------|--------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
| Revenues | | | | | |
| Maintenance Assessment | \$ 1,468,418 | \$ 1,348,643 | \$ 119,775 | \$ 1,468,418 | \$ 1,791,345 |
| Miscellaneous Income | \$ 5,000 | \$ 3,375 | \$ 450 | \$ 3,825 | \$ 5,300 |
| County Easement Funding | \$ - | \$ 115,237 | \$ - | \$ 115,237 | \$ - |
| Interest Income | \$ 1,000 | \$ 6,007 | \$ 3,004 | \$ 9,011 | \$ 1,000 |
| Carryforward | \$ - | \$ 3,493 | \$ - | \$ 3,493 | \$ - |
| Total Revenues | \$ 1,474,418 | \$ 1,476,756 | \$ 123,228 | \$ 1,599,984 | \$ 1,797,645 |
| Expenditures | | | | | |
| <i>Administrative:</i> | | | | | |
| Supervisor Fees | \$ 12,000 | \$ 4,000 | \$ 7,000 | \$ 11,000 | \$ 12,000 |
| FICA Expense | \$ 918 | \$ 306 | \$ 536 | \$ 842 | \$ 918 |
| Engineer | \$ 15,000 | \$ 1,840 | \$ 10,160 | \$ 12,000 | \$ 15,000 |
| Attorney | \$ 27,500 | \$ 8,851 | \$ 14,149 | \$ 23,000 | \$ 27,500 |
| Annual Audit | \$ 3,250 | \$ - | \$ 2,950 | \$ 2,950 | \$ 3,000 |
| Assessment Administration | \$ 5,300 | \$ 5,300 | \$ - | \$ 5,300 | \$ 5,565 |
| Property Appraiser Fee | \$ 1,000 | \$ 715 | \$ - | \$ 715 | \$ 1,000 |
| Management Fees | \$ 78,619 | \$ 32,758 | \$ 45,861 | \$ 78,619 | \$ 82,550 |
| Information Technology | \$ 1,590 | \$ 662 | \$ 928 | \$ 1,590 | \$ 1,670 |
| Website Maintenance | \$ 1,060 | \$ 442 | \$ 618 | \$ 1,060 | \$ 1,113 |
| Telephone | \$ 80 | \$ - | \$ 20 | \$ 20 | \$ 80 |
| Postage | \$ 900 | \$ 482 | \$ 675 | \$ 1,157 | \$ 1,200 |
| Insurance | \$ 58,125 | \$ 55,202 | \$ - | \$ 55,202 | \$ 61,939 |
| Printing & Binding | \$ 1,000 | \$ 26 | \$ 37 | \$ 63 | \$ 1,000 |
| Newsletter | \$ 3,500 | \$ 428 | \$ 3,072 | \$ 3,500 | \$ 3,500 |
| Legal Advertising | \$ 2,300 | \$ - | \$ 544 | \$ 544 | \$ 2,300 |
| Office Supplies | \$ 200 | \$ 7 | \$ 50 | \$ 57 | \$ 200 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ - | \$ 175 | \$ 175 |
| Administrative Contingency | \$ 1,500 | \$ 391 | \$ 547 | \$ 938 | \$ 1,500 |
| Total Administrative | \$ 214,017 | \$ 111,586 | \$ 87,146 | \$ 198,731 | \$ 222,210 |
| <i>Operations & Maintenance:</i> | | | | | |
| Environmental | | | | | |
| Lake Maintenance | \$ 18,200 | \$ 6,325 | \$ 8,855 | \$ 15,180 | \$ 18,200 |
| Utilities | | | | | |
| Kissimmee Utility Authority | \$ 10,560 | \$ 2,966 | \$ 5,250 | \$ 8,216 | \$ 10,560 |
| Toho Water Authority | \$ 45,000 | \$ 15,793 | \$ 25,600 | \$ 41,393 | \$ 47,602 |
| Orlando Utilities Commission | \$ 21,120 | \$ 8,479 | \$ 11,871 | \$ 20,350 | \$ 23,402 |
| CenturyLink | \$ 8,030 | \$ 2,635 | \$ 4,550 | \$ 7,185 | \$ 8,263 |
| Spectrum | \$ 5,775 | \$ 2,066 | \$ 2,926 | \$ 4,991 | \$ 5,775 |
| Roadways | | | | | |
| Street Sweeping | \$ 36,000 | \$ 12,000 | \$ 21,000 | \$ 33,000 | \$ 36,000 |
| Drainage | \$ 7,000 | \$ 1,421 | \$ 5,750 | \$ 7,171 | \$ 7,000 |
| Signage | \$ 5,000 | \$ 1,620 | \$ 1,043 | \$ 2,663 | \$ 5,000 |

Remington
Community Development District
Proposed Budget
General Fund

| Description | Adopted Budget FY2024 | Actuals Thru 2/29/24 | Projected Next 7 Months | Projected Thru 9/30/24 | Proposed Budget FY2025 |
|--|--------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
| Common Area | | | | | |
| Landscaping | \$ 314,118 | \$ 128,400 | \$ 179,760 | \$ 308,160 | \$ 370,000 |
| Feature Lighting | \$ 6,000 | \$ 240 | \$ 1,714 | \$ 1,954 | \$ 6,000 |
| Irrigation | \$ 10,500 | \$ 3,913 | \$ 5,479 | \$ 9,392 | \$ 10,500 |
| Trash Receptacles & Benches | \$ 1,000 | \$ - | \$ 500 | \$ 500 | \$ 1,000 |
| Plant Replacement & Bed Enhancements | \$ 9,500 | \$ 675 | \$ 4,750 | \$ 5,425 | \$ 9,500 |
| Miscellaneous Common Area Services | \$ 10,500 | \$ 1,660 | \$ 5,695 | \$ 7,355 | \$ 10,500 |
| Soccer/Ball Field Maintenance | \$ 4,000 | \$ - | \$ 2,000 | \$ 2,000 | \$ 4,000 |
| Holiday Lighting | \$ - | \$ - | \$ - | \$ - | \$ 6,300 |
| Recreation Center | | | | | |
| Pool Maintenance | \$ 20,000 | \$ 8,138 | \$ 11,393 | \$ 19,532 | \$ 22,461 |
| Pool Cleaning | \$ 8,400 | \$ 3,750 | \$ 5,250 | \$ 9,000 | \$ 10,200 |
| Pool Permits | \$ 550 | \$ - | \$ 525 | \$ 525 | \$ 550 |
| Recreation Center Cleaning | \$ 16,695 | \$ 6,165 | \$ 8,631 | \$ 14,795 | \$ 16,695 |
| Recreation Center Repairs & Maintenance | \$ 8,000 | \$ 1,875 | \$ 2,625 | \$ 4,500 | \$ 8,000 |
| Pest Control | \$ 900 | \$ 360 | \$ 504 | \$ 864 | \$ 900 |
| Security | | | | | |
| Recreation Center Access | \$ 5,000 | \$ 3,100 | \$ 2,130 | \$ 5,230 | \$ 5,300 |
| Security Guard | \$ 412,714 | \$ 177,006 | \$ 247,808 | \$ 424,814 | \$ 442,688 |
| Gate Repairs | \$ 15,050 | \$ 4,411 | \$ 18,053 | \$ 22,463 | \$ 25,833 |
| Guard House Cleaning | \$ 3,600 | \$ 1,100 | \$ 1,750 | \$ 2,850 | \$ 3,600 |
| Guard House Repairs & Maintenance | \$ 3,500 | \$ 285 | \$ 1,750 | \$ 2,035 | \$ 3,500 |
| Gate Maintenance Agreement | \$ 2,500 | \$ 180 | \$ 1,020 | \$ 1,200 | \$ 2,500 |
| Other | | | | | |
| Contingency | \$ 10,000 | \$ 10,784 | \$ 1,300 | \$ 12,084 | \$ 12,500 |
| Field Management Services | \$ 31,492 | \$ 13,122 | \$ 18,370 | \$ 31,492 | \$ 33,067 |
| Total Operations & Maintenance | \$ 1,050,705 | \$ 418,468 | \$ 607,852 | \$ 1,026,320 | \$ 1,167,396 |
| Total Expenditures | \$ 1,264,722 | \$ 530,054 | \$ 694,997 | \$ 1,225,051 | \$ 1,389,606 |
| Other Financing Uses | | | | | |
| Transfer Out - Pavement Management | \$ 59,696 | \$ - | \$ 59,696 | \$ 59,696 | \$ 150,000 |
| County Easement Portion | \$ - | \$ - | \$ 33,047 | \$ 33,047 | \$ - |
| Transfer Out - Capital Projects | \$ 150,000 | \$ 150,000 | \$ - | \$ 150,000 | \$ 258,039 |
| County Easement Portion | \$ - | \$ - | \$ 132,190 | \$ 132,190 | \$ - |
| Total Other Financing Uses | \$ 209,696 | \$ 150,000 | \$ 224,933 | \$ 374,933 | \$ 408,039 |
| Total Expenditures & Other Financing Uses | \$ 1,474,418 | \$ 680,054 | \$ 919,930 | \$ 1,599,984 | \$ 1,797,645 |
| Excess Revenues/(Expenditures) | \$ - | \$ 796,702 | \$ (796,702) | \$ - | \$ - |

| | FY 2024 | FY 2025 |
|---------------------------------|--------------|--------------|
| Net Assessments | \$ 1,468,418 | \$ 1,791,345 |
| Add: Discounts & Collections 6% | \$ 93,729 | \$ 114,341 |
| Gross Assessments | \$ 1,562,147 | \$ 1,905,686 |
| | 1783 | 1783 |
| Net Per Unit | \$ 823.57 | \$ 1,004.68 |
| Gross Per Unit | \$ 876.13 | \$ 1,068.81 |
| Increase Per Unit | | \$192.67 |
| Assessment Increase % | | 21.99% |

REMINGTON
Community Development District
Fiscal Year 2025

| |
|-----------------|
| 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 2025

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 2025

Administrative Contingency

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

| |
|--|
| EXPENDITURES – Operations and Maintenance |
|--|

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 | \$3,200 | \$38,400 |
| 1943950-775010 | Rem. Blvd & Prestwick Ln Irr | \$310 | \$3,720 |
| 1943950-784350 | 2706 Prestwick Ln | \$55 | \$660 |
| 1943950-946850 | 2751 Partin Settlement Rd | \$65 | \$780 |
| 1943950-946890 | 260 E Lakeshore Blvd | \$55 | \$660 |
| 1943950-809250 | 456 Janice Kay Pl R | \$130 | \$1,560 |
| | Contingency | | \$1,822 |
| | | | \$47,602 |

REMINGTON
Community Development District
Fiscal Year 2025

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 | \$120 | \$1,440 |
| 41621-82149 | 2995 Remington Blvd Irr | \$25 | \$300 |
| 74288-14558 | 2651 Remington Blvd Irr (Streetlights) | \$275 | \$3,300 |
| 07261-84434 | 2651 Remington Blvd | \$900 | \$10,800 |
| 60455-74548 | 2651 Partin Settlement Rd | \$40 | \$480 |
| 44837-46246 | 2700 Remington Blvd SS | \$40 | \$480 |
| 61425-13386 | 2699 Remington Blvd Gate | \$20 | \$240 |
| 51194-67580 | 2999 Remington Blvd SS | \$170 | \$2,040 |
| 57459-11606 | 2500 Block Even Remington Blvd | \$20 | \$240 |
| 02748-56035 | 2700 Block Odd | \$40 | \$480 |
| 28337-61469 | 2706 Prestwick Ln | \$40 | \$480 |
| | Contingency | | \$1,862 |
| | | | <u>\$23,402</u> |

Centurylink

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

| Account# | Address | Monthly Amount | Annual Amount |
|--------------|-----------------------------------|----------------|----------------|
| 312091012 | 2651 Remington Blvd (Rec. Center) | \$325 | \$3,900 |
| 311297420 | 260 E Lakeshore Blvd | \$145 | \$1,740 |
| 311154656 | 2751 Partin Settlement Rd | \$145 | \$1,740 |
| | Contingency | | \$883 |
| Total | | | <u>\$8,263</u> |

Spectrum

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

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

REMINGTON
Community Development District
Fiscal Year 2025

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 | \$30,417 | \$365,004 |
| Contingency | | \$4,996 |
| Total | | \$370,000 |

Feature Lighting

Unscheduled maintenance consists of replacing damaged fixtures or inoperable fixtures.

Irrigation

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

Trash Receptacles & Benches

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

Plant Replacement & Bed Enhancements

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

REMINGTON
Community Development District
Fiscal Year 2025

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.

Holiday Lighting

The District will incur costs to related to the decoration of common areas during the Holidays.

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 | \$750 | \$9,000 |
| Contingency | | \$1,200 |
| Total | | \$10,200 |

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.

REMINGTON
Community Development District
Fiscal Year 2025

| Description | Monthly Amount | Annual Amount |
|------------------------------|----------------|---------------|
| Pest Control Services | \$72 | \$864 |
| Contingency | | \$36 |
| Total | | \$900 |

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 | \$23.75 | \$190,702 |
| Contract Cost for Recreation Center | \$23.75 | \$71,823 |
| Contract Cost for Roving Patrol | \$27.46 | \$143,176 |
| Holiday Contract Costs Guardhouse/Rec Center | \$35.63 | \$6,093 |
| Holiday Contract Costs for Roving Patrol | \$38.94 | \$4,206 |
| Track Tik | \$150.00 | \$1,800 |
| Sheriff's Office | \$79.77 | \$24,888 |
| | | \$442,688 |

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.

REMINGTON
Community Development District
Fiscal Year 2025

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.

Field Management Services

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

OTHER FINANCING USES

Transfer Out – Pavement Management/Capital Projects

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

Remington
Community Development District
Proposed Budget
Pavement Management

| Description | Adopted Budget FY2024 | Actuals Thru 2/29/24 | Projected Next 7 Months | Projected Thru 9/30/24 | Proposed Budget FY2025 |
|---------------------------------------|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
| Revenues | | | | | |
| Carryforward Surplus | \$ 676,664 | \$ 678,190 | \$ - | \$ 678,190 | \$ 794,726 |
| Transfer In | \$ 59,696 | \$ - | \$ 59,696 | \$ 59,696 | \$ 150,000 |
| County Easement | \$ - | \$ - | \$ 33,047 | \$ 33,047 | \$ - |
| Interest Income | \$ 500 | \$ 10,119 | \$ 14,166 | \$ 24,285 | \$ 5,000 |
| Total Revenues | \$ 736,860 | \$ 688,309 | \$ 106,909 | \$ 795,218 | \$ 949,726 |
| Expenditures | | | | | |
| Contingency | \$ 600 | \$ 192 | \$ 300 | \$ 492 | \$ 600 |
| Total Expenditures | \$ 600 | \$ 192 | \$ 300 | \$ 492 | \$ 600 |
| Excess Revenues/(Expenditures) | \$ 736,260 | \$ 688,117 | \$ 106,609 | \$ 794,726 | \$ 949,126 |

Remington
Community Development District
Proposed Budget
Capital Projects

| Description | Adopted Budget FY2024 | Actuals Thru 2/29/24 | Projected Next 7 Months | Projected Thru 9/30/24 | Proposed Budget FY2025 |
|--|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
| Revenues | | | | | |
| Carryforward Surplus | \$ 26,550 | \$ 569 | \$ - | \$ 569 | \$ 140,741 |
| Transfer In | \$ 150,000 | \$ 150,000 | \$ - | \$ 150,000 | \$ 258,039 |
| County Easement | \$ - | \$ - | \$ 132,190 | \$ 132,190 | \$ - |
| Interest Income | \$ 50 | \$ 1 | \$ 7 | \$ 8 | \$ 10 |
| Total Revenues | \$ 176,600 | \$ 150,570 | \$ 132,197 | \$ 282,767 | \$ 398,790 |
| Expenditures | | | | | |
| Capital Outlay - Fitness Equipment | \$ 10,000 | \$ - | \$ 4,599 | \$ 4,599 | \$ 10,000 |
| Capital Outlay - Pressure Washing | \$ 20,000 | \$ 21,000 | \$ 7,900 | \$ 28,900 | \$ 25,000 |
| Capital Outlay - Landscape | \$ 15,000 | \$ - | \$ 7,500 | \$ 7,500 | \$ 132,190 |
| Capital Outlay - Sidewalk/Road Improvement | \$ 95,000 | \$ 63,700 | \$ - | \$ 63,700 | \$ 120,000 |
| Capital Outlay - Rec Center Improvements | \$ 11,000 | \$ 3,660 | \$ - | \$ 3,660 | \$ 11,000 |
| Capital Outlay - Street Tree Trimming | \$ 25,000 | \$ 25,410 | \$ 7,750 | \$ 33,160 | \$ - |
| Contingency | \$ 600 | \$ 192 | \$ 315 | \$ 507 | \$ 600 |
| Total Expenditures | \$ 176,600 | \$ 113,962 | \$ 28,064 | \$ 142,026 | \$ 298,790 |
| Excess Revenues/(Expenditures) | \$ - | \$ 36,608 | \$ 104,133 | \$ 140,741 | \$ 100,000 |

SECTION VII

Begin forwarded message:

From: Juan Jose Rodriguez <attorneyliaison@aol.com>

Subject: Re: 1049 Berkeley Dr, Kissimmee FL 34744

Date: April 4, 2024 at 2:34:36 PM EDT

To: Jason Showe <jshowe@gmscfl.com>

Cc: Remington Master HOA <despinosa@castlegroup.com>, Alan Scheerer <ascheerer@gmscfl.com>

Dear Ms. Showe,

Please be advised, and if you do research will find out, that your insurance company already denied the claim back in 2020. I am not asking to file a claim with your insurance company as under the same circumstances, it is obvious they are going to use the same arguments to justify denial of the claim.

In addition, also in 2020 your board decision was the following.

The Board did not want to remove the trees at this stage, as they appear to be healthy. Staff will continue to monitor the trees and the Board may take action on them in the future. The contact information for the Remington CDD is attached per your request. Should you have any additional questions, please let me know.

Therefore, again, we are not filling a claim with the insurance as we already know is going to be denied, only a reconsideration by the board of the same issue, or to let the litigation department take care and this seems to be a perennial problem as long as the trees are there.

Thanks.

Juan Jose Rodriguez

Begin forwarded message:

From: Juan Jose Rodriguez <attorneyliaison@aol.com>

Subject: Re: 1049 Berkeley Dr, Kissimmee FL 34744

Date: April 8, 2024 at 5:29:32 PM EDT

To: Andres Jimenez <ajimenez@egisadvisors.com>

Cc: Alan Scheerer <ascheerer@gmscfl.com>, Jason Showe <jshowe@gmscfl.com>, Richard Wardrip <rwardrip@egisadvisors.com>, Kristina Rudez <krudez@egisadvisors.com>

Dear Mr. Jimenez,

After consulting today with Keith Lehman, senior attorney at L.S Carlson in Boca Raton, I have decided to wait until after the Board meeting scheduled for April 23rd, before going with the letter of representation and demand letter. According to previous e mail, this issue is already on agenda.

The reason for this decision is to show to the judge that I have exhausted all available means of reaching a deal, but your refusal to reach an agreement, gave me no choice but to go to litigation. Also, this way I will be able to claim attorney fees reimbursement, as you guys "force" me to go to litigation and it was my only option left in an effort to resolve this nuisance situation.

Meanwhile, if you have any questions, please let me know.

SECTION VIII

SECTION C

SECTION 1

Remington

Community Development District

Summary of Check Register

March 16, 2024 to April 12, 2024

| Bank | Date | Check No.'s | Amount |
|---------------------|---------|-------------|---------------------|
| General Fund | | | |
| | 3/21/24 | 7265-7270 | \$ 2,765.32 |
| | 3/28/24 | 7271-7278 | \$ 9,784.39 |
| | 4/4/24 | 7279-7280 | \$ 3,077.44 |
| | 4/10/24 | 7281-7290 | \$ 37,578.16 |
| | 4/11/24 | 7291-7292 | \$ 10,151.54 |
| | | | \$ 63,356.85 |
| Capital Reserve | | | |
| | 3/28/24 | 127-128 | \$ 12,349.00 |
| | 4/4/24 | 129 | \$ 7,900.00 |
| | | | \$ 20,249.00 |
| Total Amount | | | \$ 83,605.85 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# | SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----------|--------------|---------------------------|--------|----------|--------------|---------|
| 3/21/24 | 00038 | 3/11/24 | 13936 | 202403 | 320-53800 | 34900 | PDK CLOUD AGREEMENT | * | 30.00 | | |
| | | 3/11/24 | 14030 | 202403 | 320-53800 | 34700 | WI-PAK MONTHLY-MAR24 | * | 240.00 | | |
| | | | | | | | | | | 270.00 | 007265 |
| 3/21/24 | 00192 | 1/28/24 | 22018 | 202401 | 320-53800 | 57200 | RPR TREADMILL/CHK EQUIP | * | 160.00 | | |
| | | | | | | | | | | 160.00 | 007266 |
| 3/21/24 | 00213 | 2/27/24 | 55500 | 202403 | 320-53800 | 34500 | SECURITY SVCS-02/26-03/08 | * | 1,276.32 | | |
| | | | | | | | | | | 1,276.32 | 007267 |
| 3/21/24 | 00125 | 3/18/24 | 20463 | 202403 | 300-15500 | 10000 | CHEMICAL CONTROLLER-APR24 | * | 125.00 | | |
| | | | | | | | | | | 125.00 | 007268 |
| 3/21/24 | 00335 | 3/07/24 | 94859 | 202403 | 320-53800 | 46300 | RPR WASHOUT | * | 790.00 | | |
| | | | | | | | | | | 790.00 | 007269 |
| 3/21/24 | 00071 | 2/05/24 | 44317294 | 202402 | 320-53800 | 46800 | PEST CONTROL-FEB24 | * | 72.00 | | |
| | | 3/04/24 | 44419382 | 202403 | 320-53800 | 46800 | PEST CONTROL-MAR24 | * | 72.00 | | |
| | | | | | | | | | | 144.00 | 007270 |
| 3/28/24 | 00038 | 1/24/24 | C105292 | 202401 | 320-53800 | 57300 | 500Q VEHICLE BARCODES | * | 3,100.00 | | |
| | | 3/25/24 | P13676C | 202403 | 320-53800 | 34900 | PRICE DIFF FOR UNIT AGMT | * | 350.00 | | |
| | | | | | | | | | | 3,450.00 | 007271 |
| 3/28/24 | 00093 | 3/15/24 | 218495 | 202403 | 320-53800 | 47100 | LAKE MAINTENANCE-MAR24 | * | 1,265.00 | | |
| | | | | | | | | | | 1,265.00 | 007272 |
| 3/28/24 | 00268 | 3/22/24 | 37774 | 202403 | 320-53800 | 47300 | ANNUAL BACKFLOW TEST 3/24 | * | 195.00 | | |
| | | | | | | | | | | 195.00 | 007273 |
| 3/28/24 | 00290 | 3/21/24 | 5486 | 202403 | 320-53800 | 47300 | RPR SIGN AT ENTRANCE | * | 185.00 | | |
| | | | | | | | | | | 185.00 | 007274 |

REMI -REMINGTON - AGUZMAN

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|-------------------------------------|--------|----------|--------------|---------|
| 3/28/24 | 00127 | 3/19/24 | 5290138 | 202402 | 310 | 51300 | 31100 | | ENGINEERING SVCS-FEB24 | * | 150.00 | | |
| | | | | | | | | | HANSON, WALTER & ASSOCIATES, INC. | | | 150.00 | 007275 |
| 3/28/24 | 00322 | 3/22/24 | 06241 | 202403 | 320 | 53800 | 47300 | | REPAIR HD EYEBALL CAMERA | * | 1,380.00 | | |
| | | | | | | | | | MODERN SECURITY SYSTEMS | | | 1,380.00 | 007276 |
| 3/28/24 | 00128 | 3/20/24 | USA12324 | 202403 | 320 | 53800 | 53000 | | MECHANICAL SWEEPING-03/15 | * | 1,500.00 | | |
| | | | | | | | | | USA SERVICES OF FLORIDA, INC | | | 1,500.00 | 007277 |
| 3/28/24 | 00282 | 2/15/24 | 24-1299 | 202312 | 320 | 53800 | 46700 | | CLUBHOUSE CLEAN-DEC23 | * | 1,050.00 | | |
| | | 2/15/24 | 24-1299 | 202312 | 320 | 53800 | 35000 | | GUARDHOUSE CLEAN-DEC23 | * | 250.00 | | |
| | | 2/15/24 | 24-1300 | 202312 | 320 | 53800 | 46700 | | CLEAN SUPPLY SOAP/TOWELS | * | 359.39 | | |
| | | | | | | | | | WESTWOOD INTERIOR CLEANING INC. | | | 1,659.39 | 007278 |
| 4/04/24 | 00082 | 4/02/24 | 18716 | 202403 | 310 | 51300 | 31500 | | ATTORNEY SVCS-MAR24 | * | 300.00 | | |
| | | 4/02/24 | 18727 | 202403 | 310 | 51300 | 31500 | | ATTORNEY SVCS-MAR24 | * | 330.00 | | |
| | | | | | | | | | CLARK & ALBAUGH, LLP | | | 630.00 | 007279 |
| 4/04/24 | 00195 | 3/27/24 | 00927130 | 202403 | 320 | 53800 | 43300 | | TOHO WATER-MAR24 | * | 2,447.44 | | |
| | | | | | | | | | TOHO WATER AUTHORITY | | | 2,447.44 | 007280 |
| 4/10/24 | 00038 | 3/31/24 | C109485 | 202403 | 320 | 53800 | 57300 | | 200 SECURAKY CARDS | * | 2,130.00 | | |
| | | | | | | | | | ACCESS CONTROL SYSTEMS, LLC DBA | | | 2,130.00 | 007281 |
| 4/10/24 | 00213 | 3/12/24 | 55549 | 202403 | 320 | 53800 | 34500 | | SECURITY SVCS-03/12-03/22 | * | 957.24 | | |
| | | | | | | | | | OSCEOLA COUNTY SHERIFF'S OFFICE | | | 957.24 | 007282 |
| 4/10/24 | 00291 | 4/01/24 | 10207 | 202404 | 320 | 53800 | 46400 | | POOL MAINTENANCE-APR24 | * | 750.00 | | |
| | | | | | | | | | ROBERTS POOL SERVICE AND REPAIR INC | | | 750.00 | 007283 |
| 4/10/24 | 00125 | 3/14/24 | 304084 | 202403 | 320 | 53800 | 46500 | | RPR/RPLC BOLTS-LIFE RING | * | 267.45 | | |
| | | | | | | | | | SPIES POOL LLC | | | 267.45 | 007284 |

REMI -REMINGTON - AGUZMAN

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# | SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---------------------------|-------|--------------|----------|------------------|-----------------|--------------|---------------------------|--------|-----------|--------------|---------|
| 4/10/24 | 00335 | 3/27/24 | 96514 | 202403 | 320-53800-46300 | | RPLCD ROTOR/NOZZLES | * | 266.65 | | |
| | | 4/01/24 | 97350 | 202404 | 320-53800-46200 | | LANDSCAPE MAINT-APR24 | * | 25,680.00 | | |
| | | | | | | | | | | 25,946.65 | 007285 |
| 4/10/24 | 00071 | 4/01/24 | 44518204 | 202404 | 320-53800-46800 | | PEST CONTROL-APR24 | * | 72.00 | | |
| | | | | | | | | | | 72.00 | 007286 |
| 4/10/24 | 00334 | 3/27/24 | 407 | 202403 | 300-15500-10000 | | 50% DEP-XMAS LIGHTS 2024 | * | 4,555.82 | | |
| | | | | | | | | | | 4,555.82 | 007287 |
| 4/10/24 | 00292 | 4/01/24 | 2404-008 | 202404 | 320-53800-53300 | | SCHOOL ZONE LIGHT MAINT | * | 149.00 | | |
| | | | | | | | | | | 149.00 | 007288 |
| 4/10/24 | 00128 | 3/29/24 | USA12326 | 202403 | 320-53800-53000 | | MECHANICAL SWEEPING-03/28 | * | 1,500.00 | | |
| | | | | | | | | | | 1,500.00 | 007289 |
| 4/10/24 | 00282 | 4/01/24 | 24-1772 | 202402 | 320-53800-46700 | | CLUBHOUSE CLEAN-FEB24 | * | 1,050.00 | | |
| | | 4/01/24 | 24-1772 | 202402 | 320-53800-35000 | | GUARDHOUSE CLEAN-FEB24 | * | 200.00 | | |
| | | | | | | | | | | 1,250.00 | 007290 |
| 4/11/24 | 00290 | 3/29/24 | 5503 | 202403 | 320-53800-57200 | | CLEAN COMMON AREA | * | 585.00 | | |
| | | | | | | | | | | 585.00 | 007291 |
| 4/11/24 | 00168 | 4/01/24 | 518 | 202404 | 310-51300-34000 | | MANAGEMENT FEES APR24 | * | 6,551.58 | | |
| | | 4/01/24 | 518 | 202404 | 310-51300-35200 | | WEBSITE ADMIN APR24 | * | 88.33 | | |
| | | 4/01/24 | 518 | 202404 | 310-51300-34100 | | INFORMATION TECH APR24 | * | 132.50 | | |
| | | 4/01/24 | 518 | 202404 | 310-51300-51000 | | OFFICE SUPPLIES APR24 | * | 1.41 | | |
| | | 4/01/24 | 518 | 202404 | 310-51300-42000 | | POSTAGE APR24 | * | 161.64 | | |
| | | 4/01/24 | 518 | 202404 | 310-51300-42500 | | COPIES APR24 | * | 6.75 | | |
| | | 4/01/24 | 519 | 202404 | 320-53800-12000 | | FIELD MANAGEMENT APR24 | * | 2,624.33 | | |
| | | | | | | | | | | 9,566.54 | 007292 |
| TOTAL FOR BANK A | | | | | | | | | 63,356.85 | | |
| REMI -REMINGTON - AGUZMAN | | | | | | | | | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|-------------|--------|-----------|----------------------------|
| TOTAL FOR REGISTER | | | | | | 63,356.85 | |

REMI -REMINGTON - AGUZMAN

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|--------------------|-------|--------------|----------|------|-----|-----------------|-----|----------|---|--------|-----------|--------------|---------|
| 3/28/24 | 00250 | 3/22/24 | 22023 | 2024 | 03 | 600-53800-46500 | | | RPLCD TREADMILL-CT850 FITNESS SHOWCASE EQUIPMENT SALES | * | 4,599.00 | 4,599.00 | 000127 |
| 3/28/24 | 00273 | 3/21/24 | 96195 | 2024 | 03 | 600-53800-47600 | | | TREE TRIMMING-03/12/24 SSS DOWN TO EARTH OPCO LLC DBA | * | 7,750.00 | 7,750.00 | 000128 |
| 4/04/24 | 00264 | 3/31/24 | 20253-31 | 2024 | 03 | 600-53800-47500 | | | PRESSURE WASH-EXT WALLS PRESSURE WASH THIS INC | * | 7,900.00 | 7,900.00 | 000129 |
| TOTAL FOR BANK C | | | | | | | | | | | 20,249.00 | | |
| TOTAL FOR REGISTER | | | | | | | | | | | 20,249.00 | | |

REMI -REMINGTON - AGUZMAN

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
March 31, 2024



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| 8 | <hr/> | Assessment Receipt Schedule |

Remington
Community Development District
Combined Balance Sheet
March 31, 2024

| | <i>General Fund</i> | <i>Capital Reserve Funds</i> | <i>Totals Governmental Funds</i> |
|--|-------------------------|----------------------------------|--------------------------------------|
| Assets: | | | |
| Cash: | | | |
| Operating Account | \$ 537,853 | \$ - | \$ 537,853 |
| Pavement Management | \$ - | \$ 247,947 | \$ 247,947 |
| Capital Projects Fund | \$ - | \$ 24,220 | \$ 24,220 |
| Investments: | | | |
| State Board Administration | \$ 661,559 | \$ 499,828 | \$ 1,161,387 |
| Prepaid Expenses | \$ 5,098 | \$ - | \$ 5,098 |
| Total Assets | \$ 1,204,509 | \$ 771,995 | \$ 1,976,504 |
| Liabilities: | | | |
| Accounts Payable | \$ 14,590 | \$ 7,900 | \$ 22,490 |
| Total Liabilities | \$ 14,590 | \$ 7,900 | \$ 22,490 |
| Fund Balances: | | | |
| Assigned For: | | | |
| Capital Projects | \$ - | \$ 16,320 | \$ 16,320 |
| Pavement Management | \$ - | \$ 747,775 | \$ 747,775 |
| Nonspendable: | | | |
| Deposits and Prepaid Items | \$ 5,098 | \$ - | \$ 5,098 |
| Unassigned | \$ 1,184,822 | \$ - | \$ 1,184,822 |
| Total Fund Balances | \$ 1,189,920 | \$ 764,095 | \$ 1,954,014 |
| Total Liabilities & Fund Equity | \$ 1,204,509 | \$ 771,995 | \$ 1,976,504 |

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

| | Adopted Budget | Prorated Budget Thru 03/31/24 | Actual Thru 03/31/24 | Variance |
|------------------------|---------------------|----------------------------------|-------------------------|-------------------|
| Revenues: | | | | |
| Maintenance Assessment | \$ 1,468,418 | \$ 1,423,247 | \$ 1,423,247 | \$ - |
| Miscellaneous Income | \$ 5,000 | \$ 5,000 | \$ 119,012 | \$ 114,012 |
| Interest Income | \$ 1,000 | \$ 1,000 | \$ 6,007 | \$ 5,007 |
| Total Revenues | \$ 1,474,418 | \$ 1,429,247 | \$ 1,548,267 | \$ 119,019 |

Expenditures:

General & Administrative:

| | | | | |
|---|-------------------|-------------------|-------------------|------------------|
| Supervisors Fees | \$ 12,000 | \$ 6,000 | \$ 5,000 | \$ 1,000 |
| FICA | \$ 918 | \$ 459 | \$ 383 | \$ 77 |
| Engineer | \$ 15,000 | \$ 7,500 | \$ 1,990 | \$ 5,510 |
| Attorney | \$ 27,500 | \$ 13,750 | \$ 9,481 | \$ 4,269 |
| Annual Audit | \$ 3,250 | \$ - | \$ - | \$ - |
| Assessment Administration | \$ 5,300 | \$ 5,300 | \$ 5,300 | \$ - |
| Property Appraiser Fee | \$ 1,000 | \$ 715 | \$ 715 | \$ - |
| Management Fees | \$ 78,619 | \$ 39,310 | \$ 39,309 | \$ - |
| Information Technology | \$ 1,590 | \$ 795 | \$ 795 | \$ - |
| Website Maintenance | \$ 1,060 | \$ 530 | \$ 530 | \$ - |
| Telephone | \$ 80 | \$ 40 | \$ - | \$ 40 |
| Postage | \$ 900 | \$ 450 | \$ 527 | \$ (77) |
| Insurance | \$ 58,125 | \$ 58,125 | \$ 55,202 | \$ 2,923 |
| Printing and Binding | \$ 1,000 | \$ 500 | \$ 30 | \$ 470 |
| Newsletter | \$ 3,500 | \$ 1,750 | \$ 428 | \$ 1,322 |
| Legal Advertising | \$ 2,300 | \$ 1,150 | \$ - | \$ 1,150 |
| Office Supplies | \$ 200 | \$ 100 | \$ 8 | \$ 92 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Administrative Contingency | \$ 1,500 | \$ 750 | \$ 391 | \$ 359 |
| Total General & Administrative | \$ 214,017 | \$ 137,399 | \$ 120,264 | \$ 17,134 |

Operation and Maintenance

Environmental

| | | | | |
|------------------|-----------|----------|----------|----------|
| Lake Maintenance | \$ 18,200 | \$ 9,100 | \$ 7,590 | \$ 1,510 |
|------------------|-----------|----------|----------|----------|

Utilities

| | | | | |
|------------------------------|-----------|-----------|-----------|----------|
| Kissimmee Utility Authority | \$ 10,560 | \$ 5,280 | \$ 3,511 | \$ 1,769 |
| Toho Water Authority | \$ 45,000 | \$ 22,500 | \$ 18,611 | \$ 3,889 |
| Orlando Utilities Commission | \$ 21,120 | \$ 10,560 | \$ 10,089 | \$ 471 |
| Centurylink | \$ 8,030 | \$ 4,015 | \$ 3,262 | \$ 753 |
| Bright House Network | \$ 5,775 | \$ 2,888 | \$ 2,476 | \$ 412 |

Roadways

| | | | | |
|-----------------|-----------|-----------|-----------|----------|
| Street Sweeping | \$ 36,000 | \$ 18,000 | \$ 15,000 | \$ 3,000 |
| Drainage | \$ 7,000 | \$ 3,500 | \$ 1,421 | \$ 2,079 |
| Signage | \$ 5,000 | \$ 2,500 | \$ 1,769 | \$ 731 |

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

| | Adopted Budget | Prorated Budget Thru 03/31/24 | Actual Thru 03/31/24 | Variance |
|--|---------------------|----------------------------------|-------------------------|------------------|
| Common Area | | | | |
| Landscaping | \$ 314,118 | \$ 157,059 | \$ 154,080 | \$ 2,979 |
| Feature Lighting | \$ 6,000 | \$ 3,000 | \$ 240 | \$ 2,760 |
| Irrigation | \$ 10,500 | \$ 5,250 | \$ 4,970 | \$ 280 |
| Trash Receptacles & Benches | \$ 1,000 | \$ 500 | \$ - | \$ 500 |
| Plant Replacement and Bed Enhancements | \$ 9,500 | \$ 4,750 | \$ 675 | \$ 4,075 |
| Miscellaneous Common Area Services | \$ 10,500 | \$ 5,250 | \$ 3,420 | \$ 1,830 |
| Soccer/Ball Field Maintenance | \$ 4,000 | \$ 2,000 | \$ - | \$ 2,000 |
| Recreation Center | | | | |
| Pool Maintenance | \$ 20,000 | \$ 10,000 | \$ 8,406 | \$ 1,594 |
| Pool Cleaning | \$ 8,400 | \$ 4,200 | \$ 4,500 | \$ (300) |
| Pool Permits | \$ 550 | \$ - | \$ - | \$ - |
| Recreation Center Cleaning | \$ 16,695 | \$ 8,348 | \$ 6,165 | \$ 2,183 |
| Recreation Center Repairs & Maintenance | \$ 8,000 | \$ 4,000 | \$ 2,460 | \$ 1,540 |
| Pest Control | \$ 900 | \$ 450 | \$ 432 | \$ 18 |
| Security | | | | |
| Recreation Center Access | \$ 5,000 | \$ 2,500 | \$ 5,230 | \$ (2,730) |
| Security Guard | \$ 412,714 | \$ 206,357 | \$ 179,239 | \$ 27,118 |
| Gate Repairs | \$ 15,050 | \$ 7,525 | \$ 4,651 | \$ 2,874 |
| Guard House Cleaning | \$ 3,600 | \$ 1,800 | \$ 1,100 | \$ 700 |
| Guard House Repairs and Maintenance | \$ 3,500 | \$ 1,750 | \$ 285 | \$ 1,465 |
| Gate Maintenance Agreement | \$ 2,500 | \$ 1,250 | \$ 968 | \$ 282 |
| Other | | | | |
| Contingency | \$ 10,000 | \$ 5,000 | \$ 10,784 | \$ (5,784) |
| Field Management Services | \$ 31,492 | \$ 15,746 | \$ 15,746 | \$ - |
| Total O&M Expenditures | \$ 1,050,705 | \$ 525,077 | \$ 467,079 | \$ 57,998 |
| Total Expenditures | \$ 1,264,722 | \$ 662,476 | \$ 587,343 | \$ 75,132 |
| <i>Other Financing Uses</i> | | | | |
| Transfer Out - Pavement Management | \$ 59,696 | \$ 59,696 | \$ 59,696 | \$ - |
| Transfer Out - Capital Projects | \$ 150,000 | \$ 150,000 | \$ 150,000 | \$ - |
| Total Other Financing Uses | \$ 209,696 | \$ 209,696 | \$ 209,696 | \$ - |
| Total Expenditures & Other Financing Uses | \$ 1,474,418 | \$ 872,172 | \$ 797,039 | \$ 75,132 |
| Net Change in Fund Balance | \$ - | \$ - | \$ 751,227 | \$ - |
| Fund Balance - Beginning | \$ - | \$ - | \$ 438,692 | \$ - |
| Fund Balance - Ending | \$ - | \$ - | \$ 1,189,920 | \$ - |

Remington
Community Development District
Pavement Management Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

| | Adopted Budget | Prorated Budget Thru 03/31/24 | Actual Thru 03/31/24 | Variance |
|--------------------------------------|-------------------|----------------------------------|-------------------------|-----------------|
| Revenues: | | | | |
| Interest Income | \$ 500 | \$ 500 | \$ 10,121 | \$ 9,621 |
| Total Revenues | \$ 500 | \$ 500 | \$ 10,121 | \$ 9,621 |
| Expenditures: | | | | |
| Contingency | \$ 600 | \$ 300 | \$ 232 | \$ 68 |
| Total Expenditures | \$ 600 | \$ 300 | \$ 232 | \$ 68 |
| Excess Revenues/Expenditures | \$ (100) | | \$ 9,889 | |
| Other Financing Sources: | | | | |
| Transfer In | \$ 59,696 | \$ 59,696 | \$ 59,696 | - |
| Total Other Financing Sources | \$ 59,696 | \$ 59,696 | \$ 59,696 | - |
| Net Change in Fund Balance | \$ 59,596 | | \$ 69,585 | |
| Fund Balance - Beginning | \$ 676,664 | | \$ 678,190 | |
| Fund Balance - Ending | \$ 736,260 | | \$ 747,775 | |

Remington
Community Development District
Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

| | Adopted Budget | Prorated Budget Thru 03/31/24 | Actual Thru 03/31/24 | Variance |
|--|---------------------|----------------------------------|-------------------------|----------------|
| Revenues: | | | | |
| Interest Income | \$ 50 | \$ 25 | \$ 2 | (23) |
| Total Revenues | \$ 50 | \$ 25 | \$ 2 | (23) |
| Expenditures: | | | | |
| Capital Outlay - Fitness Equipments | \$ 10,000 | \$ 4,599 | \$ 4,599 | - |
| Capital Outlay - Pressure Washing | \$ 20,000 | \$ 20,000 | \$ 28,900 | (8,900) |
| Capital Outlay - Landscape Improvements | \$ 15,000 | \$ 7,750 | \$ 7,750 | - |
| Capital Outlay - Sidewalk/Roadway Improvements | \$ 95,000 | \$ 63,700 | \$ 63,700 | - |
| Capital Outlay - Rec Center Improvements | \$ 11,000 | \$ 3,660 | \$ 3,660 | - |
| Capital Outlay - Street Tree Trimming | \$ 25,000 | \$ 25,000 | \$ 25,410 | (410) |
| Contingency | \$ 600 | \$ 232 | \$ 232 | - |
| Total Expenditures | \$ 176,600 | \$ 124,941 | \$ 134,251 | (9,310) |
| Excess Revenues/Expenditures | \$ (176,550) | | \$ (134,249) | |
| Other Financing Sources: | | | | |
| Transfer In | \$ 150,000 | \$ 150,000 | \$ 150,000 | - |
| Total Other Financing Sources | \$ 150,000 | \$ 150,000 | \$ 150,000 | - |
| Net Change in Fund Balance | \$ (26,550) | | \$ 15,751 | |
| Fund Balance - Beginning | \$ 26,550 | | \$ 569 | |
| Fund Balance - Ending | \$ - | | \$ 16,320 | |

Remington
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|------------------|-------------------|---------------------|------------------|------------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------------|
| Revenues: | | | | | | | | | | | | | |
| Maintenance Assessment | \$ - | \$ 174,221 | \$ 1,133,683 | \$ 24,690 | \$ 16,049 | \$ 74,604 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,423,247 |
| Miscellaneous Income | \$ 89,260 | \$ 1,645 | \$ 26,917 | \$ 490 | \$ 300 | \$ 400 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 119,012 |
| Interest Income | \$ 1,216 | \$ 1,190 | \$ 1,227 | \$ 1,226 | \$ 1,148 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,007 |
| Total Revenues | \$ 90,476 | \$ 177,057 | \$ 1,161,827 | \$ 26,406 | \$ 17,497 | \$ 75,004 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,548,267 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisors Fees | \$ 1,000 | \$ - | \$ 2,000 | \$ - | \$ 1,000 | \$ 1,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| FICA | \$ 77 | \$ - | \$ 153 | \$ - | \$ 77 | \$ 77 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 383 |
| Engineer | \$ 753 | \$ 563 | \$ 150 | \$ 375 | \$ 150 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,990 |
| Attorney | \$ 1,889 | \$ 1,470 | \$ 1,696 | \$ 1,928 | \$ 1,868 | \$ 630 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 9,481 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Assessment Administration | \$ 5,300 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,300 |
| Property Appraiser Fee | \$ - | \$ - | \$ - | \$ - | \$ 715 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 715 |
| Management Fees | \$ 6,552 | \$ 6,552 | \$ 6,552 | \$ 6,552 | \$ 6,552 | \$ 6,552 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 39,309 |
| Information Technology | \$ 132 | \$ 132 | \$ 132 | \$ 132 | \$ 132 | \$ 132 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 795 |
| Website Maintenance | \$ 88 | \$ 88 | \$ 88 | \$ 88 | \$ 88 | \$ 88 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 530 |
| Telephone | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Postage | \$ 44 | \$ 106 | \$ 128 | \$ 70 | \$ 135 | \$ 45 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 527 |
| Insurance | \$ 55,202 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 55,202 |
| Printing and Binding | \$ 3 | \$ 8 | \$ 3 | \$ 5 | \$ 8 | \$ 4 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 30 |
| Newsletter | \$ - | \$ 428 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 428 |
| Legal Advertising | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Office Supplies | \$ 1 | \$ 2 | \$ 1 | \$ 1 | \$ 2 | \$ 1 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 8 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Administrative Contingency | \$ 70 | \$ 104 | \$ 181 | \$ - | \$ 35 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 391 |
| Total General & Administrative | \$ 71,285 | \$ 9,452 | \$ 11,086 | \$ 9,152 | \$ 10,761 | \$ 8,529 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 120,264 |
| Operation and Maintenance | | | | | | | | | | | | | |
| Environmental | | | | | | | | | | | | | |
| Lake Maintenance | \$ 1,265 | \$ 1,265 | \$ 1,265 | \$ 1,265 | \$ 1,265 | \$ 1,265 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 7,590 |
| Utilities | | | | | | | | | | | | | |
| Kissimmee Utility Authority | \$ 509 | \$ 624 | \$ 575 | \$ 643 | \$ 615 | \$ 545 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,511 |
| Toho Water Authority | \$ 261 | \$ 289 | \$ 3,591 | \$ 7,605 | \$ 4,046 | \$ 2,818 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 18,611 |
| Orlando Utilities Commission | \$ 1,899 | \$ 1,652 | \$ 1,593 | \$ 1,633 | \$ 1,702 | \$ 1,610 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,089 |
| Centurylink | \$ 266 | \$ 581 | \$ 581 | \$ 581 | \$ 627 | \$ 627 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,262 |
| Bright House Network | \$ 418 | \$ 418 | \$ 410 | \$ 410 | \$ 410 | \$ 410 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,476 |
| Roadways | | | | | | | | | | | | | |
| Street Sweeping | \$ 3,000 | \$ 1,500 | \$ 1,500 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 15,000 |
| Drainage | \$ - | \$ - | \$ 1,421 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,421 |
| Signage | \$ 1,024 | \$ 149 | \$ 149 | \$ 149 | \$ 149 | \$ 149 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,769 |

Remington
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|--|--------------------|-------------------|-------------------|--------------------|--------------------|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| Common Area | | | | | | | | | | | | | |
| Landscaping | \$ 25,680 | \$ 25,680 | \$ 25,680 | \$ 25,680 | \$ 25,680 | \$ 25,680 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 154,080 |
| Feature Lighting | \$ 240 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 240 |
| Irrigation | \$ 307 | \$ 1,226 | \$ 910 | \$ 554 | \$ 917 | \$ 1,057 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,970 |
| Trash Receptacles & Benches | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Plant Replacement and Bed Enhancements | \$ - | \$ 675 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 675 |
| Miscellaneous Common Area Services | \$ 455 | \$ 635 | \$ 570 | \$ - | \$ - | \$ 1,760 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,420 |
| Soccer/Ball Field Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Recreation Center | | | | | | | | | | | | | |
| Pool Maintenance | \$ 1,811 | \$ 1,070 | \$ 2,335 | \$ 745 | \$ 2,177 | \$ 267 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 8,406 |
| Pool Cleaning | \$ 750 | \$ 750 | \$ 750 | \$ 750 | \$ 750 | \$ 750 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,500 |
| Pool Permits | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Recreation Center Cleaning | \$ 1,455 | \$ 1,100 | \$ 1,409 | \$ 1,150 | \$ 1,050 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,165 |
| Recreation Center Repairs & Maintenance | \$ 730 | \$ 565 | \$ 185 | \$ 160 | \$ 235 | \$ 585 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,460 |
| Pest Control | \$ 72 | \$ 72 | \$ 72 | \$ 72 | \$ 72 | \$ 72 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 432 |
| Security | | | | | | | | | | | | | |
| Recreation Center Access | \$ - | \$ - | \$ - | \$ 3,100 | \$ - | \$ 2,130 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,230 |
| Security Guard | \$ 33,313 | \$ 36,244 | \$ 37,682 | \$ 36,036 | \$ 33,731 | \$ 2,234 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 179,239 |
| Gate Repairs | \$ 487 | \$ 627 | \$ 486 | \$ 1,435 | \$ 1,376 | \$ 240 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,651 |
| Guard House Cleaning | \$ 250 | \$ 200 | \$ 250 | \$ 200 | \$ 200 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,100 |
| Guard House Repairs and Maintenance | \$ - | \$ - | \$ 285 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 285 |
| Gate Maintenance Agreement | \$ 60 | \$ 30 | \$ 30 | \$ 30 | \$ 30 | \$ 788 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 968 |
| Other | | | | | | | | | | | | | |
| Contingency | \$ - | \$ - | \$ 10,749 | \$ - | \$ 35 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,784 |
| Field Management Services | \$ 2,624 | \$ 2,624 | \$ 2,624 | \$ 2,624 | \$ 2,624 | \$ 2,624 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 15,746 |
| Total O&M Expenditures | \$ 76,876 | \$ 77,977 | \$ 95,103 | \$ 87,821 | \$ 80,692 | \$ 48,611 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 467,079 |
| Total Expenditures | \$ 148,161 | \$ 87,429 | \$ 106,188 | \$ 96,973 | \$ 91,453 | \$ 57,140 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 587,343 |
| Other Financing Uses | | | | | | | | | | | | | |
| Transfer Out - Pavement Management | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 59,696 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 59,696 |
| Transfer Out - Capital Projects | \$ 15,000 | \$ 26,000 | \$ 109,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 150,000 |
| Total Other Financing Uses | \$ 15,000 | \$ 26,000 | \$ 109,000 | \$ - | \$ - | \$ 59,696 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 209,696 |
| Total Expenditures & Other Financing Uses | \$ 163,161 | \$ 113,429 | \$ 215,188 | \$ 96,973 | \$ 91,453 | \$ 116,836 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 797,039 |
| Net Change in Fund Balance | \$ (72,684) | \$ 63,628 | \$ 946,639 | \$ (70,567) | \$ (73,956) | \$ (41,832) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 751,227 |

Remington
Community Development District
Special Assessment Receipts
Fiscal Year 2024

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> |
|--------------|---------------------|------------------------|-----------------------|-------------------------|--------------------|------------------------|------------------------|------------------------|
| 11/10/23 | ACH | \$14,475.04 | (\$289.49) | (\$695.54) | \$0.00 | \$13,490.01 | \$13,490.01 | \$13,490.01 |
| 11/24/23 | ACH | \$170,845.35 | (\$3,280.22) | (\$6,833.66) | \$0.00 | \$160,731.47 | \$160,731.47 | \$160,731.47 |
| 12/11/23 | ACH | \$1,163,500.64 | (\$22,339.23) | (\$46,539.41) | \$0.00 | \$1,094,622.00 | \$1,094,622.00 | \$1,094,622.00 |
| 12/11/23 | ACH | \$195.68 | (\$3.92) | \$0.00 | \$0.00 | \$191.76 | \$191.76 | \$191.76 |
| 12/22/23 | ACH | \$41,178.11 | (\$793.24) | (\$1,515.68) | \$0.00 | \$38,869.19 | \$38,869.19 | \$38,869.19 |
| 01/10/24 | ACH | \$7,992.56 | (\$155.59) | (\$214.46) | \$0.00 | \$7,622.51 | \$7,622.51 | \$7,622.51 |
| 01/10/24 | ACH | \$16,646.47 | (\$322.93) | (\$499.35) | \$0.00 | \$15,824.19 | \$15,824.19 | \$15,824.19 |
| 01/31/24 | ACH | \$0.00 | \$0.00 | \$0.00 | \$1,243.10 | \$1,243.10 | \$1,243.10 | \$1,243.10 |
| 02/08/24 | ACH | \$944.47 | (\$18.61) | (\$13.92) | \$0.00 | \$911.94 | \$911.94 | \$911.94 |
| 02/08/24 | ACH | \$15,770.34 | (\$308.92) | (\$324.12) | \$0.00 | \$15,137.30 | \$15,137.30 | \$15,137.30 |
| 03/08/24 | ACH | \$76,223.31 | (\$1,509.04) | (\$770.97) | \$0.00 | \$73,943.30 | \$73,943.30 | \$73,943.30 |
| 03/08/24 | ACH | \$674.00 | (\$13.48) | \$0.00 | \$0.00 | \$660.52 | \$660.52 | \$660.52 |
| TOTAL | | \$ 1,508,445.97 | \$ (29,034.67) | \$ (57,407.11) | \$ 1,243.10 | \$ 1,423,247.29 | \$ 1,423,247.29 | \$ 1,423,247.29 |

| | |
|--------------------|------------------------------|
| 97% | Net Percent Collected |
| \$45,164.11 | Balance Remaining to Collect |

SECTION 3



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Remington CDD

| DATE | TIME | LOCATION | ACTIVITY | INCIDENT # |
|-------------|-------------|--------------------------------|-----------------------------|-------------------|
| 3/26/24 | 1800 | Remington Blvd | Traffic Enforcement | |
| | 1900 | Swimming Pool/Basketball Court | Routine Checks | |
| | 1920 | Knightsbridge | Parking/Traffic Enforcement | |
| | 1940 | Oakview | Parking/Traffic Enforcement | |
| | 2000 | Somerset | Parking/Traffic Enforcement | |
| | 2015 | Amanda Kay Way | Parking/Traffic Enforcement | |
| | 2030 | Strathmore/Golf Parking | Parking/Traffic Enforcement | |
| | 2100 | Remington Blvd | Traffic Enforcement | |
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| Calls for Service | | Arrests | | Traffic Stops | | Parking Violations | | Routine Checks | |
|--------------------------|--|----------------|--|----------------------|---|---------------------------|---|-----------------------|---|
| Calls Taken | | Misdemeanor | | Citations | | Citations | | Parks | 2 |
| Back-up | | Felony | | Written Warning | | Written Warning | | Schools/Library | 1 |
| Self Initiated | | Traffic | | Verbal Warning | 3 | Verbal Warning | 1 | Businesses | 1 |
| Reports | | Ordinance | | | | | | Construction | |

Name: D/S S. Whobrey ID #: 2657 Date: 3/26/24



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON CDD

| DATE | TIME | LOCATION | ACTIVITY | INCIDENT # |
|------------|-------------|-------------------------------------|----------------------|------------|
| 03/28/2024 | 1300 | REMINGTON | START SHIFT | N/A |
| " | 1320 | HARWOOD CT | CALL FOR SERVICE | 24I033522 |
| " | 1330 | GOLF CLUB | ROUTINE CHECK | N/A |
| " | 1400 | REMINGTON BLVD / KNIGHTSBRIDGE BLVD | TRAFFIC STOP | 111774W |
| " | 1430 | REMINGTON BLVD / KNIGHTSBRIDGE BLVD | TRAFFIC STOP | 111776W |
| " | 1445 | BASKETBALL COURTS | ROUTINE CHECK | N/A |
| " | 1515 | REMINGTON MARKET | ROUTINE CHECK | N/A |
| " | 1330 - 1600 | REMINGTON BLVD / SOMERSET PL | TRAFFIC (CROSS WALK) | N/A |
| " | 1420 | REMINGTON BLVD / WILLOW GLEN CIR | TRAFFIC STOP | 111780W |
| " | 1640 | GOLF CULB | ROUTINE CHECK | N/A |
| " | 1700 | REMINGTON | END SHIFT | N/A |
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| Calls for Service | | Arrests | | Traffic Stops | | Parking Violations | | Routine Checks | |
|-------------------|---|-------------|--|-----------------|---|--------------------|--|-----------------|---|
| Calls Taken | 1 | Misdemeanor | | Citations | | Citations | | Parks | 3 |
| Back-up | | Felony | | Written Warning | 3 | Written Warning | | Schools/Library | |
| Self Initiated | | Traffic | | Verbal Warning | | Verbal Warning | | Businesses | 1 |
| Reports | | Ordinance | | | | | | Construction | |

Name: D/S J. FRANK ID #: 2644 Date: 03/28/2024



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: ___Remington Community_____

| DATE | TIME | LOCATION | ACTIVITY | INCIDENT # |
|---------|------|---|--------------|------------|
| 4/05/24 | 1300 | Remington Community | 10-8 | |
| | 1330 | Remington Blvd/ Community Center | Patrol | |
| | 1400 | Knightsbridge/ Community Center | Patrol | |
| | 1430 | Remington Blvd/ Community Center | Traffic stop | 2 warning |
| | 1500 | Southbridge/ Community Center | Patrol | |
| | 1530 | Portchester/ Remington Blvd/ Community Center | Patrol | |
| | 1600 | Remington Blvd/ Community Center | Patrol | |
| | 1630 | Southbridge/ Community Center | patrol | |
| 4/05/24 | 1700 | Remington Blvd/ Community Center | patrol | |
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| Calls for Service | | Arrests | | Traffic Stops | | Parking Violations | | Routine Checks | |
|-------------------|--|-------------|--|-----------------|--|--------------------|---|-----------------|----|
| Calls Taken | | Misdemeanor | | Citations | | Citations | | Parks | 14 |
| Back-up | | Felony | | Written Warning | | Written Warning | 2 | Schools/Library | |
| Self Initiated | | Traffic | | Verbal Warning | | Verbal Warning | | Businesses | 14 |
| Reports | | Ordinance | | | | | | Construction | |

Name: ___Raymond West_____ ID #: ___898_____ Date: ___4/05/24_____



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington Community Development

| DATE | TIME | LOCATION | ACTIVITY | INCIDENT # |
|----------|------|---------------------------------|----------|------------|
| 04/08/24 | 1800 | Remington Community Development | 10-8 | |
| | 1810 | Remington Blvd/Willow Glen | Patrol | |
| | 1830 | Remington Blvd | Patrol | |
| | 1900 | Knights bridge /South bridge | patrol | |
| | 1930 | Remington Blvd | Patrol | |
| | 2000 | Remington Blvd | Patrol | |
| | 2030 | Knights bridge /South bridge | Patrol | |
| | 2100 | Remington Blvd | Patrol | |
| | 2130 | Remington Blvd/Southbridge | Patrol | |
| 04/08/24 | 2200 | Remington Blvd | Patrol | |
| | | | 10-7 | |
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| Calls for Service | | Arrests | | Traffic Stops | | Parking Violations | | Routine Checks | |
|-------------------|--|-------------|--|-----------------|--|--------------------|--|-----------------|----|
| Calls Taken | | Misdemeanor | | Citations | | Citations | | Parks | 10 |
| Back-up | | Felony | | Written Warning | | Written Warning | | Schools/Library | |
| Self Initiated | | Traffic | | Verbal Warning | | Verbal Warning | | Businesses | 10 |
| Reports | | Ordinance | | | | | | Construction | |

Name: Raymond West ID #: 898 Date: 04/08/24



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

| DATE | TIME | LOCATION | ACTIVITY | INCIDENT # |
|------------------|-----------------|--|------------------------------------|------------------------------|
| 4/15/2024 | 1252 | Remington | Begin detail | 24C064977 |
| 4/15/2024 | 1256 | 195 Westmoreland Circle | Parking violation / parked on the | Sidewalk. Citation issued. |
| 4/15/2024 | 1410 | 502 Berry James Court | Parking violation X2 / left wheels | To curb. 2 citations issued. |
| 4/15/2024 | 1505 | Coreybrooke Lane / Remington Boulevard | Parking violation X2 / parked in | The no parking zone. Two |
| Citations | Issued. | | | |
| 4/15/2024 | 1515 | Somerset Place / Remington Boulevard | Parking violation / parked in the | No parking zone. One |
| Citation issued. | | | | |
| 4/15/2024 | 1529 | Remington Boulevard / Coreybrooke Lane | Traffic stop / expired license | Plate and the driver had a |
| Suspended | Driver license. | Two citations issued and the license plate was seized. | | 24I041009 |
| 4/15/2024 | 1545 | 716 Stonewyk Way | Dispatched to an attempt to | Contact. Everyone was okay. |
| The reporting | Person was | Notified of everything being in order. | | 24I041011 |
| 4/15/2024 | 1629 | Remington Mart | Traffic stop / parked in the | Handicapped spot without a |
| Handicapped | Placard. One | Citation and one written warning issued. | | |
| 4/15/2024 | 1701 | Remington | End detail | 24C064977 |
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| Calls for Service | | Arrests | | Traffic Stops | | Parking Violations | | Routine Checks | |
|-------------------|---|-------------|--|-----------------|---|--------------------|---|-----------------|--|
| Calls Taken | 1 | Misdemeanor | | Citations | 3 | Citations | 6 | Parks | |
| Back-up | | Felony | | Written Warning | 1 | Written Warning | | Schools/Library | |
| Self Initiated | 1 | Traffic | | Verbal Warning | | Verbal Warning | | Businesses | |
| Reports | | Ordinance | | | | | | Construction | |

Name: Brad Butler #1209 Date: 4/15/2024

SECTION D

SECTION 1



March 25, 2024

Alan Scheerer
Field Operations Manager
GMS Central Florida
ascheerer@gmscfl.com

**Re: Design Services for:
Remington CDD**

Alan,

Thank you for the opportunity to provide landscape architectural services for the Remington CDD. This proposal is for creating a community Landscape Master Plan for the areas that are owned and maintained by the CDD.

The following areas will be addressed:

1. Partin Settlement Road Frontage
2. Partin Settlement Entrance
3. East Lakeshore Blvd Entrance
4. Remington Blvd (Edges and Medians)
5. Knightsbridge Blvd (Edges and Medians)
6. The Community Amenity Area
7. Each of the individual Community Entrances

Because of the age of the property, there is a lot of existing landscape material and sod that is in poor condition and a great deal of landscape material that has just disappeared over time. In the new landscape plan, we will work to preserve as much of the existing landscape as possible, as long as it is healthy and appropriate for the site, while seeking to improve the overall appearance of the community. We will create a fresh new plant palette with tried, true, and maintainable landscape material. We believe in layered landscapes with taller material in the background and lower material in the foreground with pops of color and accent plants to provide year-round visual interest. We like to use plants that can grow together quickly into large masses that do not have to be re-mulched year after year. We incorporate principles of design like texture, contrast, color, balance, proportion, scale, repetition, and rhythm to create clean, simple, and aesthetically pleasing designs that, with a good maintenance program, will last for many years to come. The tree canopy throughout the community is already in pretty good shape but we will work to fill any obvious gaps with new trees, and we will look for unhealthy or dead/dying/dangerous trees and propose to replace them with like-kind trees in similar locations.

We propose to design all of the areas at once into a community wide Landscape Master Plan that can be installed in phases over time. We will split the plan by the areas mentioned above that can be priced separately from each other by landscape contractors. This will give you real installed costs that you can use for planning and budgeting purposes. Please find below the scope and fee for the proposed design work.

Scope of Services:

- A. **BASE PLANS:** Using site plans for the community to be provided by you, format base sheets on which to design. If no suitable plans can be located, we will have to create our own bases using the Maintenance Map that has already been provided to us, along with Google Earth and field measurements. This takes time and we will have to submit a separate proposal to complete that work. Even this step will not result in a completely accurate base on which to work. It is always best to start with actual scaled plans for the community that show roadways, sidewalks, utilities, property lines, etc. It is not necessary to have landscape plans. Usually, a site survey or civil engineering plans will suffice.
- B. **SITE VISIT:** Visit the site, with base plans, to document existing conditions, take photographs and measurements, locate existing trees and utilities, think through the design issues, record ideas, and mark up the plans in the field.
- C. **LANDSCAPE PLANS:** Prepare landscape plans for pricing and construction at a scale of approximately 1" = 20'. Trees, shrubs, groundcover beds, and lawn areas will be shown. Planting details and plant list describing plants by quantity, name, size, and specification will be included. Photographs of each of the proposed plants will be included.

We propose to perform the design services for a Lump Sum fee of \$31,500 (for the entire site)

Notes:

- No renderings or sketches are included in this proposal.
- No irrigation design is included in this proposal. It is assumed that there is a functioning irrigation system on site and the landscape contractor(s) will upgrade, modify, and improve the system as needed to cover all landscape areas (new and existing).
- No drainage design is included in this proposal.
- Once 100% plans are completed, client-requested design changes will be billed as additional services.
- The above fees do not include expenses. Reimbursable expenses such as printing will be billed in addition at cost. No sub-consultant services are included in the above fees.
- No jurisdictional submittals for permitting are anticipated and are not included in this proposal.
- Time Charge services (including additional services) will be billed on an hourly basis at the following rates:
Landscape Architect / Project Manager - \$165.00 / hr.
- **CONSTRUCTION MANAGEMENT SERVICES:** We also offer Construction Management Services at 8.5% of the total project cost. Those services include providing bidding assistance and oversight of the landscape improvement project through periodic site visits and electronic communications with the selected contractor. SunScape will monitor the contractor's performance to ensure that all work is completed as specified to include demolition, site preparation (fine grading), and irrigation installation. All plant/tree material will be checked to make sure of proper size and Florida #1 quality. Proper layout and plant spacing will be reviewed and SunScape will make certain all plant material is installed following sound horticultural practices. A final acceptance inspection will be performed and SunScape will administer all final required documents. SunScape will also assist with any warranty claims (if applicable) that become necessary due to plant material failure. If interested in these services, SunScape will provide a separate proposal.

We look forward to the opportunity to work with you on this project. If you are in agreement with this proposal, please execute and forward to our office. If you have any questions or comments, please do not hesitate to call.

Sincerely,



T. Blake Gunnels, PLA

Landscape Architect / Project Manager

SunScape Consulting

Office - 407-804-2525

Cell - 321-948-0938

Email – bgunnels@SunScapeConsulting.com

Approved by:

Signature: _____ Date: _____

GMS Central Florida

Printed Name & Title: _____



Contact: T. Blake Gunnels, PLA
SunScape Consulting
Phone: 321.948.0938
Email: BGunnels@SunScapeConsulting.com

SUNSCAPE CONSULTING
Founder: Mark S. Yahn

The company is engaged in a relatively broad range of landscape management services in the Mid Atlantic, Southeast and Southwest regions of the country for clientele made up of Management Companies, and Owner/Developers of Multi-Family, Resort Hospitality and Single-Family Home Communities.

Our core service is the writing of thorough 'Landscape Maintenance Specifications' for properties assigned to us, then soliciting bids from qualified Landscape Contractors to provide services. For a few clients, our service stops here; but for most, we manage the programs for as long as they hold the properties by enforcing the specifications through a property inspection process.

We also supervise add-on or enhancement projects such as small landscape improvements, Arbor Care (tree trimming), and decorative hardscape projects for a separate management fee. These projects are almost always for properties that have ongoing management agreements with us.

In addition, we design and provide project management for larger landscape renovation projects. These projects are normally large, older multi-family properties owned by existing customers and include the replacement of tired small trees, foundation and ornamental plantings. We have been involved with this type design/build work since 2003, but recently hired the landscape architect that has been our partner (consultant) on these projects due to an increased work load.

SunScape Consulting, Inc. was formed after I resigned from the company that acquired my landscape contracting firm to continue to service my long time clientele in a consolidating industry environment. SunScape's growth over the last few years has been driven by the expanding needs of our customer base including our increased geographical area of service.



| Company | Contact | Phone/Email |
|--|--|--|
| Artemis Lifestyles | David Burman | (863) 256-5052 davidb@aegiscms.com |
| Cherishome Living | Chaya Starker Vice President U.S. Operations | (407) 902-7225 chayas@cherishome.com |
| Epoch Residential | Justin Sand President | (407) 644-9055 justin@epochresidential.com |
| Epoch Residential | Allyson Chiappa Executive Vice President | (407) 629-5004 allyson@epochresidential.com |
| Hilton Grand Vacations | Peter Merrill Area Mgr. Senior Director-Florida | (407) 465-4060 pmerrill@hgvc.com |
| ZRS Management | Seth Otey Vice President | (706) 513-3530 so@zrsmanagement.com |
| ZRS Management | Lisa Flowers Regional Manager-Central FL | (407) 644-6300 ldw@zrsmanagement.com |
| ZRS Management | Dawn Price Regional Manager-South FL | (321) 689-0599 dlp@zrsmanagement.com |
| Morgan Group | Richard Buck Vice President Development | (772) 260-2815 richardb@morgangroup.com |
| Alexander Investments | Kyle Riva President/CEO | (407) 702-6685 kyle@alexanderinvestmentsintern.com |
| Governmental Management Services | George Flint Vice President | (407) 841-5524 gflint@gmscfl.com |
| Wrathell, Hunt and Associates | Chuck Adams Director of Operations | (239) 464-7114 adamsc@whhassociates.com |
| Blue Rock Residential | Jennifer Livingston Regional Vice President | (352) 360-5534 jLivingston@bluerockmi.com |
| Bell Partners, Inc. | Tracey Whitson Vice President | (703) 302-6911 twhitson@bellpartnersinc.com |
| Bell Partners, Inc. | Kimberly Stack Regional Manager | (407) 489-7670 kstack@bellpartnersinc.com |
| Dix Hite Partners Landscape Architects | Chris Hite President | (407) 667-1777 chite@dixhite.com |
| Land Resource Design Group | Barry Rymer President-Landscape Architect | (407) 730-5774 brymer@lrdg-inc.com |
| D.R. Horton | Louis Avelli Land Development Manager | (407) 467-6801 lavelli@drhorton.com |
| D.R. Horton | Melissa Dotson HOA Coordinator | (407) 850-5325 mddotson@drhorton.com |
| Fin Advisors Construction Mgmt. | Gordon Davis President | (321) 297-0657 gordon@finadvisorscorp.com |
| First Service Residential | Scott Jefferson | (904) 834-3400 Scott.jefferson@fsresidential.com |
| Cushman Wakefield | Chris Brown Regional Manager | (813) 621-6984 Chris.d.brown@cushwake.com |



CAPABILITIES:

- On-Site Presence – Although located in Orlando, our work takes us all over the state and beyond. We have no problem traveling to this site should the need arise.
- Excellent and Appropriate Design – We draw from 20+ years of our landscape architect's field experience and renovation design.
- Great Contractor Network – We have built great relationships with contractors and other consultants in the industry. We take pride in our work and only work with the best of the best. We can recommend a list of first-rate, highly qualified, competitive landscape contractors that we are confident will do great work for you.

METHOD:

Using base information provided by you, we will spend time on site designing the new landscape in the field. We do this because it allows us to experience the site and observe how it is used, and get a feel for the scale of the space. We can make quick decisions as to the condition of existing plant material, whether it should stay or go. It also allows us to locate and design around existing features that may not show up on the base plans, such as existing trees and utilities. It is an efficient method of designing because there is no need for at-the-desk design time. Most of the design decisions are made on site.



Mark S. Yahn

735 Primera Blvd, Suite 145, Lake Mary, FL 32746 // (407) 804-2525
Email: MYahn@SunScapeConsulting.com

PROFESSIONAL EXPERIENCE:

SunScape Consulting: December 2001 to Present

Founder, Owner, President

Created and organized a professional consulting firm to assist a variety of owners, developers, managers and landscape architects of multi-family, single family hospitality and resort properties. The firm creates site specific landscape maintenance program specifications and then enforces them through periodic inspections. The services also include the management of hardscape and landscape enhancements, renovations and additions.

TruGreen LandCare, a ServiceMaster Company: July 2000 – December 2001

Construction Manager, Florida Region

Responsible for revenues of \$10M, thirty landscape construction projects throughout Florida. Improved financial performance of Orlando Branch from 37th to 6th position in the nation, achieving the best DSO and safety record. Re-entered Tampa and Broward County markets with new projects, and began groundwork to open construction activity in Southwest Florida.

TruGreen LandCare, a ServiceMaster Company: March 1999 – June 2000

Region Manager, Florida Region

Managed twelve branches throughout Florida employing more than 1,200 workers with annual revenue of \$36M. Engaged in all facets of landscaping including construction, irrigation, installation, maintenance, arbor care, and highway mowing. Initiated and completed integration of seven acquisitions and two mergers. Successfully implemented massive employment changes, purchase and disposal of assets, closing, remodeling and construction of facilities.

LandCare, USA: October 1997 – March 1999

Founding Member, Director, Operations Committee

Acquisitions Committee, Development Team

President / CEO Florida Subsidiary

Participated in all initial aspects of merger negotiations of first consolidated publicly traded landscape company. Contributed nationally as a Board Member and established strategic goals and objectives on multiple committees for early development, internal and external growth. Company grew from \$119M at IPO to more than \$350M in nine months. Managed day-to-day business for Florida's subsidiary, including the acquisitions of six companies. Re-structured profit centers, led major recruiting efforts, and realigned employee responsibilities as conditions warranted. Implemented region wide accounting and information systems with integrated link to corporate office. Personally involved in sales and marketing efforts with developers, general contractors, and landscape architects.

Ground Control Landscaping, Inc.: September 1978 – June 1998

Founder, President, CEO

Managed closely held Landscape Company from very modest beginning to an industry leader. Established reputation for professional image, high quality work, profitability and an employee friendly social culture. Company performed irrigation, installation, maintenance, arbor care, and lawn spray services throughout Florida producing 10M in annual revenue.

QUALIFICATIONS:

Results driven entrepreneurial executive with leadership skills and experience in landscape, construction and maintenance operations including business development, financial management, and operations management. Innovative strategic partner with demonstrated record of managing organizational change, enhancing productivity and improving bottom line. Actively involved in merging his company with other equally successful, national landscape companies ultimately acquired by Fortune 500 Company.

T. Blake Gunnels

735 Primera Blvd, Suite 145, Lake Mary, FL 32746 // (407) 804-2525
Email: BGunnels@SunScapeConsulting.com

PROFESSIONAL EXPERIENCE:

SunScape Consulting: March 2017 to Present

Landscape Architect, Project Manager

Design and manage the installation of large landscape renovations at multi-family, resort, retail, and residential properties with a focus on the highest quality materials, workmanship, and results.

Dix.Hite + Partners: April 1997 to March 2017

Landscape Architect

Worked closely with clients to identify their needs and budgets, and provide creative solutions. Develop detailed landscape and hardscape construction documents sets. Developed a resort renovation "niche" within the company. Manage project teams of 3-4 people to efficiently meet project goals. Developed production standards and enforced them through the plans review process.

QUALIFICATIONS:

26 years of experience in the fields of landscape architecture and landscape maintenance in both the public and private sectors. Experience includes project management on design and maintenance jobs, landscape and hardscape design, and extensive field-oriented construction observation.

PROJECT EXPERIENCE:

Hardscape Renovations

Lofts at Uptown, Epoch Properties, Altamonte Springs, FL – Outdoor Kitchen
Wildflower Apartments, Epoch Properties, Gainesville, FL – Outdoor Kitchen
Hilton Grand Vacations SeaWorld, HGVC, Orlando, FL – Multiple Pool Area Renovations
Marriott Cypress Harbour Resort, Marriott Vacation Club, Orlando, FL – Multiple Pool Area Renovations
The Barton at Woodley, ZRS Management, Washington D.C. – Top of Parking Garage Amenities Upgrades and Additions
Bell Channelside, Bell Partners, Tampa, FL – Multiple Courtyard Amenities Upgrades and Additions

Landscape Renovations

The Woodlands Apartments, ZRS Management, Orlando, FL
The Waves Apartments, ZRS Management, Plantation, FL
Promenade at Carillon Apartment Homes, ZRS Management, St. Petersburg, FL
Hilton Grand Vacations SeaWorld Resort, HGVC, Orlando, FL
Hilton Grand Vacations Tuscany Resort, HGVC, Orlando, FL
Hilton Parc Soleil Resort, HGVC, Orlando, FL
Marriott Cypress Harbour Resort, Marriott Vacation Club, Orlando, FL
Arbors at Maitland Apartments, Redwood Capital Group, Maitland, FL
The Retreat at Vista Lake Apartments, TruAmerica, Ft. Myers, FL
Ashley Lake Park Apartments, TruAmerica, Boynton Beach, FL
Central Park Apartments, TruAmerica, Altamonte Springs, FL
Tuskawilla Apartments at Winter Springs, TruAmerica, Winter Springs, FL
19 Nineteen Clarendon Apartments, ZRS Management, Arlington, VA
Arium on Palmer Ranch, Carroll Management Group, Sarasota, FL
The Prato at Midtown Apartments, TruAmerica, Atlanta, GA
Meadows at Champions Gate Apartments, Bell Partners, Davenport, FL
The Village at Lake Lily Apartments, Bell Partners, Maitland, FL
Riverbend, Single Family Homes Community, D.R. Horton, Sanford, FL
Vista at Lost Lake Apartments, ZRS Management, Clermont, FL

EDUCATION:

B.S., Landscape Architecture, University of Georgia, 1997

REGISTRATION:

Professional Landscape Architect (PLA), Florida #6666927, Since 2007