

***Remington
Community Development District***

Agenda

May 28, 2024

AGENDA

Remington

Community Development District

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

May 21, 2024

Board of Supervisors
Remington Community
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, May 28, 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 April 23, 2024, Board of Supervisors Meeting
6. Discussion of Proposed Fiscal Year 2025 Budget
7. Discussion of Additions to Lighting Agreement
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 Registered Voters- 2, 877
 - iii. Presentation of OCSO Reports
 - D. Field Manager's Report
9. Supervisor's Requests
10. Next Meeting Date- June 25, 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, **April 23 2024** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

Kenneth Soukup	Chairman
Pam Zaresk	Vice Chair
Brian (Ken) Brown	Assistant Secretary
Tim Mehrlich (<i>via phone</i>)	Assistant Secretary
David Jaisingh	Assistant Secretary

Also present:

Jason Showe	District Manager
Scott Clark	District Counsel
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. Showe: The only slight modification that we have, is the engineer distributed a sheet showing the upcoming roadway project. This will be discussed under his report.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

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

Mr. McLeod: Good evening everyone. In the past month, we had just under 20,000 vehicles go through our gates. The Partin Settlement Road gate had 9,336 residents and 2,021 visitors. The E. Lakeshore Boulevard gate had 6,762 residents and 1,454 visitors. We issued 118 citations this past month and attempted three tows. We were actually successful with three tows that came from 408 Cornwall Court, 522 Berry James Court and 619 Chadbury Way. We generated 700 total reports for the month, 244 for the CDD and the remaining 456 for visits to 114 Westmoreland Circle, where we issued one citation.

Mr. Soukup: Okay. Are there any questions on the report? Okay, thank you.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: That brings us to the Public Comment Period. We don't have any residents present, so we'll go ahead and close the Public Comment Period.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the March 26 2024, Board of Supervisors Meeting

Mr. Soukup: That brings us to approval of minutes from the March 26th meeting. Are there any corrections?

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the March 26, 2024 Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-05 Approving the Fiscal Year 2025 Proposed Budget and Setting a Public Hearing

Mr. Soukup: That brings us to the consideration of Resolution 2024-05, approving the Fiscal Year 2025 Proposed Budget and setting a public hearing.

Mr. Showe: We presented to the Board, Resolution 2024.05, which starts your Fiscal Year 2024/2025 budget process. This resolution does a couple things. It first approves your Proposed Budget, which is attached as Exhibit A and will include any changes that you make to that budget this evening. It also sets the public hearing, which we tentatively set for your July 23rd meeting. We left the location blank, but it would be our recommendation, if you approve an assessment increase, to hold the meeting at the golf course, because we expect a lot of folks to be there and

we have to send out mailed notices. But that's a discussion we can have. It also directs us to transmit this to Osceola County, as well as post it on our website. We did provide you copies of the budget, so you can look through it line by line, page by page. It's a little easier to go through it that way. When you look at Page 1 of the budget, these are your *Revenues*. We will note there may be another change to this, that's going to increase those assessments, but we'll get to that when we get to the *Pavement Management Fund*. Under *Administrative*, there are very little changes. Under *Operations & Maintenance* (O&M), with your *Utilities*, we typically project a 10% increase, just because we don't know what those rates are going to come in at. They never go down. *Roadways* are typically the same. Your real increase is in a couple line items. One is *Landscaping*. Based on our current contract, we anticipate that we are going to have to bid that landscaping out. That's one of the things we're going to ask the Board for permission for tonight, which is to start that Request for Proposals (RFP) process. However, we built in what we consider as a good cushion there, just in case those bids come back larger than our current budget, but to the extent we select a vendor and have some of those numbers beforehand, we may be able to lower that number before we get to the final hearing. But we wanted to build in something that is going to accommodate what we think that number could come in reasonably. Other than that, most of the other changes are relatively small. Again, we included some small increases for all of your vendors. The changes you're going to really notice are when you go down to *Other Financing Uses* at the bottom, which is really *Transfer Out - Capital Projects*. As we've noted for the last several years, we scaled back some of those contributions to Capital Reserves in order to keep the assessments level. When you look at the current year budget, you will see that there's a *County Easement Portion*. The Board directed us to collect those funds and put 80% into *Landscaping* and 20% into *Roads*. So, we've done that in that allocation. We will note that *Transfer Out – Pavement Management*, is based on numbers that Pete gave us today. As a result, we probably need to push increase that \$150,000 to \$235,000, which is going to add about \$85,000 more to assessments, translating roughly to a \$47 assessment increase. That's just to keep pace with the program that he provided you there. Pete can talk more about it, but I think he said that we're looking at three fiscal years out. So, that \$235,000 every year for the next three years, will get you to that number, to complete those projects in three years. I don't know if there's any other comments on that, Pete.

Mr. Glasscock: That was it. Without looking in depth and not completing the Engineers Report this year yet, which is upcoming, I can't really tell, but Remington Boulevard needs the

most attention. You can push it out even further if you like, if you do patching. There is patching that's a little bit more expensive, so it doesn't look like a patch and other alternatives that you can do, other than doing a full road restoration. So, you can kick that further down the road, but if you're looking at the next time it's probably going to be due, it looks like you have about three years left on it, before you need to do something major.

Mr. Jaisingh: Any thought about all of the roadways?

Mr. Glasscock: It's just Remington Boulevard and then Knightsbridge Boulevard to Brookstone Drive, because that speed hump there, has a lot of failures.

Ms. Zaresk: Can I ask a question?

Mr. Glasscock: Sure.

Ms. Zaresk: Normally I would just say, let's get on with it, but given the number of visitors that we have coming through the community, it seems to be going up because of all the construction. I guess I'm toying with whether it's better to hold off, at least for another year or so.

Mr. Soukup: Well, what's our time to construction?

Mr. Glasscock: We're kind of looking at three years down the road. When it comes to three years, you can say, *"Yes, we want to do it at that time or kick it down the road for another year."*

Ms. Zaresk: Well, that's what I was getting at. If we're talking about doing it all in three years, I'm good with that. I'm a little nervous. I don't want to do it now with the increase that I don't think is typical type traffic that we have through here.

Mr. Soukup: What about the Knightsbridge section itself? Do we have to wait three years also?

Mr. Glasscock: The worst wear is on Knightsbridge, right before you get to Brookstone. That's by far the worst.

Mr. Showe: If I recall right, those were the first sections that we did when we redid the roads the first time. So, you're kind of on that second cycle now.

Mr. Glasscock: Kind of what we did by Knightsbridge and Owenshire and then we came back and did Brookstone and Southampton. Then we came back again and did the third one in there, but in the meantime, we did another one. I mean, I can go back and look at the sequencing for you, if you like and bring that back to you. But, yeah, it was Remington Boulevard and I think Hawks Nest was the first that actually got done, I believe.

Mr. Brown: The first thing that was done was Waters Edge.

Mr. Glasscock: Waters Edge was a repair on the first little intersection there. That was a full road, but we didn't mill and resurface. It was just a repair. Then we did Remington Boulevard and then I think Hawks Nest. Then Strathmore Circle, Westmoreland Circle and another one. I can go back and get the sequence. Basically, it was like every other year, that we were doing something.

Mr. Jaisingh: What year was this?

Mr. Glasscock: I think you're coming up on 13 years right now for Remington Boulevard, I believe. I think it was 2008.

Mr. Showe: Yeah. By the time we get to it, it will be like 16 years.

Mr. Brown: I would be 16 right now.

Mr. Glasscock: Yes. You're in that window of 13 to 17 years, somewhere around there. It just kind of depends on everything, but you're in the window. You're probably looking at about three more budget cycles, this one and then two more.

Ms. Zaresk: Okay. So, what you were saying is we are talking about three years down the road.

Mr. Showe: Correct.

Ms. Zaresk: But we need to start increasing this portion of the budget for when that comes.

Mr. Showe: To level that increase out.

Ms. Zaresk: Right.

Mr. Showe: If you wanted to, you wouldn't have to do it all this year, but what I think we're ultimately getting at, is in three years, you need \$1.5 million sitting there for you to utilize.

Ms. Zaresk: Right.

Mr. Showe: Should you choose to do all of it. Now, what Pete is saying, is there may be some lower-level stuff we could do to stretch that time out or stretch those dollars out a little more and that's really a Board decision.

Mr. Soukup: We still need to be setting money aside.

Mr. Showe: But then likely, you know, the following years after that, you're going to have other internal neighborhoods that will need to be done and using the kind of the same process.

Ms. Zaresk: Yeah.

Mr. Showe: So, if we can set that number aside now and just keep using that money...

Ms. Zaresk: Okay.

Mr. Glasscock: We included money for speed hump repairs as well. We are estimating \$35,000. There are a lot of speed bumps.

Ms. Zaresk: Yeah.

Mr. Glasscock: They are showing fatigue.

Ms. Zaresk: They are breaking down.

Mr. Jaisingh: I'm looking at two separate costs for the two sections?

Mr. Glasscock: The other one was when I had Mark and his team look at putting prices in from other things we did. I said, *"Add in Knightsbridge to that first intersection, because it's about as bad as when we did this."*

Mr. Showe: So, essentially, with the budget you have in front of you, we had \$150,000 allocated to transfer into pavement management for next year. With these numbers, we need to push that to \$235,000, if the Board's okay with that approach. That keeps that number equal for the next three years.

Ms. Zaresk: Right.

Mr. Showe: Our goal always, when you go to assessment increase, is to try to keep it at that level for at least a few years, because those hearings can be kind of painful for folks and you don't want to do that every year. Now, some Boards decide that every year, to do a 10% increase, and if that's an approach you'd like to do, it does require mailed notices every single time.

Ms. Zaresk: Did I understand you right to say that this would come out to be about \$47 more per unit on the assessment?

Mr. Showe: You would be looking at about a \$240 annual increase.

Ms. Zaresk: For the next budget.

Mr. Showe: Correct.

Ms. Zaresk: Okay. So, \$240 per unit.

Mr. Showe: Yeah.

Mr. Brown: What is it now?

Mr. Jaisingh: \$192.67.

Mr. Showe: We just received these roadway numbers.

Mr. Jaisingh: Right.

Mr. Showe: As Pete walked into the room.

Mr. Jaisingh: So, that's without the roadway.

Ms. Zaresk: Right.

Mr. Showe: So, that's the change. I don't have the numbers right in front of me to be able to calculate that to the penny, but that's roughly what you're looking at.

Mr. Glasscock: While you're thinking on that, too, when we get into the neighborhoods, those costs are going to be higher than they were. They're going to be significantly higher this time than in the past, because there's a lot of uprooting from the trees. So, it's going to take a lot of trees to repair this time. We kind of saw it on the last one we did, to fix a bunch of curves that we hadn't had to do in the first part, but that's only because that was out there longer. But now we're getting into the first neighborhoods that were built and those trees are very much mature now. We've all seen it, because we had dips in the curb. It's your choice, but to do it right, we would have to go in there and see if we can straighten it out to get the water to flow off of those areas. But just so you know, when we get into the neighborhoods, they are going to be significantly higher than they were the last time we went through and did this.

Ms. Zaresk: Okay.

Mr. Soukup: Are there any other questions?

Mr. Showe: Page 3 starts the narrative, where we have contracts or utility accounts. We try to describe as much detail as we can so we can be transparent with folks. That goes through Page 10. Page 11 is the *Pavement Management Fund*. As I said, it would be our recommendation to change that \$150,000 to \$235,000. That should get you to at least accommodate that first set of projects. Then on the last page is the *Capital Projects Fund*. The Board might have some flexibility here, should you choose. Under *Landscaping*, we essentially allocated all of that easement money in there, so, you would have \$132,000 to do some landscaping projects for next year. You could spread that out over several years. There are multiple ways to do that, but we wanted to separate those funds out, since that was the intent of the Board. Then we obviously increased your *Sidewalk/Road Improvement Fund*, based on trends that we've seen in those costs over the last several years. What I've also done, is I've left you \$100,000 in that *Capital Reserve* as *Carryforward Surplus* for the following year, which builds you at least a little bit of a buffer for future projects or things we might not anticipate in here.

Mr. Jaisingh: Right. Okay.

Mr. Showe: So, it's really up to the Board on what level of assessment you want. Again, we will note that we've tentatively talked to the golf course and it will cost us about \$750 for us to

use that room for that evening. This room probably would not accommodate the amount of folks that we anticipate.

Ms. Zaresk: I wouldn't be able to hear a thing anybody said in here anyway. The acoustics in here is so bad. Okay. So, we need to go ahead and approve this resolution. I just want to say that I think the budget looks really well thought out.

Mr. Showe: Alan and I spent a lot of time with it this year, knowing that there was an assessment increase. When there is an assessment increase, we try to take that opportunity to really look forward, because, again, we don't want the Board to have to go through that multiple times or more than you need to.

Mr. Scheerer: Within the RFP, there may be some savings on whatever the bids come in at.

Mr. Showe: Correct.

Mr. Scheerer: With that cushion, we're seeing anything from a 10% to 15% increase from contractors across the board for existing contracts. I'm not quite sure what we're doing with brand new RFPs. The last one we had, there was a pretty good increase in it, probably 15% to 20% of what we thought we would need for the budget. So, it's a little high now, but there may be some place for those excess funds to be placed, unless we get it before the adoption.

Mr. Brown: When did we do our last assessment increase? I thought it was three years ago. It hasn't been long.

Ms. Zaresk: No, that's what I'm thinking. I'm thinking it was three years ago, but I'm not sure.

Mr. Jaisingh: Well, I think this one is warranted. The roads have to be redone.

Mr. Showe: I think it was in Fiscal Year 2021.

Mr. Scheerer: Yeah, three years ago.

Ms. Zaresk: That sounds about what I remember.

Mr. Brown: How much did we go up that time? It was \$200 something.

Mr. Showe: We went from \$678 to \$876 in Fiscal Year 2022, so about a \$200 increase. This will be a little more than that, but prior to that, you guys were at that \$678 for probably five or six years. We'll do a full presentation.

Mr. Brown: We were at that since 2008.

Mr. Soukup: Yeah.

Mr. Showe: So, we do a full presentation that shows the history and we'll annualize that increase out a little bit.

Mr. Scheerer: That increase was because of the guardhouses too. You guys built the guardhouses and manned the guardhouses and security. Security costs went up.

Mr. Brown: That was when we set aside that \$150,000 and we refinanced the bonds and made \$3 million from that. Didn't we? Was it that much? I don't remember how much it was, but it was a lot, because they were saying we needed a lot of money.

Mr. Clark: It was enough to kickstart the project.

Mr. Brown: Yeah, they were saying we needed a lot for Waters Edge and then it ended up not being as bad as they thought.

Ms. Zaresk: Yeah. Okay.

Mr. Soukup: Any other questions?

Mr. Showe: I will break out the process just so the Board's aware. So, we'll update that number to \$235,000. That will reflect in the assessments. When we get that, we'll send out a copy to the Board, so you can start looking at it. What we can do, is at every meeting between now and then, we will just include where we're at. So, if there are things that Alan and I notice, we are doing this seven months in advance, so maybe in a month or two, when Alan and I look at finances, we might be able to dial some of these numbers in a little bit to tighten it up. So, we'll just continue to put this as an agenda item until we're ready to have that hearing and that will be the amount we use to send the mail notices out. But actually, we would use the highest number to send the mailed notices out with and then hopefully, we can bring it down a little bit before the hearing.

Ms. Zaresk: Okay.

Mr. Showe: So, we need a motion to approve that resolution with that change.

<p>On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor Resolution 2024-05 Approving the Proposed Fiscal Year 2025 Budget, changing the Transfer Out-Pavement Management from \$150,000 to \$235,000 and Setting a Public Hearing for July 23, 2024 at 6:00 p.m. at Remington Golf Club, 2995 Remington Boulevard, Kissimmee, Florida was adopted.</p>

SEVENTH ORDER OF BUSINESS

Discussion of Pine Trees

Mr. Showe: We included an email from a resident that we received, which he would like Board consideration on. We actually approached this issue in 2020, with the Pine trees off of Partin Settlement Road. Some of the Pine needles, are falling on this resident's roof. We initially submitted a claim to insurance, but they denied that claim. So, he is asking again and advising that he potentially could sue the District if the Board didn't approve his request. So, it's really of up to you guys, if there's any action that you would like to take. Otherwise, it would just go back to insurance.

Mr. Jaisingh: When was this claim submitted?

Mr. Showe: In 2020.

Mr. Jaisingh: How old is the screen on his enclosure?

Mr. Showe: I think it's been there since the house was built.

Mr. Jaisingh: It looks worn to me, if, this is the picture that I'm looking at.

Mr. Scheerer: Where the red dot is, that's just a reflection, probably from the sun.

Mr. Showe: Yeah.

Mr. Scheerer: That's his house. There are about five Pine trees directly behind his house.

Mr. Showe: Yeah.

Mr. Scheerer: There's approximately eight between his house. He's at 1037 and his neighbor is at 1039 to the right, as you're looking at that picture. Then to the left, I think there were about four trees that died from pine beetles that we ended up removing for safety issues.

Mr. Glasscock: Are any of these dead?

Mr. Scheerer: I don't see anything dead here, just yet. I'm not saying that it won't happen, but Jason and I looked at them today just before the meeting. This picture is from the Property Appraiser. It's up to date. You can clearly see the trees and I don't see any issues with the trees at this time.

Mr. Soukup: Are there two that look closer to the fence than the others?

Mr. Scheerer: Yeah, there's probably a couple of them. They're kind of staggered.

Mr. Jaisingh: I don't understand what the claim is, though. The screen is intact.

Mr. Scheerer: There were pine needles on his screen and he had to replace the screen. I believe that was the claim.

Mr. Showe: Yes.

Mr. Jaisingh: Also, these screens were replaced in 2022.

Mr. Showe: Once he made the claim, we let the insurance process it, so we don't get all of the information. They initially denied the claim back in 2020. For the Board's information, we let them know that this has come back up again and it might come back to them. So, they are aware.

Mr. Jaisingh: Yeah. I think we should just let the insurance company handle this.

Ms. DeVries: Yes. I agree.

Mr. Jaisingh: They have to have sufficient reasons to deny the claim. We're not experts in pine needles on screens.

Ms. Zaresk: I just want to know when you changed your address. Ms. Showe.

Mr. Showe: I don't know.

Mr. Soukup: At what point do you want to discuss the RFP for landscaping?

Mr. Showe: We were going to do that under Alan's report, but we can discuss it now.

Mr. Soukup: We're at Staff Reports now.

- **Staff Reports – Field Manager's Report** (*Item 8D*)

Mr. Showe: Well, what we would look from the Board from our end, is just a motion to direct staff to get that RFP together for landscaping. We would use the current scope that we have as the foundation, because I think this Board's pretty happy with the current scope and services.

Mr. Scheerer: Yeah. The one thing in this scope, I think it was done after the original REW quote, when Mr. Zarkowski was on the Board and we had the meeting with all of the different proposers at the time. One of the things that they requested was the Porter. So, I'm assuming the Board is still okay with the five day a week Porter service, emptying the trash, picking up garbage, doing all of that stuff. I looked at the scope a couple weeks back, in anticipation of this day. There isn't anything definitive in the scope, but I will add something by the District Manager's office to make sure that it's worded properly, that all proposers need to include a Porter, five days a week and that we have no facility on site for any of your vehicles and equipment. The only reason Down to Earth has it, is because they manage the golf course. So, they're allowed to use that area. I know that if there are any changes, they may not be amenable to anybody else being back in the maintenance area, but we'll add that, like I said. I think the Porter does a great job keeping an eye on things. He also doubles as something that can tree trim, pull weeds and stuff like that. So, we'll put that together as quickly as possible.

Mr. Soukup: Do you need a motion?

Mr. Showe: Yeah, we would just need a motion to authorize staff to do the landscape. RFP.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor authorization for staff to issue a Request for Proposals for landscaping services was approved.

Mr. Brown: Do you post it or do you just send it out to people?

Mr. Showe: We have to post it. For Osceola County, we typically use the *Osceola News Gazette*. It's a little cheaper than *The Orlando Sentinel*, but then we also obviously had a bunch of contacts that we sent out to directly, to see if they're interested. We expect there will be a lot of traffic on receiving bids.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Soukup: That brings us to Staff Reports.

Mr. Clark: Alright, I just want to report on the ongoing OUC Lakeshore Electric matter. They continue to ignore my reaching out to them, reminding them and goading them. I would suggest that the Board authorize me to send a notice that is required for all governmental entities under the sovereign unity legislation, to send a notice 180 days ahead of filing suit. It doesn't obligate us to, but it sends a message to them that we're not going to go away. I think that would be the logical next step.

Mr. Soukup: I agree with that.

Mr. Clark: I would just ask for a motion.

On MOTION by Mr. Jaisingh seconded by Mr. Brown with all in favor authorization for District Counsel to send a notice to OUC Lakeshore Electric under the sovereign unity legislation 180 days ahead of filing suit was approved.

Mr. Clark: Okay, that's the only thing that I have tonight, unless the Board has questions for me.

B. Engineer

Mr. Soukup: District Engineer.

Mr. Showe: We talked about what I needed to discuss, unless you have any questions.

C. District Manager's Report

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

i. Approval of Check Register

Mr. Showe: The first item we have is the approval of your Check Register. In your General Fund, we have Checks #7265 through #7292, as well as Capital Reserve Checks #127 through #129 for a total of \$83,605.85. A summary of those invoices is attached. Alan and I can answer any of questions you have or we can take a motion to approve.

Mr. Soukup: Are there any questions on any of the individual checks?

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor the March 16, 2024 through April 12, 2024 Check Register in the amount of \$83,605.85 was approved.
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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 are doing better than budget to actuals, so, we're in good shape there. You're at 97% collected on our assessments, so, we're in good shape there as well.

iii. Presentation of OCSO Reports

Mr. Showe: Behind that, are all of your Osceola County Sheriff's Office Reports.

D. Field Manager's Report

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

Mr. Scheerer: The Amenity Center is in good shape. We did get the new treadmill. David from Fitness Showcase, who does all the work here, came out. He told me that we have enough room. I know we talked about a multifunctional machine. He says we have enough room in there to take out additional pieces of equipment and add this three-piece multifunction piece of machine. But until he can meet me out here, explain to me exactly what's coming out and how it's going to

work, we just have to make sure everybody can get access to it. Who knows, maybe it'll give us enough room for another treadmill or piece of equipment like that.

Ms. Zaresk: Is this equipment something that only one person can use, even though it does multiple things?

Mr. Scheerer: You're going to have three stations on one piece of equipment, so you may have a lap pull down or some sort of a cable row.

Ms. Zaresk: Right.

Mr. Scheerer: He sent me some diagrams on it, but it's going to replace some of the older pieces of equipment in there.

Ms. Zaresk: But the point being, is if somebody's doing rowing and somebody's doing reps or whatever, more than one person can use it.

Mr. Scheerer: Yeah. There will be three different stations that can be used by three different people simultaneously.

Ms. Zaresk: Okay. Cool.

Mr. Scheerer: So, we're still working on that, trying to get that together. The pool is good. I'm anticipating the Pool Inspector coming out, because they came out to Reunion today. He will be coming out and doing a test of everything. We had to replace the footrest on the handicap lift out there. The kids were getting a little crazy. So, we took care of that and had that done. The A/C is working well, as you can tell in here. The gates are in good shape. We did have a gate arm knocked off over the weekend, but it's been repaired. There was no damage to the gate arm. We'll assess whatever the cost is. We have the information from security on the resident and we will go after them for the cost for that. The contract for Applied Aquatic, they are doing a good job on the ponds. Now we are coming into that time of the year where the weather is going to get hot and we're going to see some changes algae wise. As you know, we tend to get that on a couple of ponds up here, so we'll keep an eye on that. During the last rain, an inlet backed up between Club Villas and Hawks Nest, by the lift station. Brownies came out and took a look at it. They're coming back out again, because they couldn't jet it. It actually runs from this side of the road, not into the pond that's right next to it, but across the street into the golf course pond. It runs totally in a different direction. I would have thought it would have shot right into that pond by our famous wobble board, but it does not. We had given them a set of plans last year when we were going through the problems up here in Somerset and Parkland and a couple other spaces. So, they have all of the

plans, but we're going to continue to work on those and we'll jet a couple of the other ones that we had problems with last year, out of an abundance of caution. The outdoor fitness equipment is in good shape. We still have no power at the E Lakeshore Boulevard gate. The wiring was completed for the hardwood lights and they are working fine. So, we should be good there. I know that will help the kids because they actually wait on that side of the road for the bus in the morning.

Ms. Zaresk: Yeah.

- **Consideration of Farrington Landscape Proposal**

Mr. Scheerer: The Farrington project to remove the hardwoods, I believe is going to start this week. We had a meeting on Friday, as I wanted to make sure that all safety precautions were mentioned and nothing hits the roof and make sure everything's covered. The same guys that do our normal street tree trimming here, are the same crew that's going to remove the trees.

Mr. Soukup: Okay.

Mr. Scheerer: I'll try to get a definitive date on that. I want to try to be here, if possible.

Mr. Showe: For the Board's information, we did reach out to the resident, to let her know what was approved and she was thankful.

Mr. Scheerer: She said thank you. She wasn't upset that it wasn't any more than that.

Ms. Zaresk: Good.

Mr. Scheerer: So, we'll go from there. That's all I have.

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

- i. **Consideration of Sunscape Landscape Proposal**

Mr. Scheerer: The next item on the agenda is the proposal from Sunscape Consulting. As you know, we discussed allocating a lot of the money from the county for a Landscape Improvement Plan. We reached out to Sunscape Consulting and their Landscape Architect. He assessed the Partin Settlement Road frontage, the entrance, the Lakeshore Boulevard entrance, Remington Boulevard mediums and edges, Knightsbridge edges and medians, which we really don't have at the end by Owenshire and the community amenity area right here, as well as all of the individual community entrances. So, this proposal, I think lays everything out. I'm hoping the Board had a chance to read through it. Coming up with a base set of plans using the plans for the community to be provided by us, I believe we may have some of that and we can work with Hanson Walter to get that. If not, they're going to have to recreate that, based on the maintenance map that

Hanson Walter provided us. They're going to do a site visit with base plans, to document existing conditions, take photos and measurements, locate everything and then prepare landscape plans for pricing and construction at a scale of approximately one 1 inch = 20 foot, trees, shrub, ground covers, beds, lawns and plantings. A plant list by quantity, name size specification will be included. Photographs of each of the proposed plants would also be included. There is a list of not included items in there. The cost for that is just a measly \$31,500.

Ms. DeVries: Oh.

Mr. Scheerer: That will give you a complete set of design plans. We can negotiate the plans and stuff, up until we accept the plans. Any changes after that, there will be a charge. We will probably have to have a bunch of meetings, to see how the Board feels about what they're proposing, once you finalize the plans.

Mr. Jaisingh: Did we try to negotiate this \$31,500 that they were asking for this rendering?

Mr. Scheerer: No.

Mr. Jaisingh: What are the odds of us haggling?

Mr. Scheerer: I'd be more than happy to ask them if he could do better, but they typically give you the best price. He has a list of references. All of those references are good references. I'm sure we can omit some of the scope, which may lower the price, but we still need to have all the plans. We still have to create the rendering and the plant pallet and all that still needs to happen.

Mr. Jaisingh: Right.

Mr. Showe: Not to throw a wrench in this, but this could be something that, obviously, you're allocating funding in next year's budget for landscape upgrades and this could be a thing you just do as part of that.

Mr. Jaisingh: Right.

Mr. Showe: They kind of start the program, like we design the plan. Then, you know, you carry that money forward. This just gives you a plan. Then it's really up to you guys on how you choose to execute that plan. The timing that you execute that plan, I mean, that kind of gives the Board that flexibility. So, again, it's not anything that we're recommending as an immediate need, but it was something that the Board said that they would like to take a look at, in terms of coming up with a comprehensive plan. The alternative is we can just go back with a similar thing to what you had now.

Mr. Scheerer: We could put everything back the way it is right now and not spend your \$31,500 and use the \$130,000 in the 2025 budget. Instead of replacing all of the hedges with what's there now, we would replace all the plants with what's there now. The only area that I would be concerned about are the Ligustrums, which are the mushroom shaped trees. They have been the exact same size for as long as I've been here, probably as long as Hanson Walter have been here. So, you may want to come up with something different for that, but as far as the community entrances, you don't have to spend the \$31,500 on this. You could allocate that to just replacing Viburnum hedges, Arbutus Trinettes, whatever you want, that's already there. We know it's there now and we can just put it all back.

Mr. Jaisingh: Right. Well, that was the whole idea initially, to keep what we have and replace. Somehow it came up to us getting a plan.

Mr. Scheerer: Well, I think the plan was based on a couple of things. If I'm wrong, my apologies, is that the Board wanted to take plants out, but not putting the plants back.

Mr. Jaisingh: Right.

Mr. Scheerer: We have a \$10,000 plant replacement budget, in a budget that we don't want to raise assessments. So that was part of the reason. However, if we want to upgrade the community, my understanding was you wanted the new look that would expand the next 30 years, not stay with the same look.

Mr. Jaisingh: Right.

Mr. Scheerer: Okay. Which is why I brought up, if somebody wants to get on a Landscape Committee and you all want to sit down and take a look at this stuff, maybe a rep on the Board and a rep of the HOA, can kind of referee and then go, "*Sure, no problem. We can do that.*" I'm sorry, but that's not what I was under the impression of. Anyway, with that being said, you just tell me what you want to do and we'll do it.

Mr. Soukup: What do you guys think?

Ms. Zaresk: Well, I have to ask a question. I know things are aging out and needs replacing. Do we have any issues with what's here? Have they been problematic? Are they not appropriate? Do we need somebody to say, "*This isn't going well in this location? It doesn't get enough light.*"

Mr. Soukup: I think part of the problem is some of these community entrances don't have any color. They just need some pop to it. Harwood looks rough.

Mr. Scheerer: Yeah, I mentioned this a couple of times. I'm really a fan of Ixoras. You know what that plant is?

Mr. Soukup: No.

Mr. Scheerer: Go to Glen Eagles or Windsor Park. We re-did that, meaning myself, with the assistance of REW, at the time. We wanted color. There was no color. All you had was maybe some Fakahatchee grasses or some Pink Muhly that only blooms once a year. So, we came up with this plan to put Ixoras in the front. Go take a look and if you want color, we can design all of those beds, with maybe the exception of Hawks Next that have Sago Palms, which I'm shocked are still living and thriving. I wouldn't remove them.

Mr. Soukup: Yeah, but maybe on that one we could throw some Crotons in or something that's low, for a little bit of color.

Mr. Scheerer: Well, Crotons don't stay low. Dwarf Ixoras stay low. Firebush is a nice plant that stays low. Dwarf Ixoras bloom all year round.

Mr. Jaisingh: So, with this plant, I don't think or saw anything, where they are incorporating the existing pallet that we have.

Mr. Scheerer: No, I think they're going to come in and take a look at it and make recommendations based on what's going in today. A lot of this stuff, you know, they're using sporadically now, with a lot of these new entrances, they're pretty high end.

Mr. Showe: Yeah. I think I'd look at this proposal, as an upgraded look. If you like the look that you have now, that's something we can accommodate, without this. This is kind of beyond our scope. We're not landscape designers. These guys are specific landscape designers. They're going to come in and if you really want to make this place look, top end, this is the plan that they are going to come up with. If you like certain monuments and you say, "*We want most of our monuments to look like this one,*" then I think that's something we can work with.

Mr. Scheerer: And some of these come in a different color palette, too. Ixora comes in three different colors: orange, red, and yellow.

Mr. Showe: Yeah.

Mr. Brown: So, tell me if this is just a horrible idea. It probably is. Would it be possible to do a matrix of what we have? Have a list of what we have in these locations and then have potentially two things that you could just replace that with that are similar, like the Ligustrums or

something like maybe two plants that you would say, *“Oh, maybe you could put one of these two things there.”*

Mr. Scheerer: Well, a Ligustrum is a tree and trees are different. Alright. There are a multitude of trees that you can plant, but you have to remember, the proximity of those trees to the wall, is only about 2.5 feet. Right? I wouldn't put a tree back in there. I would pull the trees out and put shrubs or something like that, unless you're going to pocket in the grass between the sidewalk and the landscape bed. If you're going to come in there and decide to put some nice trees in there, maybe some Japanese Blueberries, if you don't know what those are, go look where we had the beautiful Canary Palms behind the gate at E. Lakeshore Boulevard. There are two massive Japanese Blueberries that are shaped like a cone and look great. Unfortunately, if they grow too great, we may have to pull one out at some point, just from a line-of-sight concern if it ever becomes an issue. But those are a great tree. They're a foolproof tree. But as far as the plants go, can we inventory your entrances? Absolutely. It might take me a little while, but we can definitely provide an inventory. Strathmore is just green. You could probably pull out the plants in front, put some Ixoras in there and all of a sudden you have a whole new look. If that's what you want me to do, I'd be happy to do that for you. You just might have to give me a little time to inventory it.

Mr. Brown: Does that sound good?

Ms. Zaresk: Well, there were other people that I think were much more concerned about this landscaping than I was. So, my opinion on this is we don't need this.

Mr. Soukup: We can buy a lot of plans for \$31,000.

Ms. Zaresk: I don't think we need to spend \$130,000 to get a plan. How much upgrading, personally, as long as it's well maintained and they're alive? Don't get me wrong, it's a big plus, but I'm just saying.

Mr. Jaisingh: The landscaping is old and there's a lot of voids in certain areas.

Ms. Zaresk: Right.

Mr. Jaisingh: At the entrance to most of the communities, they're missing plants.

Ms. Zaresk: Right

Mr. Jaisingh: The idea is to make it full again, make it vibrant again.

Ms. Zaresk: Okay. I'm on board with that.

Mr. Jaisingh: It's not to replace everything. It's not to have a Master Plan, but to make the landscape whole again.

Mr. Scheerer: Turn me loose.

Mr. Brown: We don't want this to look like Wentworth.

Mr. Jaisingh: No. Listen, I'm new to the community and its looking like that.

Ms. Zaresk: So, bye bye these guys. Right?

Mr. Showe: Yeah. It was an option for the Board to consider.

Ms. Zaresk: And I'm glad to see it, truthfully, because it gives you a lot of insight.

Mr. Showe: The proposal's free. So, at some point, if you guys go back and say, "*Oh, crap, now we want it,*" it's free.

Mr. Jaisingh: Right.

Mr. Scheerer: We're going to make it look good.

Mr. Soukup: The other sore spot is those two islands over here where they keep running over the bushes.

Mr. Scheerer: So, we will do an inventory and will start with all of the community entrances.

Mr. Jaisingh: Right.

Mr. Scheerer: I don't think the walls are a hot topic. We do have some Indian Hawthorne that are missing and I'll be more than happy to replace those. Okay. But we will start with the community entrances. I'll inventory the plants and then we'll put in a couple of recommendations. What I'll do is I'll work with John at REW. If I can get the name, I can get the photos. Maybe I'll try to photograph each entrance, give you the plant list and a couple recommendations for reference.

Ms. Zaresk: Yes.

Mr. Soukup: Perfect.

Mr. Jaisingh: Right. Something that we can put in there that will change it.

Mr. Scheerer: If you're driving back and forth here, like most of you do, because you have lived here forever, take a look at next door. Look at Glen Eagles. Look at Windsor Park and tell me what you think. I think they're the nicest entrances.

Ms. Zaresk: Yeah, they are.

Mr. Showe: If there's something specific that you like, shoot, Alan and I email and we'll make sure we incorporate that in the plan.

Mr. Scheerer: And a lot of times we're going to look at something that constantly regenerates color.

Mr. Jaisingh: Right.

Mr. Scheerer: Green is always green. That's not color to me. It's just green.

Mr. Jaisingh: There's a shrub that's medium height and it has this yellow end to it. It's not bright yellow. It's like a light green. I don't know what it's called.

Mr. Scheerer: It's probably an Arboricola.

Mr. Jaisingh: Yeah. If we can incorporate some of that.

Mr. Scheerer: We'll bring you a couple of ideas. Just give me a little bit of time. I'll save you \$31,000. Spend it on lunch.

Mr. Jaisingh: We can take all that money that we got from the county and we can just throw it in replacing all of the plants that are missing and get some colors in there.

Mr. Scheerer: Yes sir.

Ms. Zaresk: Perfect.

Mr. Scheerer: You got it.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

Ms. Zaresk: I have no request, but I do want or you to pass on to our street sweepers that they did the inside. They did it right this month. That's all I have.

Mr. Scheerer: All we did was ask.

Mr. Soukup: Mr. Jaisingh?

Mr. Jaisingh: Nothing.

Mr. Soukup: Mr. Brown.

Mr. Brown: The place looks good.

Mr. Soukup: Mr. Mehrlich.

Mr. Mehrlich: Nothing for me.

TENTH ORDER OF BUSINESS

Next Meeting Date – May 28, 2024

Mr. Soukup: With that, our next meeting is set for May 28th.

April 23, 2024

Remington CDD

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

Remington
Community Development District

Proposed Budget
FY 2025



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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
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Revenues

Maintenance Assessment	\$ 1,468,418	\$ 1,348,643	\$ 119,775	\$ 1,468,418	\$ 1,876,345
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	\$ 1,882,645
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Expenditures

Administrative:

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
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Operations & Maintenance:

Environmental

Lake Maintenance	\$ 18,200	\$ 6,325	\$ 8,855	\$ 15,180	\$ 18,200
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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	\$ 235,000
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	\$ 493,039
Total Expenditures & Other Financing Uses	\$ 1,474,418	\$ 680,054	\$ 919,930	\$ 1,599,984	\$ 1,882,645
Excess Revenues/(Expenditures)	\$ -	\$ 796,702	\$ (796,702)	\$ -	\$ -

	FY 2024	FY 2025
Net Assessments	\$ 1,468,418	\$ 1,876,345
Add: Discounts & Collections 6%	\$ 93,729	\$ 119,767
Gross Assessments	\$ 1,562,147	\$ 1,996,112
	1783	1783
Net Per Unit	\$ 823.57	\$ 1,052.35
Gross Per Unit	\$ 876.13	\$ 1,119.52
Increase Per Unit		\$243.39
Assessment Increase %		27.78%

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 Florida Department of Commerce 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
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ENVIRONMENTAL

Lake Maintenance

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

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

UTILITIES

Kissimmee Utility Authority

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

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

Toho Water Authority

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

Account #	Address	Monthly Amount	Annual Amount
927130-652350	Remington CDD - Master Account	\$3,200	\$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
			\$23,402

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			\$8,263

Spectrum

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

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

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	\$ 235,000
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	\$ 1,034,726
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	\$ 1,034,126

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
<u>Revenues</u>					
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
<u>Expenditures</u>					
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



TPG Lighting

TPG Lighting, LLC

ESTIMATE	#867
ESTIMATE DATE	May 3, 2024
SERVICE DATE	Apr 30, 2024
TOTAL	\$14,686.56

Remington CDD
2651 Remington Blvd
Kissimmee, FL 34744

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

CONTACT US

P.O. Box 471126
Lake Monroe, FL 32747

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

ESTIMATE

Services	qty	amount
Lighting - Holidays - 4001 12"W x 18"L Outdura Red 3D Bow Placing one red commercial-grade bow on both sides of each MEDIAN light pole: - 2 Light poles at the Partin Settlement Entrance - 5 Light poles at the Lakeshore BLVD Entrance - 2 Light poles by the School	18.0	\$1,123.92
Lighting - Holidays - 4001 12"W x 18"L Outdura Red 3D Bow Placing one red commercial-grade bow on EVERY OTHER light pole on either side of Remington BLVD going all the way from Partin Settlement to Lakeshore Blvd.	54.0	\$3,371.76
Lighting - Holidays - 4001 12"W x 18"L Outdura Red 3D Bow Placing one red commercial-grade 3D bow on EVERY light pole on either side of Remington Blvd going all the way from Partin Settlement to Lakeshore Blvd.	108.0	\$6,743.52
Lighting - Holidays - 2001 C9 Lights (Roof Line) Per Linear Foot Lining the lower roofline of the pool cabana in warm white C9 bulbs.	220.0	\$1,755.60
Lighting - Holidays - 2001 C9 Lights (Roof Line) Per Linear Foot Partin Settlement Entrance: Lining the lower roofline of the guard shack in warm white C9 bulbs.	70.0	\$558.60
Lighting - Holidays - 2001 C9 Lights (Roof Line) Per Linear Foot Lakeshore Blvd Entrance: Lining the lower roofline of the guard shack in warm white C9 bulbs.	72.0	\$574.56

Note: There is power likely inside the guard shack, but no power was seen on the outside of the building. The community would be responsible for providing power on the outside of the guard shack to turn on these lights.

Lighting - Holidays - 2001 C9 Lights (Roof Line) Per Linear Foot	70.0	\$558.60
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Lakeshore Blvd Entrance:

Lining the lower roofline of the pavilion building in warm white C9 bulbs.

NOTE: There is power but no outlet at this pavilion building and one would need to be added to turn on these lights.

Lighting - Holiday Lighting Disclaimers	1.0	\$0.00
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By Approving this Quote, the Client Agrees to the Following Holiday Lighting Disclaimers:

- A non-refundable 50% deposit is required before product is ordered and the project can be placed on the schedule.

- There are discounts available for customers who sign up for a 3-year service agreement. This discount varies on the type of job, so simply ask and we will be happy to provide you with the available discount!

- This is a leasing agreement in which the contractor owns all decorations which are leased to the client during the holiday season (Unless otherwise explicitly agreed).

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

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

- All landscaping such as trees and bushes that we are decorating must be trimmed to the standards identified on the Supplemental Information Guide by the beginning of the corresponding installation window. If the landscaping is not trimmed when we arrive after the earliest installation date, there will be a \$250 fee to come back after the landscape trimming has been completed.

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

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

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

- The Maintenance phone and email will be monitored from 7 AM to 8 PM daily from October 1st to January 31st. If any requests are received after 8 PM, we will respond the next business day.

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

- Black-out dates that no maintenance will be performed are Thanksgiving Day, Christmas Eve (After 12:00 Noon), Christmas Day, New Year's Eve (After 12:00 Noon), and New Year's Day.
- Any locks that are present on outlets that need to be used for a power source will be cut off if not removed prior to our arrival.
- Irrigation schedules around our decorations must be changed and set to run between the hours of 8 AM and 3 PM. Our lights are water-resistant but when they are on, active watering can cause GFIs or breakers to trip.
- No person outside of TPG Lighting may tamper with the lights, timers, or electrical cords related to the project.
- Lighting installations, maintenance, and take-down will be scheduled according to the Supplemental Information Guide.
- If decorations are installed according to the dates dictated in the Supplemental Information Guide and the customer requires us to remove the decorations and re-install the decorations at a later date, TPG Lighting reserves the right to invoice up to 50% of the job's annual value for the removal and re-installation.

Services subtotal: \$14,686.56

Subtotal	\$14,686.56
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Total	\$14,686.56
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Thank you for the opportunity to do business with you!

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



TPG Lighting

Visual Renderings:





TPG Lighting





TPG Lighting



SECTION VIII

SECTION C

SECTION 1

Remington
Community Development District

Summary of Check Register

April 1, 2024 to April 30, 2024

Bank	Date	Check No.'s	Amount
General Fund	4/4/24	7279-7280	\$ 3,077.44
	4/10/24	7281-7290	\$ 37,578.16
	4/11/24	7291-7296	\$ 10,151.54
	4/26/24	7297-7300	\$ 7,852.95
			\$ 58,660.09
Capital Reserve	4/4/24	129	\$ 7,900.00
			\$ 7,900.00
Total Amount			\$ 66,560.09

CHECK DATE	VEND#	.....INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
4/04/24	00082	4/02/24	18716	202403	310	51300	31500			*	300.00		
			ATTORNEY SVCS-MAR24										
		4/02/24	18727	202403	310	51300	31500			*	330.00		
			ATTORNEY SVCS-MAR24										
									CLARK & ALBAUGH, LLP			630.00	007279
4/04/24	00195	3/27/24	00927130	202403	320	53800	43300			*	2,447.44		
			TOHO WATER-MAR24										
									TOHO WATER AUTHORITY			2,447.44	007280
4/10/24	00038	3/31/24	C109485	202403	320	53800	57300			*	2,130.00		
			200 SECURAKEY CARDS										
									ACCESS CONTROL SYSTEMS, LLC DBA			2,130.00	007281
4/10/24	00213	3/12/24	55549	202403	320	53800	34500			*	957.24		
			SECURITY SVCS-03/12-03/22										
									OSCEOLA COUNTY SHERIFF'S OFFICE			957.24	007282
4/10/24	00291	4/01/24	10207	202404	320	53800	46400			*	750.00		
			POOL MAINTENANCE-APR24										
									ROBERTS POOL SERVICE AND REPAIR INC			750.00	007283
4/10/24	00125	3/14/24	304084	202403	320	53800	46500			*	267.45		
			RPR/RPLC BOLTS-LIFE RING										
									SPIES POOL LLC			267.45	007284
4/10/24	00335	3/27/24	96514	202403	320	53800	46300			*	266.65		
			RPLCD ROTOR/NOZZLES										
		4/01/24	97350	202404	320	53800	46200			*	25,680.00		
			LANDSCAPE MAINT-APR24										
									SSS DOWN TO EARTH OPCO LLC DBA			25,946.65	007285
4/10/24	00071	4/01/24	44518204	202404	320	53800	46800			*	72.00		
			PEST CONTROL-APR24										
									TERMINIX COMMERCIAL			72.00	007286
4/10/24	00334	3/27/24	407	202403	300	15500	10000			*	4,555.82		
			50% DEP-XMAS LIGHTS 2024										
									TPG LIGHTING LLC			4,555.82	007287
4/10/24	00292	4/01/24	2404-008	202404	320	53800	53300			*	149.00		
			SCHOOL ZONE LIGHT MAINT										
									TRAFFIC ENGINEERING & MGMT LLC			149.00	007288
4/10/24	00128	3/29/24	USA12326	202403	320	53800	53000			*	1,500.00		
			MECHANICAL SWEEPING-03/28										
									USA SERVICES OF FLORIDA, INC			1,500.00	007289
									REMI -REMINGTON - AGUZMAN				

CHECK DATE	VEND#	.....INVOICE..... DATE	.....EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
4/10/24	00282	4/01/24	24-1772	202402	320	53800	46700			*	1,050.00		
			CLUBHOUSE	CLEAN-FEB24									
		4/01/24	24-1772	202402	320	53800	35000			*	200.00		
			GUARDHOUSE	CLEAN-FEB24									
									WESTWOOD INTERIOR CLEANING INC.			1,250.00	007290
4/11/24	00290	3/29/24	5503	202403	320	53800	57200			*	585.00		
			CLEAN COMMON AREA										
									BERRY CONSTRUCTION INC.			585.00	007291
4/11/24	00168	4/01/24	518	202404	310	51300	34000			*	6,551.58		
			MANAGEMENT FEES	APR24									
		4/01/24	518	202404	310	51300	35200			*	88.33		
			WEBSITE ADMIN	APR24									
		4/01/24	518	202404	310	51300	34100			*	132.50		
			INFORMATION TECH	APR24									
		4/01/24	518	202404	310	51300	51000			*	1.41		
			OFFICE SUPPLIES	APR24									
		4/01/24	518	202404	310	51300	42000			*	161.64		
			POSTAGE	APR24									
		4/01/24	518	202404	310	51300	42500			*	6.75		
			COPIES	APR24									
		4/01/24	519	202404	320	53800	12000			*	2,624.33		
			FIELD MANAGEMENT	APR24									
									GOVERNMENTAL MANAGEMENT SERVICES			9,566.54	007292
4/11/24	00290	4/04/24	5508	202403	320	53800	53100			*	2,440.00		
			REMOVE/INSTALL	ASPHALT									
		4/04/24	5508	202403	320	53800	53100			V	2,440.00-		
			REMOVE/INSTALL	ASPHALT									
									BERRY CONSTRUCTION INC.			.00	007293
4/11/24	00127	4/11/24	5290434	202403	310	51300	31100			*	150.00		
			ENGINEERING SVCS	MAR24									
		4/11/24	5290434	202403	310	51300	31100			V	150.00-		
			ENGINEERING SVCS	MAR24									
									HANSON, WALTER & ASSOCIATES, INC.			.00	007294
4/11/24	00125	4/02/24	304751	202403	320	53800	46500			*	1,147.95		
			BLEACH/ACID/SODIUM	MAR24									
		4/18/24	20637	202404	300	15500	10000			*	125.00		
			CHEMICAL CONTROLLER	MAY24									
		4/02/24	304751	202403	320	53800	46500			V	1,147.95-		
			BLEACH/ACID/SODIUM	MAR24									
		4/18/24	20637	202404	300	15500	10000			V	125.00-		
			CHEMICAL CONTROLLER	MAY24									
									SPIES POOL LLC			.00	007295
									REMI -REMINGTON - AGUZMAN				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/11/24	00229	4/05/24 72226	202403 320-53800-53300		*	3,990.00	
		RPR/RPLC CABLE FEED					
		4/05/24 72226	202403 320-53800-53300		V	3,990.00-	
		RPR/RPLC CABLE FEED					
TERRY'S ELECTRIC INC.							.00 007296
4/26/24	00290	4/04/24 5508	202403 320-53800-53100		*	2,440.00	
		REMOVE/INSTALL ASPHALT					
BERRY CONSTRUCTION INC.							2,440.00 007297
4/26/24	00127	4/11/24 5290434	202403 310-51300-31100		*	150.00	
		ENGINEERING SVCS-MAR24					
HANSON, WALTER & ASSOCIATES, INC.							150.00 007298
4/26/24	00125	4/02/24 304751	202403 320-53800-46500		*	1,147.95	
		BLEACH/ACID/SODIUM-MAR24					
		4/18/24 20637	202404 300-15500-10000		*	125.00	
		CHECICAL CONTROLLER-MAY24					
SPIES POOL LLC							1,272.95 007299
4/26/24	00229	4/05/24 72226	202403 320-53800-53300		*	3,990.00	
		RPR/RPLC CABLE FEED					
TERRY'S ELECTRIC INC.							3,990.00 007300
TOTAL FOR BANK A						58,660.09	
TOTAL FOR REGISTER						58,660.09	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/04/24	00264	3/31/24 20253-31 202403 600-53800-47500	PRESSURE WASH-EXT WALLS	PRESSURE WASH THIS INC	*	7,900.00	
							7,900.00 000129
						TOTAL FOR BANK C	7,900.00
						TOTAL FOR REGISTER	7,900.00

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
April 30, 2024



Table of Contents

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2-3	<u>General Fund</u>
4	<u>Pavement Management Fund</u>
5	<u>Capital Projects Fund</u>
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8	<u>Assessment Receipt Schedule</u>

Remington
Community Development District
Combined Balance Sheet
April 30, 2024

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 501,557	\$ -	\$ 501,557
Pavement Management	\$ -	\$ 247,909	\$ 247,909
Capital Projects Fund	\$ -	\$ 16,280	\$ 16,280
Investments:			
State Board Administration	\$ 665,793	\$ 504,170	\$ 1,169,963
Prepaid Expenses	\$ 5,108	\$ -	\$ 5,108
Total Assets	\$ 1,172,458	\$ 768,359	\$ 1,940,817
Liabilities:			
Accounts Payable	\$ 88,809	\$ -	\$ 88,809
Total Liabilities	\$ 88,809	\$ -	\$ 88,809
Fund Balances:			
Assigned For:			
Capital Projects	\$ -	\$ 16,280	\$ 16,280
Pavement Management	\$ -	\$ 752,079	\$ 752,079
Nonspendable:			
Deposits and Prepaid Items	\$ 5,108	\$ -	\$ 5,108
Unassigned	\$ 1,078,541	\$ -	\$ 1,078,541
Total Fund Balances	\$ 1,083,649	\$ 768,359	\$ 1,852,008
Total Liabilities & Fund Equity	\$ 1,172,458	\$ 768,359	\$ 1,940,817

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Maintenance Assessment	\$ 1,468,418	\$ 1,468,418	\$ 1,449,691	\$ (18,727)
Miscellaneous Income	\$ 5,000	\$ 5,000	\$ 119,652	\$ 114,652
Interest Income	\$ 1,000	\$ 1,000	\$ 10,242	\$ 9,242
Total Revenues	\$ 1,474,418	\$ 1,474,418	\$ 1,579,585	\$ 105,166

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 7,000	\$ 6,000	\$ 1,000
FICA	\$ 918	\$ 536	\$ 459	\$ 77
Engineer	\$ 15,000	\$ 8,750	\$ 2,140	\$ 6,610
Attorney	\$ 27,500	\$ 16,042	\$ 11,801	\$ 4,240
Annual Audit	\$ 3,250	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Property Appraiser Fee	\$ 1,000	\$ 715	\$ 715	\$ -
Management Fees	\$ 78,619	\$ 45,861	\$ 45,861	\$ -
Information Technology	\$ 1,590	\$ 928	\$ 927	\$ 0
Website Maintenance	\$ 1,060	\$ 618	\$ 618	\$ -
Telephone	\$ 80	\$ 47	\$ -	\$ 47
Postage	\$ 900	\$ 525	\$ 689	\$ (164)
Insurance	\$ 58,125	\$ 58,125	\$ 55,202	\$ 2,923
Printing and Binding	\$ 1,000	\$ 583	\$ 36	\$ 547
Newsletter	\$ 3,500	\$ 2,042	\$ 428	\$ 1,613
Legal Advertising	\$ 2,300	\$ 1,342	\$ -	\$ 1,342
Office Supplies	\$ 200	\$ 117	\$ 9	\$ 107
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,500	\$ 875	\$ 391	\$ 484
Total General & Administrative	\$ 214,017	\$ 149,580	\$ 130,754	\$ 18,826

Operation and Maintenance

Environmental

Lake Maintenance	\$ 18,200	\$ 10,617	\$ 9,550	\$ 1,067
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Utilities

Kissimmee Utility Authority	\$ 10,560	\$ 6,160	\$ 4,172	\$ 1,988
Toho Water Authority	\$ 45,000	\$ 26,250	\$ 20,752	\$ 5,498
Orlando Utilities Commission	\$ 21,120	\$ 12,320	\$ 11,641	\$ 679
Centurylink	\$ 8,030	\$ 4,684	\$ 3,887	\$ 797
Bright House Network	\$ 5,775	\$ 3,369	\$ 2,886	\$ 483

Roadways

Street Sweeping	\$ 36,000	\$ 21,000	\$ 16,500	\$ 4,500
Drainage	\$ 7,000	\$ 4,083	\$ 1,421	\$ 2,663
Signage	\$ 5,000	\$ 2,917	\$ 5,908	\$ (2,991)
Roadway Repairs	\$ -	\$ -	\$ 2,440	\$ (2,440)

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Common Area				
Landscaping	\$ 314,118	\$ 183,236	\$ 179,760	\$ 3,476
Feature Lighting	\$ 6,000	\$ 3,500	\$ 240	\$ 3,260
Irrigation	\$ 10,500	\$ 6,125	\$ 5,960	\$ 165
Trash Receptacles & Benches	\$ 1,000	\$ 583	\$ -	\$ 583
Plant Replacement and Bed Enhancements	\$ 9,500	\$ 5,542	\$ 675	\$ 4,867
Miscellaneous Common Area Services	\$ 10,500	\$ 6,125	\$ 3,805	\$ 2,320
Soccer/Ball Field Maintenance	\$ 4,000	\$ 2,333	\$ -	\$ 2,333
Recreation Center				
Pool Maintenance	\$ 20,000	\$ 11,667	\$ 10,890	\$ 777
Pool Cleaning	\$ 8,400	\$ 4,900	\$ 5,250	\$ (350)
Pool Permits	\$ 550	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 16,695	\$ 9,739	\$ 7,533	\$ 2,206
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 4,667	\$ 2,460	\$ 2,207
Pest Control	\$ 900	\$ 525	\$ 504	\$ 21
Security				
Recreation Center Access	\$ 5,000	\$ 2,917	\$ 5,230	\$ (2,313)
Security Guard	\$ 412,714	\$ 240,750	\$ 249,709	\$ (8,959)
Gate Repairs	\$ 15,050	\$ 8,779	\$ 10,703	\$ (1,924)
Guard House Cleaning	\$ 3,600	\$ 2,100	\$ 1,350	\$ 750
Guard House Repairs and Maintenance	\$ 3,500	\$ 2,042	\$ 285	\$ 1,757
Gate Maintenance Agreement	\$ 2,500	\$ 1,458	\$ 998	\$ 460
Other				
Contingency	\$ 10,000	\$ 5,833	\$ 11,300	\$ (5,466)
Field Management Services	\$ 31,492	\$ 18,371	\$ 18,370	\$ -
Total O&M Expenditures	\$ 1,050,705	\$ 612,590	\$ 594,178	\$ 18,412
Total Expenditures	\$ 1,264,722	\$ 762,170	\$ 724,932	\$ 37,238
<u>Other Financing Uses</u>				
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	\$ 971,866	\$ 934,628	\$ 37,238
Net Change in Fund Balance	\$ -	\$ 644,957		
Fund Balance - Beginning	\$ -	\$ 438,692		
Fund Balance - Ending	\$ -	\$ 1,083,649		

Remington
Community Development District
Pavement Management Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Interest Income	\$ 500	\$ 500	\$ 14,465	\$ 13,965
Total Revenues	\$ 500	\$ 500	\$ 14,465	\$ 13,965
Expenditures:				
Contingency	\$ 600	\$ 350	\$ 272	\$ 78
Total Expenditures	\$ 600	\$ 350	\$ 272	\$ 78
Excess Revenues/Expenditures	\$ (100)		\$ 14,193	
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		\$ 73,889	
Fund Balance - Beginning	\$ 676,664		\$ 678,190	
Fund Balance - Ending	\$ 736,260		\$ 752,079	

Remington
Community Development District
Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Interest Income	\$ 50	\$ 29	\$ 2	\$ (27)
Total Revenues	\$ 50	\$ 29	\$ 2	\$ (27)
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	\$ 272	\$ 272	\$ -
Total Expenditures	\$ 176,600	\$ 124,981	\$ 134,291	\$ (9,310)
Excess Revenues/Expenditures	\$ (176,550)		\$ (134,289)	
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)		\$ 15,711	
Fund Balance - Beginning	\$ 26,550		\$ 569	
Fund Balance - Ending	\$ -		\$ 16,280	

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	\$ 26,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,449,691
Miscellaneous Income	\$ 89,260	\$ 1,645	\$ 26,917	\$ 490	\$ 300	\$ 400	\$ 640	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119,652
Interest Income	\$ 1,216	\$ 1,190	\$ 1,227	\$ 1,226	\$ 1,148	\$ 1,227	\$ 3,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,242
Total Revenues	\$ 90,476	\$ 177,057	\$ 1,161,827	\$ 26,406	\$ 17,497	\$ 76,230	\$ 30,091	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,579,585
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ -	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
FICA	\$ 77	\$ -	\$ 153	\$ -	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 459
Engineer	\$ 753	\$ 563	\$ 150	\$ 375	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,140
Attorney	\$ 1,889	\$ 1,470	\$ 1,696	\$ 1,928	\$ 1,868	\$ 630	\$ 2,321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,801
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	\$ 6,552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,861
Information Technology	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 927
Website Maintenance	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 618
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 44	\$ 106	\$ 128	\$ 70	\$ 135	\$ 45	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 689
Insurance	\$ 55,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,202
Printing and Binding	\$ 3	\$ 8	\$ 3	\$ 5	\$ 8	\$ 4	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36
Newsletter	\$ -	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 428
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 1	\$ 2	\$ 1	\$ 1	\$ 2	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
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	\$ 8,679	\$ 10,339	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,754
Operation and Maintenance													
Environmental													
Lake Maintenance	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,550
Utilities													
Kissimmee Utility Authority	\$ 509	\$ 624	\$ 575	\$ 643	\$ 615	\$ 545	\$ 661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,172
Toho Water Authority	\$ 261	\$ 289	\$ 3,591	\$ 7,605	\$ 4,046	\$ 2,818	\$ 2,141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,752
Orlando Utilities Commission	\$ 1,899	\$ 1,652	\$ 1,593	\$ 1,633	\$ 1,702	\$ 1,610	\$ 1,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,641
Centurylink	\$ 266	\$ 581	\$ 581	\$ 581	\$ 627	\$ 627	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,887
Bright House Network	\$ 418	\$ 418	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,886
Roadways													
Street Sweeping	\$ 3,000	\$ 1,500	\$ 1,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,500
Drainage	\$ -	\$ -	\$ 1,421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,421
Signage	\$ 1,024	\$ 149	\$ 149	\$ 149	\$ 149	\$ 4,139	\$ 149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,908
Roadway Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,440

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	\$ 25,680	\$ -	\$ -	\$ -	\$ -	\$ -	179,760
Feature Lighting	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	240
Irrigation	\$ 307	\$ 1,226	\$ 910	\$ 554	\$ 917	\$ 1,057	\$ 990	\$ -	\$ -	\$ -	\$ -	\$ -	5,960
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Plant Replacement and Bed Enhancements	\$ -	\$ 675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	675
Miscellaneous Common Area Services	\$ 455	\$ 635	\$ 570	\$ -	\$ -	\$ 1,760	\$ 385	\$ -	\$ -	\$ -	\$ -	\$ -	3,805
Soccer/Ball Field Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Recreation Center													
Pool Maintenance	\$ 1,811	\$ 1,070	\$ 2,335	\$ 745	\$ 2,177	\$ 1,540	\$ 1,211	\$ -	\$ -	\$ -	\$ -	\$ -	10,890
Pool Cleaning	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	5,250
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Recreation Center Cleaning	\$ 1,455	\$ 1,100	\$ 1,409	\$ 1,150	\$ 1,050	\$ 1,368	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,533
Recreation Center Repairs & Maintenance	\$ 730	\$ 565	\$ 185	\$ 160	\$ 235	\$ 585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,460
Pest Control	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	504
Security													
Recreation Center Access	\$ -	\$ -	\$ -	\$ 3,100	\$ -	\$ 2,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,230
Security Guard	\$ 33,313	\$ 36,244	\$ 37,682	\$ 36,036	\$ 33,731	\$ 37,772	\$ 34,931	\$ -	\$ -	\$ -	\$ -	\$ -	249,709
Gate Repairs	\$ 487	\$ 627	\$ 486	\$ 1,840	\$ 1,376	\$ 240	\$ 5,647	\$ -	\$ -	\$ -	\$ -	\$ -	10,703
Guard House Cleaning	\$ 250	\$ 200	\$ 250	\$ 200	\$ 200	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,350
Guard House Repairs and Maintenance	\$ -	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	285
Gate Maintenance Agreement	\$ 60	\$ 30	\$ 30	\$ 30	\$ 30	\$ 788	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	998
Other													
Contingency	\$ -	\$ -	\$ 10,749	\$ -	\$ 35	\$ -	\$ 516	\$ -	\$ -	\$ -	\$ -	\$ -	11,300
Field Management Services	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ -	\$ -	\$ -	\$ -	\$ -	18,370
Total O&M Expenditures	\$ 76,876	\$ 77,977	\$ 95,103	\$ 88,226	\$ 80,692	\$ 93,471	\$ 81,834	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 594,178
Total Expenditures	\$ 148,161	\$ 87,429	\$ 106,188	\$ 97,378	\$ 91,453	\$ 102,149	\$ 92,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 724,932
<u>Other Financing Uses</u>													
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	\$ 97,378	\$ 91,453	\$ 161,845	\$ 92,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 934,628
Net Change in Fund Balance	\$ (72,684)	\$ 63,628	\$ 946,639	\$ (70,972)	\$ (73,956)	\$ (85,615)	\$ (62,082)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 644,957

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
04/08/24	ACH	\$20,150.99	(\$26.28)	(\$402.52)	\$0.00	\$19,722.19	\$19,722.19	\$19,722.19
04/08/24	ACH	\$6,686.37	(\$133.71)	\$0.00	\$0.00	\$6,552.66	\$6,552.66	\$6,552.66
04/19/24	ACH	\$0.00	\$0.00	\$0.00	\$168.82	\$168.82	\$168.82	\$168.82
TOTAL		\$ 1,535,283.33	\$ (29,194.66)	\$ (57,809.63)	\$ 1,411.92	\$ 1,449,690.96	\$ 1,449,690.96	\$ 1,449,690.96

99%	Net Percent Collected
\$18,720.44	Balance Remaining to Collect

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 19, 2024

Ms. Brittany Brookes
Recording Secretary
Remington Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Remington Community Development District – Registered Voters

Dear Ms. Brookes:

Thank you for your letter requesting confirmation of the number of registered voters within the Remington Community Development District as of April 15, 2024.

The number of registered voters within the Remington CDD is 2,877 as of April 15, 2024.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in black ink that reads "Mj. Arrington".

Mary Jane Arrington
Supervisor of Elections



SECTION 4



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON CDD, KISSIMMEE

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04/26/2024	1809	REMINGTON MART (2551-2587 REMINGTON BLVD)	BUSINESS CHECK	N/A
04/26/2024	1811-1833	REMINGTON BLVD & SOMERSET PLACE	TRAFFIC STOP (CITATION)	A5FPIJP
04/26/2024	1840	CLUBHOUSE AND PARK (2651 REMINGTON BLVD)	BUSINESS / PARK CHECK	N/A
04/26/2024	1854	REMINGTON GOLF CLUB (2995 REMINGTON BLVD)	BUSINESS CHECK	N/A
04/26/2024	1909	986 TRAMELLS TRL	PANIC ALARM	24I045350
04/26/2024	1917-1934	REMINGTON BLVD & SOMERSET PLACE	TRAFFIC STOP	N/A
04/26/2024	1938	REMINGTON MART (2551-2587 REMINGTON BLVD)	BUSINESS CHECK	N/A
04/26/2024	1940	PARK (COURTS) (2651 REMINGTON BLVD)	PARK CHECK	N/A
04/26/2024	1950	KNIGHTSBRIDGE BLVD & THORNBURY DR	TRAFFIC STOP	N/A
04/26/2024	2005	CORYBROOKE LN & STONEWYK WAY	TRAFFIC STOP	N/A
04/26/2024	2015	REMINGTON BLVD & AMANDA KAY WAY	TRAFFIC STOP	N/A
04/26/2024	2025	CLUBHOUSE AND PARK (2651 REMINGTON BLVD)	BUSINESS / PARK CHECK	N/A
04/26/2024	2032	REMINGTON GOLF CLUB (2995 REMINGTON BLVD)	BUSINESS CHECK	N/A
04/26/2024	2036-2128	REMINGTON BLVD & WESTMORELAND CIR	TRAFFIC STOP (CRIMINAL)	24I045381
04/26/2024	2130	CLUBHOUSE AND PARK (2651 REMINGTON BLVD)	BUSINESS / PARK CHECK	N/A
04/26/2024	2150	REMINGTON MART (2551-2587 REMINGTON BLVD)	BUSINESS CHECK	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations	3	Citations		Parks	4
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated	1	Traffic		Verbal Warning	4	Verbal Warning		Businesses	8
Reports		Ordinance		Criminal Citation	1			Construction	

Name: D/S B. TANNER ID #: 2710 Date: 04/26/2024



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04/29/24	1350-1415	142 SOUTHAMPTON DR	CALL FOR SERVICE	24I046405
	1455-1500	REMMINGTON BLVD/ KNIGHTSBRIDGE BLVD	TRAFFIC STOP	VERBAL WARNING
	1541-1552	REMMINGTON BLVD/ KNIGHTSBRIDGE BLVD	TRAFFIC STOP	CITATION/ WRITTEN WARNING
	1642-1650	REMMINGTON BLVD/ KNIGHTSBRIDGE BLVD	TRAFFIC STOP	CITATION
	1656-1708	REMMINGTON BLVD/ KNIGHTSBRIDGE BLVD	TRAFFIC STOP	CITATION

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

Name: D/S J. WYBIRAL

ID #: 2787

Date: 04/29/24



Job Site: REMINGTON

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

Date: 05/03/24



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington Subdivision

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
05/08/24	1800-2200	Patrol Remington Subd	Patrol	
	1800-2200	Traffic control throughout neighborhood	Traffic	
	1845	Burrell/ Remington	Disabled Vehicle	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	4
Back-up		Felony		Written Warning	3	Written Warning	1	Schools/Library	
Self Initiated	1	Traffic		Verbal Warning	1	Verbal Warning		Businesses	4
Reports		Ordinance						Construction	

Name: KRISTIN MINERVINO ID #: 1412 Date: 05/08/24



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington Community Development

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
05/15/24	1300	Remington Community Development	10-8	
	1310	Remington Blvd/Willow Glen	Traffic Stop	
	1330	Remington Blvd	Patrol	
	1400	Knights bridge /South bridge	patrol	
	1430	Remington Blvd	Patrol	
	1446	Remington Blvd/Willow Glen	Traffic Stop	
	1500	Knights bridge /South bridge	Traffic Stop	
	1530	Remington Blvd	Patrol	
	1600	Remington Blvd/Willow Glen	Traffic Stop	
	1611	Remington Blvd/ Willow Glen	Traffic Stop	
	1630	Remington Blvd	Patrol	
	1700	Remington Blvd	10-7	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	7
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	7
Reports		Ordinance						Construction	

Name: ____Raymond West____

ID #: ____898____

Date: ____05/15/24____