

***Remington
Community Development District***

Agenda

August 27, 2024

AGENDA

Remington

Community Development District

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August 20, 2024

Board of Supervisors
Remington Community
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, August 27, 2024, at 6:00 p.m. at the *Remington Rec 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 July 23, 2024, Board of Supervisors Meeting
6. Consideration of Resolution 2024-08 Declaring Seats No. 1 and 5 Vacant
7. Approval of Osceola County ROW Purchase Agreement and Easement
8. Discussion of Proposal for Holiday Lights
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of OCSO Reports
 - iv. Adoption of District Goals & Objectives
 - v. Approval of Fiscal Year 2025 Meeting Schedule
 - D. Field Manager's Report
10. Supervisor's Requests
11. Next Meeting Date- September 24, 2024
12. Adjournment

MINUTES

**MINUTES OF MEETING
REMINGTON
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, **July 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	Assistant Secretary
David Jaisingh	Assistant Secretary

Also present:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Alan Scheerer	Field Manager
William McLeod	DSI Security Services
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 constituting a quorum.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Soukup: Modifications to the agenda?

Mr. Showe: We have none.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

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

Mr. McLeod: Good evening. In the past month, The Partin Settlement Road gate had 6,833 residents and 2,241 visitors. The E. Lakeshore Boulevard gate had 5,853 residents and 1,390 visitors, for a grand total of 16,250 visitors. We issued 217 citations this past month and attempted six tows, four that were successful. We generated 831 reports in total, 372 of which were for the community at large and 459 for 114 Westmoreland Circle, where we only issued one citation in that 30-day period.

Mr. Soukup: Are there any questions for the Board members?

Mr. Brown: Before we move on, did you have an agenda modification, Jason?

Mr. Showe: It's more of an update on the electric connection and other easements that the county needs, which would be discussed under the District Manager's Report.

Mr. Brown: Okay.

Mr. Showe: I think we've gotten them to a good spot for the Board, but we'll bring that up under the District Manager's Report.

Mr. Brown: Okay.

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

Ms. Zaresk: No.

Mr. Mehrlich: No.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: That brings us to the Public Comment Period. Please provide your name and address and keep your comments brief for others to comment as well.

Mr. Showe: We will note that there is a special section under the public hearing for just the budget. So, we'll open it up again for public comments. If your comments pertain to the budget, it's more appropriate to hold it until then, but we can open it at this time for anyone who has comments.

Resident (Joseph Betancourt, 2745 Portchester Court): You said you have tow trucks that go around. I have neighbors that have 40,000 vehicles parked on the street, especially on the weekend, when they turn their house into an Airbnb. I've called the guards and nobody wants to come out.

Mr. Showe: Do you have the address, Bill?

Mr. McLeod: Yes.

Resident (Joseph Betancourt, 2745 Portchester Court): When HOA Board Members go by, I have cars right by my lawn, on both sides of my house, because they park in the streets. I only have one car, but yet around my house, I have 40,000 cars. Now people down the block, think it's okay to park in the street. It's getting ridiculous. I feel like I'm in the hood.

Mr. Showe: Bill is in charge of all the rovers that drive around. We have your address and we'll have to keep an eye on it.

Resident (Joseph Betancourt, 2745 Portchester Court): Okay, because I see the rovers go around. They don't do anything. They don't even stop. They just drive right by and continue on their way.

Resident (Not Identified): That's true.

Resident (Joseph Betancourt, 2745 Portchester Court): I have a Ring camera. Like I said, I feel like I'm in the hood.

Mr. Brown: Which neighborhood is this?

Resident (Joseph Betancourt, 2745 Portchester Court): Somerset.

Mr. Soukup: If you think they're doing Airbnb, you can report them to Code Enforcement also.

Mr. Brown: I think Somerset is legal for that.

Mr. Soukup: Oh, okay. I'm sorry. Are there any other general comments? At this point, we'll go ahead and close the Public Comment Period.

FIFTH ORDER OF BUSINESS

**Approval of Minutes of the May 28, 2024,
Board of Supervisors Meeting**

Mr. Soukup: That brings us to the approval of minutes from the May 28^h meeting. Are there any corrections?

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the May 28, 2024 Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Public Hearing

Mr. Soukup: That brings us to the public hearing.

Mr. Showe: We will just go ahead and take a motion from the Board to open the public hearing on the budget.

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the public hearing on adoption of the budget for Fiscal Year 2025 was opened.

A. Consideration of Resolution 2024-06 Adopting the Fiscal Year 2025 Budget and Appropriating Funds

Mr. Showe: I'll just do a kind of a quick overview of the budget. So, for those folks that haven't been involved a whole lot in the CDD, these are the key things that the CDD maintains. It's mostly common area landscaping, almost all the roads in the community, the lakes and stormwater system, recreation areas, wetlands and conservation areas, gates and security, as well as administration. What makes up the Remington CDD, is there are 1,712 homes, commercial property and this golf course. Our website is the official record keeping place of all of our records. On there, you'll find the minutes, all of the agendas and a lot of other information about the District. Some of the things the Board has done in this current fiscal year, we've completed over \$70,000 worth of sidewalk repairs throughout the entire community. We've done a street tree project, where we did three years' worth of trimming of street trees. This was the final rotation of that. This Board added holiday lighting during the Christmas season. Then we also had some sales from properties for an I-4 project, as well as the county. Those funds were able to be allocated to some future landscaping and road projects for the District. The proposed 2025 assessment rate is the amount that you would see on your Property Tax Bill. At the bottom, under non ad valorem, it will say, "Remington CDD." The amount that's in the proposed budget now, is \$1,119.52, which is a \$243 increase over the current fiscal year and a \$20 a month increase in your CDD assessments. There is a breakdown of how that money gets spent. There's about \$200,000 that goes to administration or 12%. The vast majority of it, \$1.1 million, goes to operations and maintenance (O&M). Then this budget allocates some additional funding, almost \$500,000 to reserves and capital projects. The chart shows a comparison between what we're projecting to spend this year in the budget. Again, you'll see the big variance is in that capital reserve. That's where the increase really is, in terms of how the Board is allocating its funding. The two big items that we have in our Capital Reserve Fund this year, is a reserve for pavement management. This District owns almost all of

the roads throughout the community and they are expensive to pave and rework every few years when they're needed. Based on our engineer's review, he estimates that we need about \$1.5 million in three years to do most of Remington Boulevard, as well as some of Kingswood. This is to start that contribution towards that funding. It also puts money into general reserves, which covers landscape improvements, all of the sidewalks that need to be repaired, as well as any fitness and recreation equipment. There is a historical chart showing that this would be the second assessment increase since 2008. Previous to that, the assessment was \$678.53 and in 2022, it was raised to \$876 and then this budget is \$1,119. If you annualize that increase since 2008, it comes to about a 3.5% increase per year.

Resident (Not Identified): Does that include the bond?

Mr. Showe: The debt has been completely paid off, so that's been taken out of that altogether.

Resident (Not Identified): But we paid that.

Mr. Showe: That was on your assessments. This is just O&M. A portion is applied to operations. So, some of the reasons we have for the increase, which we've been talking to the Board about for the last several months, the first thing is an increase in projected contract costs. Your two big contracts are security and landscaping. That takes up almost 70% of your Field Budget. Again, we've just had contractual increases year after year. When they don't raise your assessments and those contracts go up, we're taking money away from those reserves. This is really kind of a catch up on that. We have also increased account lines in reserves to avoid future annual increases. We've tried to build this budget, so that we don't have to come back to you next year and ask for more money. That's why we're looking at that \$1.5 million for roadway projects. Again, we're building back roadway reserves for projects. The next phase is expected in three years at \$1.5 million, which is Remington Boulevard, as well as Knightsbridge Boulevard to Brookstone Drive. Then we're continuing our general reserves for increased landscape improvements, as well as sidewalk and recreation repairs. If the Board's amenable, we can go ahead and open this up for public comments.

Mr. Brown: Before we do that, do you have the sheet that shows how much we've paid in sidewalk repairs for the last four years?

Mr. Showe: I don't have it off hand, but, in prior years, it's been upwards of \$90,000 or \$100,000 in some years.

Mr. Brown: One year, it was over \$200,000 when we had to replace a bunch of sidewalks.

Mr. Showe: Yeah, that's a huge expense that wasn't fully funded in prior budgets. So, for public comments, we'd ask that only one resident speak at the time. Please speak clearly and state your name and address. We're going to keep comments to three minutes. This is not a question-and-answer session, so if you ask questions, they may or may not be answered. This is more just a time for you to give your comments and general feedback on the budget. The Board can consider answering questions during their time.

Resident (Rendon Miller, 1018 Berkeley Drive): I have several concerns. We just had an increase in 2022 and this is a sizable increase. If it keeps going like that, it's going to affect the value of our homes. I think there is a lot of spending that shouldn't be going on. It was nice that you guys trimmed trees for \$75,000, but that was the responsibility of homeowners. So now, as you trimmed the trees, those homeowners are sitting there, waiting for you to come and trim them again, because they don't know that you're not going to trim them. So, I don't know why you took on that responsibility. Instead of trimming the top, you should have been trimming the bottom. Another concern is security. I think you guys really need to look at security and if it's really benefiting us. The amount that we're paying, considering that we can't stop people from coming in and out of this subdivision, seems crazy and the increase is a lot. So, if you did not have security from 2:00 a.m. until 7:00 a.m., there would be a savings of \$50,000. Because, I mean, let's face it, those guys are sleeping from 2:00 a.m. until 7:00 a.m. So, you really need to start to treat it like it's your own place. You guys live here.

Mr. Soukup: Of course.

Resident (Rendon Miller, 1018 Berkeley Drive): When I see some of the stuff that you guys do, especially with security, I don't think they're giving us the value that we're putting out.

Mr. Soukup: Okay, well, we appreciate your comments.

Resident (Elias DelValle, 1005 Berkeley Drive): If you cannot stop anybody from going through the gates, give me a reason why we shut gates when anybody can go through?

Mr. Brown: So, when we did this 15 to 16 years ago, when I moved in here, we had gates that had punch codes. I don't know if you were here then or not, but it was like a private community, except that it wasn't supposed to be. People wanted the gates, but we were kind of into it with the county, because we weren't supposed to have private gates. So, what we finally agreed to, was

having these gates that are sometimes manned at night, to at least have a semblance of knowing who's coming in and out, but during the day, keeping them open because it's a public road.

Resident (Elias DelValle, 1005 Berkeley Drive): You need to put cameras there and do the same thing.

Mr. Soukup: We have cameras there.

Resident (Elias DelValle, 1005 Berkeley Drive): Okay.

Mr. Soukup: And they stop them long enough, at least, so they can get their license plate and a picture of them.

Resident (Elias DelValle, 1005 Berkeley Drive): Then get better cameras.

Ms. Zaresk: So, if I could understand what you're saying, you're advocating that we do away with security completely?

Resident (Elias DelValle, 1005 Berkeley Drive): No, the roving patrols can stay. The roving patrols are okay, but the gates are costing us too much money. The roving patrols are great because they can give tickets and stuff, but the gates, that's a couple of hundred thousand dollars there.

Mr. Soukup: Thank you for commenting.

Resident (Joseph Betancourt, 2745 Portchester Court): Talking about the gates. The gates are never working. We have stickers on the side of our cars. It's always up or down and I have to wait for the security guard to finish what he's doing with someone else, before they let me in. That makes no sense. The gates are always constantly broken. That's always the comment you get.

Resident (Rendon Miller, 1018 Berkeley Drive): It's \$10,000 more in the budget for the gates. That's a lot.

Mr. Brown: So, your sticker doesn't work when you go through?

Resident (Joseph Betancourt, 2745 Portchester Court): No, they have to press the button to let me in. That makes no sense. I pay for those stickers.

Ms. Zaresk: Is that at the Partin Settlement Road gate?

Resident (Joseph Betancourt, 2745 Portchester Court): The Partin Settlement Road gate.

Ms. Zaresk: The E. Lakeshore Boulevard gate is never like that.

Mr. Soukup: Mine wouldn't work over there, but it works here. So, I got a replacement from the office. They sent me a replacement for free and it works on both gates now.

Resident (Joseph Betancourt, 2745 Portchester Court): It works when the gates are working, but the gates are constantly broken. So, they have to push the button to let me in. They have a line of cars trying to get in, because they have to take the number down and I have to wait until he decides to look up mine and then let me in.

Resident (Michael Carpenter, 1011 Berkeley Drive): I would like to add to that. When the gates go up, whether they're residents or visitors, they seem to race off like it's a starting line. The cars race down almost to the ramp where they jam on their brakes and then they seem to slow up. So, that's quite dangerous and really quite noisy at times as well, especially with the younger drivers.

Mr. Soukup: Right.

Resident (Michael Carpenter, 1011 Berkeley Drive): One of the things I'd like to ask the Board, is with the contractors, do you invite other people to bid for these contracts and are we getting the best price? Because the irrigation people did the same, as long as I can remember. I believe that the security people have been here for quite a while. So, are we actually getting the best price as opposed to just accepting an increase in our taxes?

Mr. Brown: So, if you stay until item number seven, we're doing landscaping bids again tonight. These are all the contractors that have applied.

Resident (Michael Carpenter, 1011 Berkeley Drive): Okay.

Mr. Brown: So, you get a feel for what the bids came in at.

Ms. Zaresk: When we enter into a contract, there has to be a public notice and contractors respond to that. Based upon the proposals, we go through a process with a ranking sheet to figure out the cost and all the things that we're concerned about. It gets ranked and that's how we come up with who we're going to award a contract with.

Resident (Michael Carpenter, 1011 Berkeley Drive): Okay. So, I'm sure that you are quite aware, because I emailed the Board about the brick wall that is coming apart with water damage around where I live. If you follow the wall around Somerset, parts of it have fallen off by the lake. It's been like this for at least two years, nothing's been done and it's getting worse. This wall could be repaired as it is, but are we waiting for the wall to fall down, so it's going to be more expensive and therefore a waste of money? Why are we not moving on this now?

Mr. Brown: Where's the wall?

Mr. Scheerer: This is the wall that parallels Partin Settlement Road.

Resident (Michael Carpenter, 1011 Berkeley Drive): Right where the security hut is, the wall is actually coming apart and lifting.

Mr. Scheerer: Yeah, we do those periodically, interior, but the wall that's damaged the worst is where they're doing all of the roadway widening along Parton Settlement Road, right now. We didn't want to fix it and end up with a problem later. I have no problems getting it done, but I think in an abundance of caution, we don't want to repair a damaged wall knowing that they're going to be bringing all of their heavy equipment, their compactors, their rollers, their vibrators. So, I'd rather we just come back through after they're all done, get the road done and then we can reassess the wall and do the project at one time.

Resident (Michael Carpenter, 1011 Berkeley Drive): So, are you going to start assessing from Partin Settlement Road and follow it all the way around?

Mr. Scheerer: We're going to start in Somerset and all the way around that entire wall. We're going to look at everything on that wall, because there are more roadway modifications coming on both sides of the entrance to Remington, off of Partin Settlement Road. So, we're just holding off right now. I have a solid number to make those repairs. It will fit within this budget, if it gets adopted this evening. But it just didn't make any sense to go ahead and spend \$15,000 to \$20,000 and then knowing something happens with this roadway project, we may or may not get it fixed by the county or whoever's doing the roadwork. So, hopefully all of you understand that and if the Board has a different direction, I'll be happy to take that as well.

Resident (Elias DelValle, 1005 Berkeley Drive): We have a wall between Michael and I, that has damage.

Mr. Scheerer: I'll come and take a look at it.

Resident (Elias DelValle, 1005 Berkeley Drive): If you go by the gate and look at that wall on the right, as you are going out, it has gaps.

Mr. Scheerer: I got you. That's probably just the mortar joints coming out. We look more for vertical and horizontal stress cracking. That can be a problem, but if it's just the mortar or grout joint, we can pull those out and re-grout it at some point. But if it's leaning due to the tree, we're going to have to take a section of it.

Resident (Elias DelValle, 1005 Berkeley Drive): That's what I think is happening.

Mr. Scheerer: Well, you're going to have that. Not to belabor the point, but if you look at all of the trees we have in Remington, if we've got concrete and brick, like you mentioned, we're

not done repairing sidewalks in Remington. I still have a lot more work to do on the sidewalks, a lot of grinding and some replacements. The projects are ongoing.

Resident (Elias DelValle, 1005 Berkeley Drive): You'll never be done with the sidewalks.

Mr. Showe: Absolutely not.

Mr. Brown: No.

Resident (Elias DelValle, 1005 Berkeley Drive): It's because of the trees.

Mr. Scheerer: Yes, sir.

Resident (Elias DelValle, 1005 Berkeley Drive): Somebody made a mistake and put in those trees.

Mr. Scheerer: You have to go back to about 1995.

Mr. Soukup: Does anyone else have a comment?

Resident (Alex Tirado, 189 Thornbury Drive): I just have a couple of questions. I don't know if you'll be able to give me some answers. The first one that I have, is for the maintenance that you do on the roads. Do you keep records and how much do you spend for each time that there is a road that is broken or something happens?

Mr. Showe: Yes. Everything the CDD does is a public record. I can give you my business card, if you send me an email and just ask me for whatever you want. We can pull those old contracts for you. All of that roadwork is done by contract, because of the dollar value. So, we can certainly provide that to you.

Resident (Alex Tirado, 189 Thornbury Drive): Okay. Thank you. The other question that I have is related to the administrative expenditure. I noticed that there are some increases in management fees, information technology, postage and insurance. Do you have anywhere where you can itemize the justification for those increases in those areas?

Mr. Showe: Sure. The management fee is our company's cost. That is what our managers and owners believe it's going to cost for us to provide the services for this District for this year. As far as insurance, that's the actual quote for this year. We're seeing 15% to 20% increases on all of our insurance policies, just like you're getting on your homeowners' insurance. It's the same process for us. When you consider all of the property that we have to insure, that's what that insurance costs. As far as IT, the District has to maintain a website. They also have to host records in accordance with Florida Statutes. So that's what it costs us as a management company to provide those services to the District.

Mr. Soukup: And maintain ADA compliance.

Mr. Showe: Your websites have to be ADA compliant as well.

Resident (Alex Tirado, 189 Thornbury Drive): Yeah, I can understand that's what you charge for the management fee, but what is the justification for that increase. Are you raising the salary of the manager? What's going on with that? Because the experiences that I have with management here, whenever there is an issue, is not the greatest. So, if there's going to be an increase, I want value to be added to the services that you provide. For example, right now, I reported an issue with my neighbors for four to five months.

Mr. Showe: If you're reporting an issue with your neighbor, that's the HOA. That's not the CDD side.

Resident (Alex Tirado, 189 Thornbury Drive): Okay. So, what it is that you handle?

Mr. Showe: Our company manages all of the common areas. So, anything that happens on an individual home lot, typically will fall to the HOA and the CDD handles everything else. So, we do the security, gates, roadways and stormwater for the common areas, maintain the Rec Center and the Clubhouse.

(Resident Alex Tirado, 189 Thornbury Drive): Administration is what you're charging. You're proposing to charge \$82,000 for that.

Mr. Showe: Yes.

Resident (Alex Tirado, 189 Thornbury Drive): Do your duties also include the administration of the guards?

Mr. Showe: Our company oversees it, but the guards are a separate contract. Both myself and Alan, as your managers, oversee the guards.

Resident (Alex Tirado, 189 Thornbury Drive): Okay.

Resident (Michael Carpenter, 1011 Berkeley Drive): Is there another budget that you would have considered to be less? Because one of the problems with looking at this proposed increase, which you pointed out yourself, we're all paying extra for insurance over the last couple of years, since this pandemic came about. My insurance practically doubled. So, we're all hurting here. We really don't want to be paying more. Is there any chance that there could be a lesser budget? Perhaps we do less.

Mr. Soukup: Well, I think the idea that was brought up before and mentioned by going through this, was that we're trying to avoid any increases as soon as possible down the road. We

don't know what's going to happen, but we have to set aside money for these road projects that are coming out. The main road in Remington is getting bad.

Mr. Brown: Two years ago, we did lower the assessment.

Mr. Showe: Correct.

Mr. Brown: I guess your advice is, we are going to have to do it again another couple of years. No, we won't, but here we are.

Mr. Soukup: Here we are. Are there any other comments? At this point, we'll go ahead and close the public comment.

Mr. Showe: We have one more section of public comment, but we can close the public comment for the budget and we can send it back to the Board for discussions or approval.

Mr. Soukup: Alright. Are there any questions regarding the budget?

Ms. Zaresk: For the budget as it stands, as we propose it?

Mr. Showe: Yeah.

Ms. Zaresk: Okay. I do have a question before we vote. Knowing that we have a contract and listening to the concerns of residents about the security, which we hear all the time, by the way, this is not the first time. If we choose to modify the contract at some point down the road with security, the money that might be saved from that, can it go into the projects that we know we have to do?

Mr. Showe: Yeah. Another thing that's important to note, is that for some of these account lines, we do try to budget very conservatively.

Ms. Zaresk: Right.

Mr. Showe: We don't want you guys to get to September next year, at the beginning of the month saying, *"Oh, crap, we have got no money. So, we can't pay the security, we can't pay these companies."* So, you do have some contingencies in here, which I think is important because things do come up. If you have a hurricane, for an example, you're going to have a tremendous amount of yard cleanup.

Mr. Soukup: Right.

Mr. Showe: These things are not anticipated in the budget, but, to the extent that you don't spend certain lines, there are not a commitment of the Board to spend all of this money. This is a financial plan that you guys built based on your priorities for the upcoming year. But they can always change. So, to the extent that you modify the contract and reduce expenses, any extra will

roll into your Capital Projects Fund at the end of the year. Then you can readjust your budget next year to account for any ongoing changes that you would like.

Mr. Brown: Yeah, which I would rather do. When we did this in 2009, our intent was all of that extra money went into the roads, because we found ourselves with \$3.5 million, at the time, as we had to do this and refinance the bonds.

Mr. Showe: Yes.

Mr. Brown: So, it's important to keep that in there, because you never know when we're going to have another hole open up in the middle of the road and it's our responsibility and not Toho's, to fix it.

Mr. Soukup: Right.

Resident (Michael Carpenter, 1011 Berkeley Drive): Can I ask a question?

Mr. Showe: It's up to the Board.

Mr. Soukup: If its quick.

Resident (Michael Carpenter, 1011 Berkeley Drive): So, we talked about the roads and maintenance. If there was no CDD, the City Council would have to take care of us, right?

Mr. Brown: Yes.

Resident (Michael Carpenter, 1011 Berkeley Drive): So, would we be seeing the same costs from them?

Ms. Zaresk: Probably more.

Mr. Brown: I doubt that you would see the same costs from them, but you'd see your roads improved a lot less often.

Mr. Soukup: Yeah. Are there any other questions? If not, we need a motion to approve the Proposed Budget.

<p>On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor Resolution 2024-06 Adopting the Fiscal Year 2025 Budget and Appropriating Funds was adopted.</p>
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B. Consideration of Resolution 2024-07 Imposing Fiscal Year 2025 Special Assessments and Certifying Assessment Roll

Mr. Showe: The next part of your budget process is Resolution 2024-07. This is the mechanism that actually levies those assessments onto your individual property tax bills. What

you'll see behind this resolution, is a large Excel spreadsheet, that has every property listed in the District, along with that assessment that ties to it. Also attached to this, is Exhibit A, which is the budget that you just approved. Again, we can open it up for public comments, but this is strictly just on the imposition of those assessments in accordance with that budget.

Ms. Zaresk: Just for clarification, that assessment is what will show up on each residents Property Tax Bill.

Mr. Showe: Correct.

Ms. Zaresk: I just wanted to make sure that everybody understood that. Right now, it's \$800.

Mr. Showe: \$876. This is kind of a mechanical step after the budget is approved.

Mr. Brown: So, we have to send to the county, a Tax Roll, that the county puts on your Tax Bill.

Resident (Elias DelValle, 1005 Berkeley Drive): You guys will approve and disapprove it?

Mr. Showe: Correct.

Resident (Elias DelValle, 1005 Berkeley Drive): Who is up for re-election this year?

Mr. Showe: The qualification period is closed.

Mr. Brown: We're not early enough to be on the trim notice, right?

Mr. Showe: No.

Resident (Elias DelValle, 1005 Berkeley Drive): I didn't know that the qualification period was closed. When was it posted?

Mr. Brown: The second week of June.

Mr. Showe: It is all through the Supervisor of Elections. We had an announcement at one of our Board meetings. It was on the agenda.

Mr. Soukup: The agenda is on the website.

Ms. Zaresk: They are public meetings.

Resident (Elias DelValle, 1005 Berkeley Drive): Okay.

Ms. Zaresk: We encourage people to come

Resident (Rendon Miller, 1018 Berkeley Drive): It is just a formality. When people come here, they tell you what they think. Like Pam said, this security thing has been going on forever. People come here, we say what we need to say and you just approve it. Then it is swept under the rug. You guys don't hear anything and it's just ignored. How long has it been going on and how

many hundreds of thousands of dollars are we going to flush down the toilet for nothing? It's so frustrating for people to come here and say what they need to say. You say, "*Thanks for your comment*" and then it is approved. I don't know what to say and how to make you understand that people are pissed.

Ms. Zaresk: Mr. Chair, may I offer a comment?

Mr. Soukup: Absolutely.

Ms. Zaresk: Okay. I understand that. You come to meetings, Red. You have made those things clear. We sit at meeting after meeting and we take every single thing that you all bring to us and go back and try to find a resolution for it. I understand what you're saying about the security and I'm very glad to hear tonight, that some of you at least feel, that you don't want the gates manned any more. Because, quite honestly, in most of the meetings that we have, we hear the complaints, but we're not getting any input as to what you want out of it. What we've heard across the board for many years, is we recognize that we can't stop people from coming in here. But what we've heard across the board, is that is somewhat of a deterrent. There are other people that have made the comment that by having somebody there, there's some cooperation with law enforcement, if we have an issue. But now what you're telling us, which is why I ask the question again, because this is something we can continually look at. If we want to go back and modify a contract, there's a process. Again, I'm hearing this from you and as you said, there are four or five of you that I don't know if you're in agreement or not. I just asked the question. A few of you said, "*Oh, we don't need the gates.*" That's five of you out of 1,700. Okay?

Resident (Elias DelValle, 1005 Berkeley Drive): We are the ones that are here.

Ms. Zaresk: I understand that. Let me just say this to you and then I will be quiet. I want all of you to understand, that everyone sitting up here, put in a lot of time and effort. I'm not campaigning, by the way, because you can vote me off anytime you want. I have some other things that I can be doing, but my point is, we meet every single month, at the same time and in the same place. Red has been there. A few others come once in a while, but quite honestly, nobody comes to those meetings. When they do come to those meetings and they bring up situations, as Alan did tonight, asking where the problem is, by the next meeting, we're getting reports that the problem has been fixed. So, I'm hearing your frustration, but I'm going to share with you a little bit of my frustration sitting here. If you're not going to be actively coming to the meetings and/or go on the

websites and reading the minutes of the meeting, I don't know, to your point, Red, what else we can do?

Resident (Rendon Miller, 1018 Berkeley Drive): I don't know. The reason you haven't seen me, is because I'm so frustrated when I come to your meeting and I ask you about that parking on Westmoreland. Mr. Ken Brown seems to never want to do anything. I go to a meeting and sometimes I just want to flip all of your chairs upside down.

Ms. Zaresk: Okay. Point taken.

Resident (Rendon Miller, 1018 Berkeley Drive): Because I say stuff and I can't say there's not enough evidence and then it just gets swept under the rug. The guy that lives on Westmoreland is a monster. He goes out at 11:30 p.m. at night when cars pull up and park and they start partying at 11:30 p.m.

Ms. Zaresk: How many stops did we make?

Mr. McLeod: We visited 114 Westmoreland Circle, 450 times. Those visits, as you know, you get a report with pictures and what's on the road at that time.

Resident (Rendon Miller, 1018 Berkeley Drive): That's not even accurate, because every time there's a house in foreclosure or for sale, he parks all of his cars at those houses. They're parked there right now, at the house that's for sale. Do you know what I'm saying? We do a lot of work, too, for the community, so I understand what you're saying, but you need to do better.

Resident (Alex Tirado, 189 Thornbury Drive): I just have one comment.

Mr. Soukup: You need to be quick, because we need to move on.

Resident (Alex Tirado, 189 Thornbury Drive): By any chance, every time that a concern is brought up, as far as the minutes, do you put in your minutes, that the complaint was solved?

Ms. Zaresk: I think if you review the minutes, you're going to see that everything is reflected in there.

Mr. Showe: Yes.

Mr. Soukup: Yup. I know it's difficult to read them. That's why I encourage people to come to the meetings, because if you can hear the ongoing discussions back and forth and the questions that are asked of our contractors, I think you might have a little better understanding. Not that I'm discounting anything you said, so please don't take it that way, but it is an ongoing process.

Resident (Alex Tirado, 189 Thornbury Drive): I do understand. I'm just saying if you keep hearing the same comments.

Ms. Zaresk: Well, as you just demonstrated there, some folks have a lack of understanding of what the CDD does and what they can do versus an HOA. So, that's important too. I'm done. Thank you, Mr. Chairman.

Mr. Soukup: Okay. So, at this point, are there any other questions from Board Members on Resolution 2024-07? If not, we need a motion for approval

On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor Resolution 2024-07 Imposing Fiscal Year 2025 Special Assessments and Certifying Assessment Roll was adopted.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the public hearing on adoption of the budget for Fiscal Year 2025 was closed.

SEVENTH ORDER OF BUSINESS

Review of Proposals for Landscaping and Selection of Vendor

- A. Down to Earth Landscape & Irrigation**
- B. Helping Hand Lawn Care**
- C. OmegaScapes**
- D. Weber Environmental Services**
- E. Yellowstone Landscape**

Mr. Showe: We tried to hand these out at the last meeting, but did not have them, so we really appreciate the Board's work, over the last month, of going through those proposals and ranking them. I have all of your scores. I did present the combined ranking sheet. All five Board Members ranked Down to Earth as their number one ranked vendor. It would be our recommendation, based on those proposals and the rankings that we received, for the Board to rank Down to Earth number one and also ask staff to enter into contract negotiations. The one part of that motion we'd like to include, is to exclude Floralawn, because they submitted their proposal four minutes late. Therefore, if the Board is amenable, the motion would be to rank Down to Earth as the number one ranked vendor and ratify the decision to exclude Floralawn from that bid process due to submitting their proposal late.

Mr. Clark: The Board should approve the second and third ranking.

Mr. Showe: So, it would be Down to Earth number one, Weber number two and OmegaScapes number three.

Mr. Clark: The motion would be to rank the number one, number two and number three vendors, in case, for whatever reason, we can't contract with the first one and then to make a finding that the Floralawn proposal was untimely and therefore rejected.

Mr. Brown: Before we do that, do you have the numbers, since people are asking if we're picking the lowest?

Mr. Showe: You actually are picking the lowest price proposal. Down to Earth bid \$308,000, the next lowest was OmegaScapes at \$329,000, Weber was \$357,000, Yellowstone was \$366,000 and Helping Hands was \$522,000.

Mr. Brown: There was a big difference between Helping Hands and Down to Earth.

Mr. Soukup: Yeah.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor ranking Down to Earth Landscape & Irrigation as the number one ranked firm for landscaping and irrigation services, Weber Environmental Services number two and OmegaScapes number three and rejecting the proposal from Floralawn, due to it being untimely was approved.

EIGHTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Financial Audit Report

Mr. Showe: Behind that, we have your 2023 audit report, which is included as part of your agenda package. On the last page, is the Report to Management, which includes all of the things that they're legally required to review as part of their audit process under the Florida Statutes. There were no prior year conditions, no current year conditions and we met all of the requirements. We don't have any financial condition requirements, which is a good thing. Therefore, it's a clean audit and we need a motion to accept the audit as presented.

On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor the Fiscal Year 2023 Financial Audit was accepted.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Soukup: That brings us to Staff Reports.

Mr. Clark: Just really quick. I talked to the Board at the May meeting about the parking situation. I've been spending a good deal of time looking at reports, thinking about them. At your August meeting, I'm going to have specific discussion about that. I didn't want to bring it tonight, due to the length of the agenda, but I will have some things for the Board to think about, some recommendations that we need to look at that, that would help us to make it work better. So, that will be at the next meeting. I also have some comments, but I'm going to hold them because Jason had conversations with the county about having a signal here. I'll just hold my comments until he brings that up.

Mr. Soukup: Okay. Is there anything else?

Mr. Clark: I have nothing further.

B. Engineer

Mr. Soukup: That brings us to the District Engineer. Pete?

Mr. Glasscock: I don't have anything, unless you have anything for me.

C. District Manager's Report

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

Mr. Showe: Sure. We will start with the item Scott was referencing. As the Board's been aware, since before Christmas, we found out on the E. Lakeshore Boulevard side, that the electrical was disconnected as part of the Osceola County Project with the multi-use trail. We have been going back and forth with the county, trying to get them to cover that cost. The county approached us in the last about two weeks, because they need an easement to put a signal here on E. Lakeshore Boulevard. The second they asked, I immediately brought up the issue of our lights and when they going to fix them. So, they do need an easement and I think we got them to the point, where they are considering giving us enough money to fix the lights, in exchange for the easement. I think Alan got a new quote today that was around \$16,700, which we presented to the county. We are still waiting to get kind of official confirmation. What they would like to do, if the Board is amenable and Scott could jump in to help craft the motion if it needs it, is once staff negotiated that easement with the county, if staff's okay with it, we would present it to the Chair for execution and then ratify it at a future meeting. But it would include the exchange of the funds to cover the repair of the light.

Mr. Brown: So, if I may, Mr. Attorney, I don't believe the county can pay for the lights, for the electric, but they can pay for an easement?

Mr. Clark: Yes. From our standpoint, at least as I look at it, they can call it whatever they want. This is something we've been chasing for a while. They've been difficult.

Mr. Soukup: So, they needed something.

Mr. Clark: Now they need it. So, I think we should strike.

Mr. Showe: That's kind of where I'm at. Part of me wants to make them sweat a little bit because I know they need it, but we got them to the point where I think that they're going to try to get us whole again. So, I don't want to miss that opportunity as well.

Ms. Zaresk: If we didn't agree to that, they want our property, right?

Mr. Showe: Correct.

Ms. Zaresk: They screwed up our property and now they're going to tell us, "*We'll pay you for property, but we won't pay the screw up.*" Is that correct?

Mr. Brown: Well, they're paying for an easement.

Mr. Showe: They are going to pay for the easement in an amount equivalent to the light repair.

Mr. Clark: If we don't do it, then they will take an easement.

Mr. Showe: They will probably find a way to work it without us.

Ms. Zaresk: That was going to be my next comment.

Mr. Soukup: Eminent domain.

Mr. Clark: They will come to us with an appraisal for \$800 for the easement and then we'll be fighting them.

Ms. Zaresk: Okay. Do you need a motion?

Mr. Showe: Yeah, I think the motion would be to direct staff to continue working with the county on an easement that would include a payment of sufficient funds to fix the lighting issue and delegating authority to the Chair to execute it when it's ready.

<p>On MOTION by Mr. Jaisingh seconded by Ms. Zaresk with all in favor directing staff to continue working with Osceola County on an easement that would include a payment of sufficient funds to fix the lighting issue and delegating authority to the Chair to execute the same was approved.</p>

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 #7301 through #7331 in the amount of \$137,167.35 and Checks #130 and #131 for the Capital Reserve Fund in the amount of \$11,250, for a total of \$148,417.35. Alan and I can answer any of questions on those invoices or we can have a motion to approve.

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the May 1, 2024 through May 31, 2024 Check Register in the amount of \$148,417.35 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, is your Balance Sheet and Income Statement. No action is required by the Board. So far, year to date, you're performing \$50,000 better in your General Fund than projected and are 99% collected on your assessments. So, you're in great shape there.

iii. Presentation of OCSO Reports

Mr. Showe: We have all of the Osceola County Sheriff's Office Reports.

D. Field Manager's Report

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

Mr. Scheerer: I don't have a lot to report. Just some highlights. We had the Brownies out to take care of a couple of stormwater inlets on Remington Boulevard. They keep moving further and further up the Boulevard, to try to get those cleared during the rainy season. You will see a change in the Gym. We went ahead and ordered the multi-use fitness equipment. We have three standalone pieces of equipment that were from the time this place was built that can no longer be repaired. So, we ordered a multi-use station, that will replace the three pieces of equipment. I'm not sure how it happened, but we had a service line break at the E. Lakeshore guardhouse. Security notified us right away and we got somebody out as quick as we could and got that fixed. As I alluded to earlier, I know there was a comment on the sidewalks. We're not done with the sidewalks. We're still moving through the community. The contractor that we've been using is on a well-deserved vacation, but when he gets back next week, we'll continue to move forward with the sidewalk restoration project. I have a complete list of everything that I've seen. We started mainly with all of the replacements first. Please understand, that we're going to shave it if we can,

because it's a lot cheaper if we can do it that way, as opposed to pulling it and having to cut the roots out. It becomes very costly and that's the only way that we can do it appropriately, but it's not going to keep the roots from coming back. We put a small root barrier in there, but those Oak trees are old. If any of the residents have a concern and you want to talk to me after the meeting, I'll stick around and try to answer whatever questions you might have related to field. That's all I have.

TENTH ORDER OF BUSINESS

Supervisor's Requests

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

Ms. Zaresk: I have none.

Mr. Soukup: Mr. Jaisingh?

Mr. Jaisingh: I have none.

Mr. Soukup: Mr. Mehrlich.

Mr. Mehrlich: I have none.

Mr. Soukup: Mr. Brown?

Mr. Brown: No. The place looks good. Down to Earth seems to be keeping up pretty well with the Summer weather.

Mr. Soukup: Yeah.

Mr. Scheerer: Yeah. We'll see a lot of improvements, once the budget kicks in starting October 1st. Just so you know, that's when the budget starts. We'll start working on some of the neighborhood entrances and on some landscape up upgrades to get some sod replaced.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – August 27, 2024

Mr. Soukup: Our next meeting is scheduled for August 27, 2024.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEATS 1 AND 5 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Remington Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 5, 2024, two (2) members of the Board of Supervisors (“**Board**”) are to be elected by the “**Qualified Electors**” of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for two (2) of the seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEATS. The following seats are hereby declared vacant effective as of November 19, 2024:

Seat #1 (currently held by Kenneth Soukup)

Seat #5 (currently held by David Jaisingh)

2. INCUMBENT BOARD SUPERVISORS. Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

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

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 27th day of August 2024.

ATTEST:

**REMINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Print Name:_____

Chairperson, Board of Supervisors

SECTION VII

RIGHT OF WAY PURCHASE AGREEMENT



PROJECT: FORTUNE LAKESHORE TRAIL

PARCEL # FLT-812

Tax ID # 20-25-30-4829-0001-00C0

Seller: Remington Community Development District, a unit of special purpose government C/O Government MGMT Services, 219 E. Livingston St., Orlando, FL 32801-1508

Buyer: Osceola County, 1 Courthouse Square, Suite 3100, Kissimmee, Florida 34741

Buyer and Seller hereby agree that Seller shall sell, and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. DESCRIPTION OF PROPERTY

- a. Estate being purchased: Fee Simple Permanent Easement Temporary Easement Leasehold
- b. Real property described as: FLT Parcel 812: A 3,000 square foot Permanent Easement further Describe in Exhibit "I".
- c. Personal property:
N/A

Buildings, structures, Fixtures, and other improvements owned by others: N/A

These items are **NOT** included in this agreement. A separate offer is being or has been made for these items.

II. PURCHASE PRICE

a.	Real Property:				
		Land	1.	\$	<u>7,400.00</u>
		Improvements	2.	\$	<u>4,600.00</u>
		Real Estate			
		Damages	3.	\$	<u>5,000.00</u>
		(Severance/ Cost-to-Cure)			
	Total Real Property:				<i>(Add Lines 1 thru 3)</i> 4. \$ <u>17,000.00</u>
b.	Total Personal Property				5. \$ <u> </u>
c.	Other Costs:				
		Attorney Fees	6.	\$	<u> N/A </u>
		Owner's Appraiser	7.	\$	<u> N/A </u>
		General Contractor	8.	\$	<u> N/A </u>
		CPA	9.	\$	<u> N/A </u>
		F, F & E Appraiser	10.	\$	<u> N/A </u>
		Other Fees	11.	\$	<u> N/A </u>
	Total Fees & Costs				<i>(Add Lines 6 thru 11)</i> 12. \$ <u> N/A </u>
d.	Total of Other Costs				13. \$ <u> N/A </u>
e.	Total Business Damages				14. \$ <u> N/A </u>
	Total purchase Price:				<i>(Add Lines 4, 5, 12, 13 & 14)</i> 15. \$ <u> 17,000.00 </u>

f. Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ 17,000.00

III. CONDITIONS AND LIMITATIONS

- a. Seller is responsible for all taxes due on the property up to, but not including the day of closing.
- IV. Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Buyer. At least 15 days prior to Closing a title insurance commitment issued by a Florida licensed title insurer, with legible copies of instruments listed as exceptions thereto, and, after Closing, an owner's policy of title insurance shall be obtained and delivered to Buyer, at Buyer's expense. Unless otherwise agreed in writing, Buyer will obtain the title insurance from a vendor of its choice. Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of action of the Seller.
- V. Seller shall maintain the property described in **Section I** of this agreement until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
- VI. Intentionally deleted.
- VII. Seller agrees that the real property described in **Section I** of this agreement shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer and Seller in a form agreed to and attached as Exhibit "2. "
- VIII. Seller and buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
- IX. Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure affidavit in accordance with **Section 286.23, Florida Statutes**
- X. Other: _____

IV. CLOSING DATE

In order to be effective and binding on the Buyer this agreement must be presented and approved by the Osceola County Commission in a duly advertised public meeting, and the effective date of this agreement shall be the date of approval by the Osceola County Commission.

The closing will occur no later than 60 days after Board of County Commissioners approval.

V. TYPEWRITTEN OR HANDWRITTEN PROVISIONS

Any typewritten or handwritten provisions inserted into or attached to this agreement as addenda must be initialed by both Seller and Buyer.

There is an addendum to this agreement. Page _____ is made a part of this agreement

There is not an addendum to this agreement.

VI. Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their conditional acceptance of this agreement as a binding real estate contract pending Board approval.

Seller(s)
REMINGTON COMMUNITY DEVELOPMENT DISTRICT

Signature Date

Type or print name

Signature Date

Type or print name

Buyer
Osceola County

BY:

Signature Date

Type or print name and title

VII. FINAL OSCEOLA COUNTY BOARD APPROVAL

The Buyers Acceptance of this agreement was on _____ day of _____, _____.

BY: _____
Signature Type or print name and title

Legal Review: Haylee O'Dowd July 26, 2024
Date

Haylee O'Dowd, Esq.
Type or Print Name and Title

ADDITIONAL SIGNATURES

SELLER(S):

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Signature Date

EXHIBIT "I"

(Part 1 of 2)

EXHIBIT I

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

A parcel of land being a portion of Tracts K, L and M, REMINGTON PHASE 1, according to the plat thereof, as recorded in Plat Book 8, Pages 121 through 124 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the intersection of the North corner of Tract M, REMINGTON PHASE 1, according to the plat thereof, as recorded in Plat Book 8, Pages 121 through 124 of the Public Records of Osceola County, Florida and the West Right of Way line of East Lakeshore Boulevard; thence the following two (2) courses and distances along said West Right of Way line: S04°29'34"E, a distance of 5.00 feet to the Point of Beginning; thence continue S04°29'34"E, a distance of 150.00 feet; thence departing said West Right of Way line, run S85°30'26"W, a distance of 20.00 feet; thence N04°29'34"W, a distance of 150.00 feet; thence N85°30'26"E, a distance of 20.00 feet to the Point of Beginning.

Containing 3,000 square feet or 0.07 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION	R	RADIUS
TWP.	TOWNSHIP	L	LENGTH
RNG.	RANGE	CB	CHORD BEARING
S.	SOUTH	CD	CHORD DISTANCE
E.	EAST	Δ	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	PC	POINT OF CURVATURE
PGS.	PAGES	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON-TANGENT
NO./#	NUMBER	PRC	POINT OF REVERSE CURVE
●	DESCRIPTIVE POINT	PCC	POINT OF COMPOUND CURVE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: KITTELSON & ASSOCIATES, INC.

DATE OF SKETCH	6/25/2024	REVISIONS	
SCALE	1" = 40'		
F.B.	PAGE		
SECTION	21		
TWP.	25 S., RNG. 30 E.		
JOB NO.	24-053	SHEET 1 OF 2	

JOHNSTON'S
SURVEYING INC.
900 Gross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2178 Fax (407) 847-3140

[Signature] 6/25/2024
RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL

EXHIBIT I

(Part 2 of 2)

SKETCH OF DESCRIPTION



TRACT K
GOLF COURSE
REMINGTON -
PHASE 1
PLAT BOOK 8,
PAGES 121-124

POINT OF
COMMENCEMENT
INTERSECTION OF NORTH
CORNER OF TRACT M,
REMINGTON PHASE 1
PB 8, PGS 121-124 & THE
WEST RIGHT OF WAY OF
EAST LAKESHORE BLVD

N85°30'26"E
20.00'
WALL & LANDSCAPE
EASEMENT

S04°29'34"E
5.00'
POINT OF
BEGINNING

WEST RIGHT
OF WAY LINE

LOT 17
EAST LAKE ESTATES
PLAT BOOK 2, PAGE 34

LOT 16
EAST LAKE ESTATES
PLAT BOOK 2, PAGE 34

LOT 15
EAST LAKE ESTATES
PLAT BOOK 2, PAGE 34

TRACT M
REMINGTON -
PHASE 1
PLAT BOOK 8,
PAGES 121-124

EAST LAKESHORE BOULEVARD
RIGHT OF WAY VARIES

N04°29'34"W 150.00'
S04°29'34"E 150.00'

WALL & LANDSCAPE
EASEMENT

TRACT L
GOLF COURSE

S85°30'26"W
20.00'

WALL & LANDSCAPE
EASEMENT

SOUTH LINE SEC 21,
TWP. 25 S., RNG. 30E.

REMINGTON -
PHASE 1
PLAT BOOK 8,
PAGES 121-124

TRACT U
STORMWATER
MANAGEMENT

LOT 14

JOHNSTON'S
SURVEYING INC.
900 Cross Profile Pkwy., Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 2 OF 2

EXHIBIT "2"

This instrument prepared by or under the supervision of:
County Attorney
(and after recording should be returned to):

Osceola County Real Estate Management
Attn: Right-of-Way & Asset Manager
1 Courthouse Square, Suite 3100
Kissimmee, Florida 34741

A Portion of Osceola County Property Appraisers Parcel I.D. No:

PERPETUAL EASEMENT

THIS PERPETUAL EASEMENT (the "Easement") is made as of the _____ day of _____, 2024, by **REMINGTON COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit of local government of the State of Florida**, with a principal address of 219 East Livingston Street, Orlando, Florida 32801, (the "GRANTOR") to **OSCEOLA COUNTY, a political subdivision of the State of Florida** with a principal address of 1 Courthouse Square, Kissimmee, Florida 34741 (the "GRANTEE" or the "COUNTY").

WITNESSETH:

WHEREAS, Grantor is the fee simple owner of that certain real property located in Osceola County, Florida and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Easement Area"); and

WHEREAS, The County has determined that a traffic signal and associated traffic utilities are warranted and in the best interest of the public; and

WHEREAS, Grantor has agreed to grant to the Grantee a non-exclusive perpetual easement for the installation, maintenance and operation of a traffic signal and associated utilities upon the Property subject to the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby agree as follows:

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.
2. Grant of Non-Exclusive Easement. Grantor does hereby grant unto Grantee a non-exclusive perpetual easement upon, over, and under the Easement Area for the sole purpose of installing, maintaining and operating a traffic signal and associated traffic utilities thereon as depicted in Exhibit "A". Grantor does hereby covenant with the Grantee that it is lawfully seized

and possessed of the Easement Area and that Grantor has good and lawful right to convey an easement over the same.

3. Conditions of Easement. Grantee hereby agrees that it shall not bring any type of hazardous waste or otherwise toxic materials onto the Easement Area. Grantee shall only utilize the Easement Area for purposes of installing, maintaining and operating a traffic signal for public use thereon. County shall install the traffic signal in accordance with plans and specifications as set forth in “*Signal Plans for E. Lakeshore Blvd. at Remington Blvd.*” dated May 31, 2024, prepared by Kittelson & Associates under Project No. 27763.04 (the “Work”). County shall obtain all permits and approvals necessary for performance of the Work and shall perform all Work in a good and workmanlike manner, in accordance with good construction practices, and in material compliance with all applicable federal, state and local laws, statutes, ordinances, codes, rules, regulations, and orders, including, without limitation, all County ordinances, permits and approvals. County shall maintain Grantor’s Easement Area and any adjacent portion impacted by such use in a neat and orderly condition in accordance with generally accepted industry standards throughout construction and keep roadways, easements, swales, and the Property clear of its trash and unpermitted construction materials at all times. County shall promptly repair all damage caused by County, or its contractors or agents, to Grantor’s Property and to any adjacent property owned by Grantor (and otherwise restore such Grantor’s Property to substantially the same as its former condition, including resodding of areas disturbed by construction activities). County shall be liable for any damage County, or its contractors or agents, causes to any utility or drainage lines, any curbs, and pavement, and will restore same to the original condition. This Agreement and the Easement will be subject to all existing restrictions, encumbrances, easements and rights-of-way of record on the date of this Agreement.

4. Indemnity. County shall indemnify, defend and hold Grantor, its, members, principals, beneficiaries, partners, officers, directors, employees, affiliates and agents and their respective successors and assigns (“**Grantor Related Parties**”) harmless from and against all liabilities, obligations, damages, penalties, claims, actions, costs, charges and expenses (each, a “**Claim**”), including, without limitation, reasonable attorneys’ fees and other professional fees (if and to the extent permitted by law), which may be imposed upon, incurred by or asserted against Grantor or any of the Grantor Related Parties and arising out of or in connection with (i) any breach of this Agreement by County; (ii) any damage or injury to persons or property occurring on or about the Easement Area as a result of any acts or omissions (including violations of law) of County, its, members, principals, beneficiaries, partners, officers, directors, employees, affiliates, managers and agents

5. Amendment. This Easement may not be modified, amended, or terminated without the prior written consent of Grantor and Grantee.

6. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Florida.

7. Attorney’s Fees. In the event of any litigation between the parties hereto with respect to enforcement of rights under this Easement, the prevailing party in such action shall be entitled to recover all costs and expenses paid or incurred by such party in connection therewith, including reasonable attorneys’ fees at or before the trial level and in any appellate proceedings.

8. Severability. If any provision of this Easement is declared invalid or unenforceable, then, the remainder of this Easement shall continue in full force and effect.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

By: _____

**REMINGTON COMMUNITY
DEVELOPMENT DISTRICT**

(Signature)

Name: _____

Title: **Chairman**

(Print Name)

(Address)

(Signature)

(Print Name)

(Address)

**STATE OF FLORIDA
COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2024 by _____
(Name of Person Signing)

NOTARY PUBLIC, State of Florida

Print Name: _____

(NOTARY SEAL)

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

THE ABOVE EASEMENT is accepted for public use by the Osceola County Board of County Commissioners at its regular meeting dated the _____ day of _____, 2024.

**BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA**

(seal)

By: _____
Chairman/Vice-Chairman

ATTEST:

By: _____
Clerk/Deputy Clerk of the Board

As authorized for execution at the Board of
County Commissioners meeting of:

SKETCH OF DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land being a portion of Tracts K, L and M, REMINGTON PHASE 1, according to the plat thereof, as recorded in Plat Book 8, Pages 121 through 124 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Intersection of the North corner of Tract M, REMINGTON PHASE 1, according to the plat thereof, as recorded in Plat Book 8, Pages 121 through 124 of the Public Records of Osceola County, Florida and the West Right of Way line of East Lakeshore Boulevard; thence the following two (2) courses and distances along said West Right of Way line: S04°29'34"E, a distance of 5.00 feet to the Point of Beginning; thence continue S04°29'34"E, a distance of 150.00 feet; thence departing said West Right of Way line, run S85°30'26"W, a distance of 20.00 feet; thence N04°29'34"W, a distance of 150.00 feet; thence N85°30'26"E, a distance of 20.00 feet to the Point of Beginning.

Containing 3,000 square feet or 0.07 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION	R	RADIUS
TWP.	TOWNSHIP	L	LENGTH
RNG.	RANGE	CB	CHORD BEARING
S.	SOUTH	CD	CHORD DISTANCE
E.	EAST	Δ	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	PC	POINT OF CURVATURE
PGS.	PAGES	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON TANGENT
NO./#	NUMBER	PRC	POINT OF REVERSE CURVE
●	DESCRIPTIVE POINT	PCC	POINT OF COMPOUND CURVE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

NOTES
 BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.
 NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: KITTELSON & ASSOCIATES, INC.

DATE OF SKETCH	6/25/2024	REVISIONS
SCALE	1" = 40'	
F.B.	PAGE	
SECTION	21	
TWP.	25 S., RNG. 30 E.	
JOB NO.	24-053	SHEET 1 OF 2

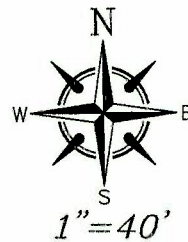
JOHNSTON'S
SURVEYING INC.
 900 Cross Prairie Parkway, Kissimmee, Florida 34744
 Tel. (407) 847-2179 Fax (407) 847-6140

R.D.B.

6/25/2024

RICHARD D. BROWN, P.S.M #5700 (DATE)
 NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION



TRACT K
GOLF COURSE
REMINGTON —
PHASE 1
PLAT BOOK 8,
PAGES 121-124

POINT OF COMMENCEMENT

INTERSECTION OF NORTH CORNER OF TRACT M, REMINGTON PHASE 1 PB 8, PGS 121-124 & THE WEST RIGHT OF WAY OF EAST LAKESHORE BLVD

LOT 17

EAST LAKE ESTATES
PLAT BOOK 2, PAGE 34

N85°30'26"E
20.00'
WALL & LANDSCAPE EASEMENT

S04°29'34"E
5.00'

POINT OF BEGINNING

LOT 16

EAST LAKE ESTATES
PLAT BOOK 2, PAGE 34

WEST RIGHT OF WAY LINE

EAST LAKESHORE BOULEVARD
RIGHT OF WAY VARIES

TRACT M
REMINGTON —
PHASE 1
PLAT BOOK 8,
PAGES 121-124

S04°29'34"E 150.00'
N04°29'34"W 150.00'

LOT 15

EAST LAKE ESTATES
PLAT BOOK 2, PAGE 34

WALL & LANDSCAPE EASEMENT

S85°30'26"W
20.00'

SOUTH LINE SEC 21,
TWP. 25 S., RNG. 30E.

TRACT L
GOLF COURSE

TRACT U
STORMWATER
MANAGEMENT

LOT 14

REMINGTON —
PHASE 1
PLAT BOOK 8,
PAGES 121-124

JOHNSTON'S
SURVEYING INC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

SECTION VIII



TPG Lighting

TPG Lighting, LLC

Remington CDD
2651 Remington Blvd
Kissimmee, FL 34744

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

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

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

Total \$14,686.56

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 IX

SECTION C

SECTION 1

Remington Community Development District

Summary of Check Register

June 1, 2024 to August 16, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	6/7/24	7332-7333	\$ 3,556.82
	6/10/24	7334-7335	\$ 2,092.00
	6/14/24	7336-7338	\$ 12,456.38
	6/20/24	7339-7348	\$ 71,679.08
	6/27/24	7349-7354	\$ 8,122.49
	7/8/24	7355	\$ 2,490.00
	7/11/24	7356-7368	\$ 79,892.35
	7/18/24	7369	\$ 789.50
	7/25/24	7370-7384	\$ 19,858.07
	8/7/24	7385-7387	\$ 8,419.77
	8/8/24	7388-7392	\$ 29,186.08
	8/15/24	7393-7395	\$ 20,765.09
			\$ 259,307.63
<u>Supervisor Fees - June 2024</u>			
	Brian K. Brown	51045	\$ 184.70
	David Jaisingh	51046	\$ 184.70
	Kenneth R. Soukup	51047	\$ 164.70
	Timothy P. Mehrlick	51048	\$ 184.70
<u>Supervisor Fees - July 2024</u>			
	Brian K. Brown	51049	\$ 184.70
	David Jaisingh	51050	\$ 184.70
	Kenneth R. Soukup	51051	\$ 164.70
	Timothy P. Mehrlick	51052	\$ 184.70
	Pamela M. Zaresk	51053	\$ 184.70
			\$ 1,622.30
Total Amount			\$ 260,929.93

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/07/24	00082	6/01/24 18788	202405 310-51300-31500		ATTORNEY SVCS-MAY24	*	3,556.82	
					CLARK & ALBAUGH, LLP			3,556.82 007332
6/07/24	00336	6/03/24 00029917	202406 300-15500-10000		FY24-FY25 INS POLICY	*	630.00	
		6/03/24 00299170	202406 300-15500-10000		FY24-FY25 INS POLICY	*	1,462.00	
		6/03/24 00029917	202406 300-15500-10000		FY24-FY25 INS POLICY	V	630.00-	
		6/03/24 00299170	202406 300-15500-10000		FY24-FY25 INS POLICY	V	1,462.00-	
					NATIONAL GENERAL INSURANCE COMPANY			.00 007333
6/10/24	00336	6/03/24 00029917	202406 300-15500-10000		FY24-FY25 INS POLICY	*	1,462.00	
					NATIONAL GENERAL INSURANCE COMPANY			1,462.00 007334
6/10/24	00336	6/03/24 00029917	202406 300-15500-10000		FY24-FY25 INS POLICY	*	630.00	
					NATIONAL GENERAL INSURANCE COMPANY			630.00 007335
6/14/24	00168	6/01/24 522	202406 310-51300-34000		MANAGEMENT FEES-JUN24	*	6,551.58	
		6/01/24 522	202406 310-51300-35200		WEBSITE MANAGEMENT-JUN24	*	88.33	
		6/01/24 522	202406 310-51300-34100		INFORMATION TECH-JUN24	*	132.50	
		6/01/24 522	202406 310-51300-51000		OFFICE SUPPLIES	*	.96	
		6/01/24 522	202406 310-51300-42000		POSTAGE	*	109.54	
		6/01/24 522	202406 310-51300-42500		COPIES	*	13.80	
		6/01/24 523	202406 320-53800-12000		FIELD MANAGEMENT-JUN24	*	2,624.33	
					GOVERNMENTAL MANAGEMENT SERVICES			9,521.04 007336
6/14/24	00010	5/31/24 09414417	202405 310-51300-48000		PUBLIC HEARING BID/MISC	*	598.19	
					ORLANDO SENTINEL			598.19 007337
6/14/24	00195	6/07/24 00092713	202405 320-53800-43300		TOHO WATER-MAY24	*	2,337.15	
					TOHO WATER AUTHORITY			2,337.15 007338

REMI -REMINGTON - NSOLER

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/20/24	00038	6/12/24 14657	202406 320-53800-34700	WI-PAK MONTHLY-JUN24	*	240.00	
				ACCESS CONTROL SYSTEMS, LLC DBA			240.00 007339
6/20/24	00321	5/31/24 1805735	202405 320-53800-34500	SECURITY SVCS-MAY24	*	34,484.22	
		5/31/24 1805736	202405 320-53800-34500	TRACK TIK-MAY24	*	150.00	
				DSI SECURITY SERVICES			34,634.22 007340
6/20/24	00127	5/14/24 5290755	202404 310-51300-31100	ENGINEERING SVCS-APR24	*	1,147.50	
		6/14/24 5291123	202405 310-51300-31100	ENGINEERING SVCS-MAY24	*	660.00	
				HANSON, WALTER & ASSOCIATES, INC.			1,807.50 007341
6/20/24	00213	5/23/24 55780	202405 320-53800-34500	SECURITY SVCS-05/22-5/29	*	957.24	
				OSCEOLA COUNTY SHERIFF'S OFFICE			957.24 007342
6/20/24	00291	6/01/24 101393	202406 320-53800-46400	POOL MAINTENANCE-JUN24	*	750.00	
				ROBERTS POOL SERVICE AND REPAIR INC			750.00 007343
6/20/24	00125	5/28/24 306576	202405 320-53800-46500	RPLCD LADDER STEP & BOLTS	*	342.35	
		5/28/24 306714	202405 320-53800-46500	DEGREASER SOLUTION	*	262.45	
		5/30/24 306755	202405 320-53800-53300	POOL RULES SIGN	*	71.95	
		6/03/24 306870	202406 320-53800-46500	BULK BLEACH-JUN24	*	1,623.95	
				SPIES POOL LLC			2,300.70 007344
6/20/24	00335	5/30/24 103756	202405 320-53800-46300	IRRIGATION REPAIRS-5/20	*	410.00	
		6/01/24 104449	202406 320-53800-46200	LANDSCAPE MAINT-JUN24	*	25,680.00	
		6/12/24 105615	202405 320-53800-46300	RPLCD STRAND GAUGE WIRE	*	247.93	
		6/12/24 105616	202406 320-53800-46300	RPR MAIN LINE	*	273.49	
				SSS DOWN TO EARTH OPCO LLC DBA			26,611.42 007345
6/20/24	00071	6/04/24 44763812	202406 320-53800-46800	PEST CONTROL-JUN24	*	78.00	
				TERMINIX COMMERCIAL			78.00 007346

REMI -REMINGTON - NSOLER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/20/24	00128	5/30/24	USA12336	202405	320	53800	53000		MECHANICAL SWEEPING-05/16	*	1,500.00		
		5/31/24	USA12337	202405	320	53800	53000		MECHANICAL SWEEPING-5/30	*	1,500.00		
USA SERVICES OF FLORIDA, INC											3,000.00	007347	
6/20/24	00282	5/30/24	24-2307	202404	320	53800	46700		CLUBHOUSE CLEAN-4/1-4/5	*	250.00		
		5/30/24	24-2307	202404	320	53800	46700		CLUBHOUSE CLEAN-4/8-4/12	*	250.00		
		5/30/24	24-2307	202404	320	53800	46700		CLUBHOUSE CLEAN-4/15-4/19	*	250.00		
		5/30/24	24-2307	202404	320	53800	46700		CLUBHOUSE CLEAN-4/22-4/26	*	250.00		
		5/30/24	24-2307	202404	320	53800	46700		CLUBHOUSE CLEAN-4/29-4/30	*	100.00		
		5/30/24	24-2307	202404	320	53800	35000		GUARDHOUSE CLEAN-4/06/24	*	50.00		
		5/30/24	24-2307	202404	320	53800	35000		GUARDHOUSE CLEAN-4/13/24	*	50.00		
		5/30/24	24-2307	202404	320	53800	35000		GUARDHOUSE CLEAN-4/20/24	*	50.00		
		5/30/24	24-2307	202404	320	53800	35000		GUARDHOUSE CLEAN-4/27/24	*	50.00		
WESTWOOD INTERIOR CLEANING INC.											1,300.00	007348	
6/27/24	00290	6/15/24	5561	202406	320	53800	47300		COMMON AREA REPAIRS	*	85.00		
		6/20/24	5567	202406	320	53800	47800		REINSTALL BARS	*	135.00		
		6/20/24	5568	202406	320	53800	47300		COMMON AREA REPAIRS	*	485.00		
		6/23/24	5570	202406	320	53800	47800		RPLCD LOCK BASEBALL FIELD	*	90.00		
		6/23/24	5571	202406	320	53800	57200		BROKEN FENCE COMMON AREA	*	965.00		
BERRY CONSTRUCTION INC.											1,760.00	007349	
6/27/24	00243	6/25/24	36361	202406	320	53800	53300		RPLC DAMAGED POST & SIGNS	*	1,250.00		
FAUSNIGHT STRIPE & LINE INC.											1,250.00	007350	
6/27/24	00213	6/05/24	55824	202406	320	53800	34500		SECURITY SVCS-06/03-6/13	*	957.24		
OSCEOLA COUNTY SHERIFF'S OFFICE											957.24	007351	

REMI -REMINGTON - NSOLER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/27/24	00125	6/11/24	307125	202406	320	53800	46500		RPLCD BASE MOTOR/BATTERY	*	2,157.50		
		6/18/24	20915	202406	300	15500	10000		CHEMICAL CONTROLLER-JUL24	*	125.00		
SPIES POOL LLC												2,282.50	007352
6/27/24	00335	6/26/24	107020	202406	320	53800	46300		RPLCD CLOGGED NOZZELS	*	372.75		
SSS DOWN TO EARTH OPCO LLC DBA												372.75	007353
6/27/24	00128	6/21/24	USA12341	202406	320	53800	53000		MECHANICAL SWEEPING-6/13	*	1,500.00		
USA SERVICES OF FLORIDA, INC												1,500.00	007354
7/08/24	00082	7/02/24	18812	202406	310	51300	31500		ATTORNEY SVCS-JUL24	*	2,490.00		
CLARK & ALBAUGH, LLP												2,490.00	007355
7/11/24	00038	6/12/24	14571	202406	320	53800	34700		PDK CLOUD AGREEMENT-JUN24	*	30.00		
		7/08/24	S115162	202406	320	53800	34800		REPAIR ENT BARRIER GATE	*	265.00		
		7/09/24	14795	202407	320	53800	34700		PDK CLOUD AGREEMENT-JUL24	*	30.00		
ACCESS CONTROL SYSTEMS, LLC DBA												325.00	007356
7/11/24	00289	6/18/24	6428489	202406	320	53800	53400		CLEAN BASINS AND JETTED	*	2,875.00		
BROWNIE'S SEPTIC & PLUMBING, LLC												2,875.00	007357
7/11/24	00290	6/28/24	5574	202406	320	53800	47300		REMOVED/RPLCD FENCE	*	775.00		
		7/05/24	5577	202406	320	53800	47800		RPLD WATER LINE TENNIS CT	*	465.00		
BERRY CONSTRUCTION INC.												1,240.00	007358
7/11/24	00321	6/30/24	1805844	202406	320	53800	34500		SECURITY SVCS-JUN24	*	33,609.94		
		6/30/24	1805845	202406	320	53800	34500		TRACK TIK-JUN24	*	150.00		
DSI SECURITY SERVICES												33,759.94	007359
7/11/24	00168	7/01/24	525	202407	310	51300	34000		MANAGEMENT FEES-JUL24	*	6,551.58		
		7/01/24	525	202407	310	51300	35200		WEBSITE MANAGEMENT-JUL24	*	88.33		

REMI -REMINGTON - NSOLER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/01/24		525		202407 310-51300-34100	INFORMATION TECH-JUL24	*	132.50		
7/01/24		525		202407 310-51300-51000	OFFICE SUPPLIES	*	1.08		
7/01/24		525		202407 310-51300-42000	POSTAGE	*	128.85		
7/01/24		525		202407 310-51300-42500	COPIES	*	6.45		
7/01/24		526		202407 320-53800-12000	FIELD MANAGEMENT-JUL24	*	2,624.33		
								9,533.12	007360
7/11/24	00213	6/18/24	55889	202406 320-53800-34500	SECURITY SVCS-06/17-06/28	*	1,277.44		
								1,277.44	007361
7/11/24	00291	7/01/24	101457	202407 320-53800-46400	POOL MAINTENANCE-JUL24	*	750.00		
								750.00	007362
7/11/24	00125	6/24/24	307523	202406 320-53800-46500	INSPECT POOL /RPR POP OFF	*	462.50		
		6/25/24	307675	202406 320-53800-46500	BULK BLEACH-JUN24	*	744.95		
								1,207.45	007363
7/11/24	00335	7/01/24	107952	202407 320-53800-46200	LANDSCAPE MAINT-JUL24	*	25,680.00		
								25,680.00	007364
7/11/24	00071	7/01/24	44869893	202407 320-53800-46800	PEST CONTROL-JUL24	*	78.00		
								78.00	007365
7/11/24	00292	7/01/24	2407-003	202407 320-53800-53300	SCHOOL ZONE LIGHT MAINT	*	149.00		
								149.00	007366
7/11/24	00128	6/30/24	USA12344	202406 320-53800-53000	MECHANICAL SWEEPING-6/27	*	1,500.00		
								1,500.00	007367
7/11/24	00282	7/01/24	24-2590	202405 320-53800-46700	CLUBHOUSE CLEAN-5/1-5/3	*	250.00		
		7/01/24	24-2590	202405 320-53800-46700	CLUBHOUSE CLEAN-5/6-5/10	*	250.00		

REMI -REMINGTON - NSOLER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
7/01/24		24-2590	202405 320-53800-46700	CLUBHOUSE CLEAN-5/13-5/17		*	250.00			
7/01/24		24-2590	202405 320-53800-46700	CLUBHOUSE CLEAN-5/20-5/24		*	250.00			
7/01/24		24-2590	202405 320-53800-46700	CLUBHOUSE CLEAN-5/27-5/31		*	100.00			
7/01/24		24-2590	202405 320-53800-35000	GUARDHOUSE CLEAN-5/04/24		*	50.00			
7/01/24		24-2590	202405 320-53800-35000	GUARDHOUSE CLEAN-5/11/24		*	50.00			
7/01/24		24-2590	202405 320-53800-35000	GUARDHOUSE CLEAN-5/18/24		*	50.00			
7/01/24		24-2590	202405 320-53800-35000	GUARDHOUSE CLEAN-5/25/24		*	50.00			
7/01/24		24-2590	202405 320-53800-46700	CLEAN SUPPLY SOAP/TOWELS		*	217.40			
								WESTWOOD INTERIOR CLEANING INC.	1,517.40	007368
7/18/24	00010	6/30/24	09572676	202406 310-51300-48000	PUBLIC HEARING FY2025	*	789.50			
								ORLANDO SENTINEL	789.50	007369
7/25/24	00038	7/09/24	14889	202407 320-53800-34700	WI-PAK MONTHLY-JUL24	*	240.00			
		7/15/24	S115552	202407 320-53800-34800	REPAIR ENT BARRIER GATE	*	265.00			
								ACCESS CONTROL SYSTEMS, LLC DBA	505.00	007370
7/25/24	00093	6/30/24	220742	202406 320-53800-47100	LAKE MAINTENANCE-JUN24	*	1,265.00			
								APPLIED AQUATIC MANAGEMENT, INC.	1,265.00	007371
7/25/24	00332	7/15/24	90103107	202407 310-51300-32200	AUDIT SERVICES FY23	*	2,950.00			
								DIBARTOLOMEO,MCBEE,HARTLEY & BARNES	2,950.00	007372
7/25/24	00127	7/18/24	5291453	202406 310-51300-31100	ENGINEERING SVCS-JUN24	*	1,657.50			
								HANSON, WALTER & ASSOCIATES, INC.	1,657.50	007373
7/25/24	00125	7/18/24	21051	202408 300-15500-10000	CHEMICAL CONTROLLER-AUG24	*	125.00			
								SPIES POOL LLC	125.00	007374
7/25/24	00195	7/17/24	00092713	202406 320-53800-43300	TOHO WATER-JUN24	*	4,157.27			
								TOHO WATER AUTHORITY	4,157.27	007375
REMI -REMINGTON - NSOLER										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/25/24	00282	7/17/24	24-2748	202406	320-53800	46700	CLUBHOUSE CLEAN-6/3-6/7	*	250.00		
		7/17/24	24-2748	202406	320-53800	46700	CLUBHOUSE CLEAN-6/10-6/14	*	250.00		
		7/17/24	24-2748	202406	320-53800	46700	CLUBHOUSE CLEAN-6/17-6/21	*	250.00		
		7/17/24	24-2748	202406	320-53800	46700	CLUBHOUSE CLEAN-6/24-6/28	*	250.00		
		7/17/24	24-2748	202406	320-53800	35000	GUARDHOUSE CLEAN-6/01/24	*	50.00		
		7/17/24	24-2748	202406	320-53800	35000	GUARDHOUSE CLEAN-6/08/24	*	50.00		
		7/17/24	24-2748	202406	320-53800	35000	GUARDHOUSE CLEAN-6/15/24	*	50.00		
		7/17/24	24-2748	202406	320-53800	35000	GUARDHOUSE CLEAN-6/22/24	*	50.00		
		7/17/24	24-2748	202406	320-53800	35000	GUARDHOUSE CLEAN-6/29/24	*	50.00		
WESTWOOD INTERIOR CLEANING INC.										1,250.00	007376
7/25/24	00165	6/27/24	9076559	202406	310-51300	42000	POSTAL SERVICES	*	1,868.37		
ACTION MAIL SERVICES, INC										1,868.37	007377
7/25/24	00093	7/15/24	221209	202407	320-53800	47100	LAKE MAINTENANCE-JUL24	*	1,265.00		
APPLIED AQUATIC MANAGEMENT, INC.										1,265.00	007378
7/25/24	00290	7/21/24	5596	202407	320-53800	35100	RPR SCREEN ROLLER/TOILET	*	185.00		
BERRY CONSTRUCTION INC.										185.00	007379
7/25/24	00243	7/24/24	36465	202407	320-53800	53300	RPLC DAMAGED POST & SIGNS	*	700.00		
FAUSNIGHT STRIPE & LINE INC.										700.00	007380
7/25/24	00168	6/30/24	529	202406	320-53800	47100	LAKE/POND MAINTENANCE	*	671.90		
GOVERNMENTAL MANAGEMENT SERVICES										671.90	007381
7/25/24	00213	7/03/24	55942	202407	320-53800	34500	SECURITY SVCS-07/3-07/12	*	958.08		
OSCEOLA COUNTY SHERIFF'S OFFICE										958.08	007382
7/25/24	00125	7/17/24	308513	202407	320-53800	46500	BULK BLEACH-JUL24	*	799.95		
SPIES POOL LLC										799.95	007383
REMI -REMINGTON - NSOLER											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/25/24	00128	7/18/24	USA12345	202407	320	53800	53000		USA SERVICES OF FLORIDA, INC	*	1,500.00	1,500.00	007384

8/07/24	00038	7/31/24	S115796	202407	320	53800	34800		ACCESS CONTROL SYSTEMS, LLC DBA	*	270.77	270.77	007385

8/07/24	00082	8/01/24	18844	202407	310	51300	31500		CLARK & ALBAUGH, LLP	*	6,360.00	6,360.00	007386

8/07/24	00125	7/17/24	308372	202407	320	53800	46500		RPLCD SHROUD COVER - LIFT	*	1,194.50		
		7/23/24	308646	202407	320	53800	46500		RPR ADA LIFT REMOTE	*	594.50		

8/08/24	00213	7/17/24	55981	202407	320	53800	34500		OSCEOLA COUNTY SHERIFF'S OFFICE	*	958.08	958.08	007388

8/08/24	00291	8/01/24	101516	202408	320	53800	46400		ROBERTS POOL SERVICE AND REPAIR INC	*	750.00	750.00	007389

8/08/24	00335	8/01/24	111539	202408	320	53800	46200		SSS DOWN TO EARTH OPCO LLC DBA	*	25,680.00	25,680.00	007390

8/08/24	00292	6/03/24	2406-010	202406	320	53800	53300		SCHOOL ZONE LIGHT MAINT	*	149.00		
		8/01/24	2408-005	202408	320	53800	53300		SCHOOL ZONE LIGHT MAINT	*	149.00		

8/08/24	00128	7/31/24	USA12347	202407	320	53800	53000		USA SERVICES OF FLORIDA, INC	*	1,500.00	1,500.00	007392

8/15/24	00168	8/01/24	527	202408	310	51300	34000		MANAGEMENT FEES-AUG24	*	6,551.58		
		8/01/24	527	202408	310	51300	35200		WEBSITE MANAGEMENT-AUG24	*	88.33		
		8/01/24	527	202408	310	51300	34100		INFORMATION TECH-AUG24	*	132.50		

REMI -REMINGTON - NSOLER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/24		527		202408 310-51300-51000		*	1.35		
				OFFICE SUPPLIES					
8/01/24		527		202408 310-51300-42000		*	28.94		
				POSTAGE					
8/01/24		527		202408 310-51300-42500		*	222.15		
				COPIES					
8/01/24		528		202408 320-53800-12000		*	2,624.33		
				FIELD MANAGEMENT-AUG24					
								9,649.18	007393

8/15/24	00127	8/15/24	5291711	202407 310-51300-31100		*	900.00		
				ENGINEERING SVCS-JUL24					
								900.00	007394

8/15/24	00195	8/08/24	00092713	202407 320-53800-43300		*	10,215.91		
				TOHO WATER-JUL24					
								10,215.91	007395

							TOTAL FOR BANK A	259,307.63	
							TOTAL FOR REGISTER	259,307.63	

REMI -REMINGTON - NSOLER

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
July 31, 2024



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Remington
Community Development District
Combined Balance Sheet
July 31, 2024

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 177,540	\$ -	\$ 177,540
Pavement Management	\$ -	\$ 247,795	\$ 247,795
Capital Projects Fund	\$ -	\$ 4,910	\$ 4,910
Investments:			
State Board Administration	\$ 675,048	\$ 511,178	\$ 1,186,226
Due From Capital Projects	\$ -	\$ -	\$ -
Prepaid Expenses	\$ 8,050	\$ -	\$ 8,050
Total Assets	\$ 860,639	\$ 763,883	\$ 1,624,522
Liabilities:			
Accounts Payable	\$ 56,985	\$ 24,200	\$ 81,185
Deferred Revenue	\$ -	\$ -	\$ -
Total Liabilities	\$ 56,985	\$ 24,200	\$ 81,185
Fund Balances:			
Assigned For:			
Capital Projects	\$ -	\$ (19,290)	\$ (19,290)
Pavement Management	\$ -	\$ 758,973	\$ 758,973
Nonspendable:			
Deposits and Prepaid Items	\$ 8,050	\$ -	\$ 8,050
Unassigned	\$ 795,603	\$ -	\$ 795,603
Total Fund Balances	\$ 803,654	\$ 739,683	\$ 1,543,337
Total Liabilities & Fund Equity	\$ 860,639	\$ 763,883	\$ 1,624,522

Remington
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Maintenance Assessment	\$ 1,468,418	\$ 1,468,418	\$ 1,476,825	\$ 8,407
Miscellaneous Income	\$ 5,000	\$ 5,000	\$ 120,842	\$ 115,842
Interest Income	\$ 1,000	\$ 1,000	\$ 19,496	\$ 18,496
Total Revenues	\$ 1,474,418	\$ 1,474,418	\$ 1,617,163	\$ 142,745

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 10,000	\$ 8,800	\$ 1,200
FICA	\$ 918	\$ 765	\$ 673	\$ 92
Engineer	\$ 15,000	\$ 12,500	\$ 6,505	\$ 5,995
Attorney	\$ 27,500	\$ 22,917	\$ 24,208	\$ (1,292)
Annual Audit	\$ 3,250	\$ 3,250	\$ 2,950	\$ 300
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Property Appraiser Fee	\$ 1,000	\$ 715	\$ 715	\$ -
Management Fees	\$ 78,619	\$ 65,516	\$ 65,516	\$ -
Information Technology	\$ 1,590	\$ 1,325	\$ 1,325	\$ -
Website Maintenance	\$ 1,060	\$ 883	\$ 883	\$ -
Telephone	\$ 80	\$ 67	\$ -	\$ 67
Postage	\$ 900	\$ 900	\$ 3,012	\$ (2,112)
Insurance	\$ 58,125	\$ 58,125	\$ 55,202	\$ 2,923
Printing and Binding	\$ 1,000	\$ 833	\$ 79	\$ 754
Newsletter	\$ 3,500	\$ 2,917	\$ 428	\$ 2,488
Legal Advertising	\$ 2,300	\$ 1,917	\$ 1,388	\$ 529
Office Supplies	\$ 200	\$ 167	\$ 13	\$ 154
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,500	\$ 1,250	\$ 661	\$ 589
Total General & Administrative	\$ 214,017	\$ 189,521	\$ 177,835	\$ 11,686

Operation and Maintenance

Environmental

Lake Maintenance	\$ 18,200	\$ 15,167	\$ 14,017	\$ 1,150
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Utilities

Kissimmee Utility Authority	\$ 10,560	\$ 8,800	\$ 5,781	\$ 3,019
Toho Water Authority	\$ 45,000	\$ 37,500	\$ 39,057	\$ (1,557)
Orlando Utilities Commission	\$ 21,120	\$ 17,600	\$ 16,453	\$ 1,147
Centurylink	\$ 8,030	\$ 6,692	\$ 5,766	\$ 926
Bright House Network	\$ 5,775	\$ 4,813	\$ 4,115	\$ 697

Roadways

Street Sweeping	\$ 36,000	\$ 30,000	\$ 25,500	\$ 4,500
Drainage	\$ 7,000	\$ 5,833	\$ 8,171	\$ (2,337)
Signage	\$ 5,000	\$ 5,000	\$ 8,377	\$ (3,377)
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 July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Common Area				
Landscaping	\$ 314,118	\$ 261,765	\$ 256,800	\$ 4,965
Feature Lighting	\$ 6,000	\$ 5,000	\$ 240	\$ 4,760
Irrigation	\$ 10,500	\$ 8,750	\$ 7,533	\$ 1,217
Trash Receptacles & Benches	\$ 1,000	\$ 833	\$ -	\$ 833
Plant Replacement and Bed Enhancements	\$ 9,500	\$ 7,917	\$ 675	\$ 7,242
Miscellaneous Common Area Services	\$ 10,500	\$ 8,750	\$ 5,150	\$ 3,600
Soccer/Ball Field Maintenance	\$ 4,000	\$ 3,333	\$ 690	\$ 2,643
Recreation Center				
Pool Maintenance	\$ 20,000	\$ 16,667	\$ 20,152	\$ (3,485)
Pool Cleaning	\$ 8,400	\$ 7,000	\$ 7,500	\$ (500)
Pool Permits	\$ 550	\$ 525	\$ 525	\$ -
Recreation Center Cleaning	\$ 16,695	\$ 13,913	\$ 10,951	\$ 2,962
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 6,667	\$ 4,408	\$ 2,258
Pest Control	\$ 900	\$ 750	\$ 738	\$ 12
Security				
Recreation Center Access	\$ 5,000	\$ 5,000	\$ 5,230	\$ (230)
Security Guard	\$ 412,714	\$ 343,928	\$ 358,963	\$ (15,035)
Gate Repairs	\$ 15,050	\$ 12,542	\$ 13,913	\$ (1,371)
Guard House Cleaning	\$ 3,600	\$ 3,000	\$ 2,000	\$ 1,000
Guard House Repairs and Maintenance	\$ 3,500	\$ 2,917	\$ 955	\$ 1,962
Gate Maintenance Agreement	\$ 2,500	\$ 2,083	\$ 1,028	\$ 1,055
Other				
Contingency	\$ 10,000	\$ 10,000	\$ 11,300	\$ (1,300)
Field Management Services	\$ 31,492	\$ 26,244	\$ 26,243	\$ -
Total O&M Expenditures	\$ 1,050,705	\$ 878,987	\$ 864,671	\$ 14,316
Total Expenditures	\$ 1,264,722	\$ 1,068,509	\$ 1,042,506	\$ 26,002
<i>Other Financing Uses</i>				
Transfer Out - Pavement Management	\$ 59,696	\$ 59,696	\$ 59,696	\$ -
Transfer Out - Capital Projects	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Total Other Financing Uses	\$ 209,696	\$ 209,696	\$ 209,696	\$ -
Total Expenditures & Other Financing Uses	\$ 1,474,418	\$ 1,278,205	\$ 1,252,202	\$ 26,002
Net Change in Fund Balance	\$ -	\$ -	\$ 364,961	
Fund Balance - Beginning	\$ -	\$ -	\$ 438,692	
Fund Balance - Ending	\$ -	\$ -	\$ 803,654	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Interest Income	\$ 500	\$ 500	\$ 21,479	\$ 20,979
Total Revenues	\$ 500	\$ 500	\$ 21,479	\$ 20,979
Expenditures:				
Contingency	\$ 600	\$ 500	\$ 392	\$ 108
Total Expenditures	\$ 600	\$ 500	\$ 392	\$ 108
Excess Revenues/Expenditures	\$ (100)		\$ 21,087	
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		\$ 80,783	
Fund Balance - Beginning	\$ 676,664		\$ 678,190	
Fund Balance - Ending	\$ 736,260		\$ 758,973	

Remington
Community Development District
Capital Projects Fund

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Interest Income	\$ 50	\$ 42	\$ 2	(40)
Total Revenues	\$ 50	\$ 42	\$ 2	(40)
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	\$ 15,000	\$ 12,400	2,600
Capital Outlay - Sidewalk/Roadway Improvements	\$ 95,000	\$ 95,000	\$ 94,500	500
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	\$ 393	\$ 393	-
Total Expenditures	\$ 176,600	\$ 163,652	\$ 169,861	(6,210)
Excess Revenues/Expenditures	\$ (176,550)		\$ (169,859)	
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)		\$ (19,859)	
Fund Balance - Beginning	\$ 26,550		\$ 569	
Fund Balance - Ending	\$ -		\$ (19,290)	

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	\$ 9,576	\$ 17,505	\$ 52	\$ -	\$ -	\$ 1,476,825
Miscellaneous Income	\$ 89,260	\$ 1,645	\$ 26,917	\$ 490	\$ 300	\$ 400	\$ 640	\$ 400	\$ 390	\$ 400	\$ -	\$ -	\$ 120,842
Interest Income	\$ 1,216	\$ 1,190	\$ 1,227	\$ 1,226	\$ 1,148	\$ 1,227	\$ 3,008	\$ 3,100	\$ 3,021	\$ 3,134	\$ -	\$ -	\$ 19,496
Total Revenues	\$ 90,476	\$ 177,057	\$ 1,161,827	\$ 26,406	\$ 17,497	\$ 76,230	\$ 30,091	\$ 13,076	\$ 20,916	\$ 3,586	\$ -	\$ -	\$ 1,617,163
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ -	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ -	\$ 8,800
FICA	\$ 77	\$ -	\$ 153	\$ -	\$ 77	\$ 77	\$ 77	\$ 77	\$ 61	\$ 77	\$ -	\$ -	\$ 673
Engineer	\$ 753	\$ 563	\$ 150	\$ 375	\$ 150	\$ 150	\$ 1,148	\$ 660	\$ 1,658	\$ 900	\$ -	\$ -	\$ 6,505
Attorney	\$ 1,889	\$ 1,470	\$ 1,696	\$ 1,928	\$ 1,868	\$ 630	\$ 2,321	\$ 3,557	\$ 2,490	\$ 6,360	\$ -	\$ -	\$ 24,208
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,950	\$ -	\$ -	\$ 2,950
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	\$ 6,552	\$ 6,552	\$ 6,552	\$ -	\$ -	\$ 65,516
Information Technology	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ -	\$ -	\$ 1,325
Website Maintenance	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ -	\$ -	\$ 883
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 44	\$ 106	\$ 128	\$ 70	\$ 135	\$ 45	\$ 162	\$ 217	\$ 1,978	\$ 129	\$ -	\$ -	\$ 3,012
Insurance	\$ 55,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,202
Printing and Binding	\$ 3	\$ 8	\$ 3	\$ 5	\$ 8	\$ 4	\$ 7	\$ 23	\$ 14	\$ 6	\$ -	\$ -	\$ 79
Newsletter	\$ -	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 428
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 598	\$ 790	\$ -	\$ -	\$ -	\$ 1,388
Office Supplies	\$ 1	\$ 2	\$ 1	\$ 1	\$ 2	\$ 1	\$ 1	\$ 2	\$ 1	\$ 1	\$ -	\$ -	\$ 13
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 70	\$ 104	\$ 181	\$ -	\$ 35	\$ -	\$ -	\$ 79	\$ 90	\$ 101	\$ -	\$ -	\$ 661
Total General & Administrative	\$ 71,285	\$ 9,452	\$ 11,086	\$ 9,152	\$ 10,761	\$ 8,679	\$ 11,487	\$ 12,984	\$ 14,654	\$ 18,296	\$ -	\$ -	\$ 177,835
Operation and Maintenance													
Environmental													
Lake Maintenance	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,960	\$ 1,265	\$ 1,937	\$ 1,265	\$ -	\$ -	\$ 14,017
Utilities													
Kissimmee Utility Authority	\$ 509	\$ 624	\$ 575	\$ 643	\$ 615	\$ 545	\$ 661	\$ 533	\$ 565	\$ 511	\$ -	\$ -	\$ 5,781
Toho Water Authority	\$ 261	\$ 289	\$ 3,591	\$ 7,605	\$ 4,046	\$ 2,818	\$ 2,141	\$ 2,937	\$ 4,665	\$ 10,703	\$ -	\$ -	\$ 39,057
Orlando Utilities Commission	\$ 1,899	\$ 1,652	\$ 1,593	\$ 1,633	\$ 1,702	\$ 1,610	\$ 1,551	\$ 1,612	\$ 1,626	\$ 1,574	\$ -	\$ -	\$ 16,453
Centurylink	\$ 266	\$ 581	\$ 581	\$ 581	\$ 627	\$ 627	\$ 625	\$ 625	\$ 293	\$ 961	\$ -	\$ -	\$ 5,766
Bright House Network	\$ 418	\$ 418	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ -	\$ -	\$ 4,115
Roadways													
Street Sweeping	\$ 3,000	\$ 1,500	\$ 1,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 1,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 25,500
Drainage	\$ -	\$ -	\$ 1,421	\$ -	\$ -	\$ -	\$ -	\$ 3,875	\$ 2,875	\$ -	\$ -	\$ -	\$ 8,171
Signage	\$ 1,024	\$ 149	\$ 149	\$ 149	\$ 149	\$ 4,139	\$ 149	\$ 221	\$ 1,399	\$ 849	\$ -	\$ -	\$ 8,377
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	\$ 25,680	\$ 25,680	\$ 25,680	\$ -	\$ -	\$ 256,800
Feature Lighting	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Irrigation	\$ 307	\$ 1,226	\$ 910	\$ 554	\$ 917	\$ 1,057	\$ 990	\$ 927	\$ 646	\$ -	\$ -	\$ -	\$ 7,533
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Replacement and Bed Enhancements	\$ -	\$ 675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675
Miscellaneous Common Area Services	\$ 455	\$ 635	\$ 570	\$ -	\$ -	\$ 1,760	\$ 385	\$ -	\$ 1,345	\$ -	\$ -	\$ -	\$ 5,150
Soccer/Ball Field Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 690	\$ -	\$ -	\$ -	\$ 690
Recreation Center													
Pool Maintenance	\$ 1,811	\$ 1,070	\$ 2,335	\$ 745	\$ 2,177	\$ 1,540	\$ 1,211	\$ 1,684	\$ 4,989	\$ 2,589	\$ -	\$ -	\$ 20,152
Pool Cleaning	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ -	\$ -	\$ 7,500
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ 525
Recreation Center Cleaning	\$ 1,455	\$ 1,100	\$ 1,409	\$ 1,150	\$ 1,050	\$ 1,368	\$ 1,100	\$ 1,317	\$ 1,000	\$ -	\$ -	\$ -	\$ 10,951
Recreation Center Repairs & Maintenance	\$ 730	\$ 565	\$ 185	\$ 160	\$ 235	\$ 585	\$ -	\$ 983	\$ 965	\$ -	\$ -	\$ -	\$ 4,408
Pest Control	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 78	\$ 78	\$ 78	\$ -	\$ -	\$ 738
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	\$ 36,549	\$ 35,995	\$ 36,711	\$ -	\$ -	\$ 358,963
Gate Repairs	\$ 487	\$ 627	\$ 486	\$ 1,840	\$ 1,376	\$ 240	\$ 5,647	\$ 1,869	\$ 535	\$ 806	\$ -	\$ -	\$ 13,913
Guard House Cleaning	\$ 250	\$ 200	\$ 250	\$ 200	\$ 200	\$ 250	\$ 200	\$ 200	\$ 250	\$ -	\$ -	\$ -	\$ 2,000
Guard House Repairs and Maintenance	\$ -	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ 485	\$ -	\$ 185	\$ -	\$ -	\$ 955
Gate Maintenance Agreement	\$ 60	\$ 30	\$ 30	\$ 30	\$ 30	\$ 788	\$ 30	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ 1,028
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	\$ 2,624	\$ 2,624	\$ 2,624	\$ -	\$ -	\$ 26,243
Total O&M Expenditures	\$ 76,876	\$ 77,977	\$ 95,103	\$ 88,226	\$ 80,692	\$ 93,471	\$ 83,134	\$ 88,181	\$ 92,317	\$ 88,695	\$ -	\$ -	\$ 864,671
Total Expenditures	\$ 148,161	\$ 87,429	\$ 106,188	\$ 97,378	\$ 91,453	\$ 102,149	\$ 94,621	\$ 101,165	\$ 106,971	\$ 106,991	\$ -	\$ -	\$ 1,042,506
Other Financing Uses													
Transfer Out - Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,696
Transfer Out - Capital Projects	\$ 15,000	\$ 26,000	\$ 109,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Total Other Financing Uses	\$ 15,000	\$ 26,000	\$ 109,000	\$ -	\$ -	\$ 59,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,696
Total Expenditures & Other Financing Uses	\$ 163,161	\$ 113,429	\$ 215,188	\$ 97,378	\$ 91,453	\$ 161,845	\$ 94,621	\$ 101,165	\$ 106,971	\$ 106,991	\$ -	\$ -	\$ 1,252,202
Net Change in Fund Balance	\$ (72,684)	\$ 63,628	\$ 946,639	\$ (70,972)	\$ (73,956)	\$ (85,615)	\$ (64,530)	\$ (88,088)	\$ (86,055)	\$ (103,405)	\$ -	\$ -	\$ 364,961

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
05/08/24	ACH	\$8,121.72	(\$162.43)	\$0.00	\$0.00	\$7,959.29	\$7,959.29	\$7,959.29
05/08/24	ACH	\$1,649.94	(\$33.00)	\$0.00	\$0.00	\$1,616.94	\$1,616.94	\$1,616.94
06/10/24	ACH	\$6,316.87	(\$126.33)	\$0.00	\$0.00	\$6,190.54	\$6,190.54	\$6,190.54
06/10/24	ACH	\$467.22	(\$9.35)	\$0.00	\$0.00	\$457.87	\$457.87	\$457.87
06/18/24	ACH	\$11,078.59	(\$221.57)	\$0.00	\$0.00	\$10,857.02	\$10,857.02	\$10,857.02
07/11/24	ACH	\$0.00	\$0.00	\$0.00	\$51.99	\$51.99	\$51.99	\$51.99
						\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00
TOTAL		\$ 1,562,917.67	\$ (29,747.34)	\$ (57,809.63)	\$ 1,463.91	\$ 1,476,824.61	\$ 1,476,824.61	\$ 1,476,824.61

101%	Net Percent Collected
0	Balance Remaining to Collect

SECTION 3



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington Community Development

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/12/24	1300	Remington Community Development	10-8	
	1301	Remington Blvd/Willow Glen	Patrol	
	1346	Remington Blvd / entrance school side	Traffic stop	
	1400	Knights bridge /South bridge	patrol	
	1430	Remington Blvd	Patrol	
	1500	Remington Blvd/Willow Glen	Patrol	
	1530	Knights bridge /South bridge	Patrol	
	1600	Remington Blvd /entrance school side	Patrol	
	1630	Remington Blvd/Willow Glen	Traffic Stop	
	1700	Remington Blvd	Patrol	
	1700		10-7	

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

Name: Raymond West

ID #: 898

Date: 08/12/24



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: ___Remington Community_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/16/24	1800	Remington Community	10-8	
	1830	Remington Blvd/ Community Center	Patrol	
	1900	Knightsbridge/ Community Center	Patrol	
	1930	Remington Blvd/ Community Center	Traffic stop	2 warning
	2000	Southbridge/ Community Center	Traffic Stop	1 Warning
	2030	Portchester/ Remington Blvd/ Community Center	Patrol	
	2100	Remington Blvd/ Community Center	Patrol	
	2130	Southbridge/ Community Center	Traffic Stop	1 warning
08/16/24	2200	Remington Blvd/ Community Center	patrol	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	9
Back-up		Felony		Written Warning		Written Warning	4	Schools/Library	
Self Initiated	2	Traffic		Verbal Warning		Verbal Warning		Businesses	8
Reports		Ordinance						Construction	

Name: ___Raymond West_____ ID #: ___898_____ Date: ___08/16/24_____

SECTION 4



Memorandum

To: Board of Supervisors

From: District Management

Date: August 27, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Remington Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: General Manager or Staff Site Inspections

Objective: CDD staff will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: CDD staff conduct bi-monthly inspections of CDD property

Standard: 100% of site visits were successfully completed

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____
Print Name: _____
Remington Community Development District

Date: _____

District Manager: _____
Print Name: _____
Remington Community Development District

Date: _____

SECTION 5

**BOARD OF SUPERVISORS MEETING DATES
REMINGTON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025**

The Board of Supervisors of the Remington Community Development District will hold their regular meetings for Fiscal Year 2025 on the 4th Tuesday of the month at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Blvd., Kissimmee, FL 34744 unless otherwise indicated as follows:

**October 22, 2024
November 26, 2024
December 17, 2024
January 28, 2025
February 25, 2025
March 25, 2025
April 22, 2025
May 27, 2025
June 24, 2025
July 22, 2025
August 26, 2025
September 23, 2025**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager