

***Remington
Community Development District***

Agenda

October 22, 2024

AGENDA

Remington

Community Development District

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

October 15, 2024

Board of Supervisors
Remington Community
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, October 22, 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 September 24, 2024, Board of Supervisors Meeting
6. Consideration of Resolution 2025-01 Amending the Fiscal Year 2024 Adopted Budget
7. Discussion of Amended Draft Parking Rules
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of OCSO Reports
 - D. Field Manager's Report
9. Supervisor's Requests
10. Next Meeting Date- November 26, 2024
11. Adjournment

MINUTES

**MINUTES OF MEETING
REMINGTON
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, **September 24, 2024** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

Kenneth Soukup <i>joined late</i>	Chairman
Pam Zaresk <i>via phone</i>	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
Rich Hunter	DSI Security Services
Jill	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order at 6:00 p.m. and called the roll. Mr. Brown, Mr. Jaisingh and Mr. Mehrlich were present in person, Ms. Zaresk was present by phone and Mr. Soukup was not present at roll call.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: We have no modifications to the agenda at this time.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Mr. Showe: We can take a report from DSI.

Mr. Hunter: Good evening! Mr. Rich Hunter with DSI. We had 1,222 reports written over the last 30 days. Of those, 362 reports were written for 114 Westmoreland Circle, but no traffic violations were issued. Four tows were attempted and no tows were completed. They will be moved another time. At the Partin Settlement Road gate, last month, we had 7,929 guests and 3,149 residents. At the E. Lakeshore Boulevard gate had 6,122 residents and 1,213 guests. Are there any questions?

Mr. Mehrlich: I would like to get a job scope that Jason and the security company puts together, as far as specifically, what an individual is supposed to do. For example, what a gate guard is supposed to do. We can't leave things to discretion, because it gets blurred. They need to know that we're supposed to drive up to a gate and we're supposed to ask whatever we're supposed to ask a guard and then they're supposed to be flagged through. If there's an "X" number of people that are backing up, we can open the gate and then have people flow through. There needs to be a certain number of cars. We need to talk about what happens when an individual drives up to the resident gate, because what's happening now in some instances, is isolated. The guards are not sleeping now, so we're beyond that, but they are just opening the gate. When that happened, I drove around and came back and politely asked the gentleman that was manning the gate, "*Why did you open the gate for me?*" I don't know exactly what he said, but the implication was that he was told that's what he was supposed to do, because they can't stop anybody from entering. Well, that's not how our gate system works. The way it works is if somebody does pull up to that gate, they need to be informed that they have to go through the other gate and as a courtesy, the guard would open the gate for them. But if you just let them drive through, it's just going to encourage everybody to go through that gate. We need to have a piece of paper that outlines exactly what they're supposed to do, so they know how that's how it's supposed to be handled.

Mr. Showe: They have Post Orders that outline exactly what the guards are supposed to do from start to finish.

Mr. Mehrlich: Could I get a copy of that?

Mr. Showe: Yeah.

Mr. Hunter: As far as discretion, that is something we can talk about.

Ms. Jill: What I told them, is that once the cars backup to the school, to let two, sometimes three cars through, so the line doesn't get backed up too much. Now it's been backed up a little bit more, because I have told them that they need to be a little bit more forceful about looking for a

sticker on the car that is on that resident side and if it's not working, then they need to give the CDD a call. I gave them the number. That way they can come and get the correct sticker. But if they're saying, "*Oh, well, one side works and the other side doesn't,*" that's the beginning of the sticker not working and they have to get a new one.

Mr. Mehrlich: Yeah. I think...

Ms. Jill: The gentleman that you're speaking of the other night, was giving the regular guard a break and you threw him off guard. He's not really good with words and I apologize for that.

Mr. Mehrlich: That's fine.

Ms. Jill: He knows better than that. But he said he had seen you before and knew you lived here.

Mr. Mehrlich: Yeah, but his response was wrong.

Ms. Jill: I agree.

Mr. Mehrlich: So, I called Bill and I guess Bill was in the process of leaving, so I didn't get any response. I was concerned about that, but in retrospect, our gate is so weak and the system is so flawed, that we have to follow that protocol. If we don't, people will just drive through that gate that they automatically open and let you fly through. That's what I would do.

Mr. Hunter: We'll get with Jason as far as the Post Orders.

Mr. Mehrlich: Yeah, but as far as the other side, when it starts to get a line, I personally have no issue with just letting the people go, because you can't keep everybody out. The guy was awake, too, so that's a good thing. That's my only comment.

Mr. Hunter: Okay.

Mr. Mehrlich: If something is written down, I would like to have something. So, if I pull back up to the gate, I can point to line four.

Mr. Showe: Yeah, we can provide you with the Post Orders. We'll send them to the entire Board.

Mr. Mehrlich: Okay. Thank you.

Ms. Zaresk: Can I ask a question?

Mr. Showe: Sure.

Ms. Zaresk: What is the status of the light bar?

Mr. Scheerer: It's on the car.

Mr. Showe: The lights are on and working.

Ms. Zaresk: My apologies for asking, because I was away for a week and then in the hospital, so I haven't been able to see it firsthand, but I thought I'd ask. Thank you.

Mr. Showe: Yep. Absolutely.

Mr. Jaisingh: Is this a roof mounted light or is it inside of the windshield?

Mr. Showe: It is mounted on the roof. Are there any other questions for security? Hearing none,

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We can go to audience comments. Please state your name and address.

Resident (Wisler Cime, 2658 Willow Glen Circle): I've been living here for nine years, but this is my first meeting.

Mr. Showe: Perfect. Well, welcome.

FIFTH ORDER OF BUSINESS

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

Mr. Showe: We have the approval of minutes of the August 27, 2024 meeting., which were included as part of your agenda. We can take any corrections or changes at this time or a motion to approve as presented.

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

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

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of Parking

Mr. Showe: The next item is your Attorney Report. He is on his way, so he asked if we could push his report to a little later, so that he can be here to present that to you in person.

B. Engineer

Mr. Showe: Next is the District Engineer's Report.

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

Mr. Brown: We're not going to have any flooding this weekend, are we?

Mr. Scheerer: We've cleaned enough drains on Remington Boulevard in the last three months, so I hope not.

Mr. Glasscock: Well, the last one we did surprisingly well, so I would say no.

Mr. Scheerer: I will be working, so if anybody has a problem during the infinity storm, call me and I'll be around.

Mr. Mehrlich: They closed schools, I think on Thursday.

Mr. Scheerer: Osceola and Orange Counties did. Brevard County hasn't.

Mr. Jaisingh: Osceola County is closed on Thursday. Friday, I think is just a regular day off for the kids.

Mr. Showe: Yeah.

Mr. Glasscock: When Hurricane Charlie hit, it was a wet year.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: The next item that we have, is the approval of your Check Register. In your General Fund, we have Checks #7396 through #7421 and August payroll, for a grand total of \$148,786.05. We have the summary of invoices that follow the Check Register. Alan and I can answer any questions on take a motion to approve.

Mr. Soukup: Are there any questions on the invoices? If not, we need a motion for approval.

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the August 17, 2024 through September 14, 2024 Check Register in the amount of \$148,786.05 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Next is your Balance Sheet and Income Statement. This does not require any action from the Board. These are through August 31st. They are definitely not audited. Budget to actuals are right on track and you are 100% collected on your assessments. So, you are in good shape on all of that.

iii. Presentation of OCSO Reports

Mr. Showe: We included all of the reports from the Osceola County Sheriff's Office.

D. Field Manager's Report

Mr. Showe: With that, we can Alan can go through his Field Manager's Report.

Mr. Scheerer: I just have a couple of things really quick. Security mentioned to me today, that somebody shattered the door and window on the Partin Settlement Road gatehouse. I'm not sure if somebody threw something at it. I went through some of the footage already and I'm going to look for the rest of it, to see if we can figure that out. I'll have somebody here look at it tomorrow, to make sure that it's safe and figure out what we need to do to get it repaired. The Amenity Center cameras are working fine. Filters were replaced. There is a small hole in the wall right across from the elevator, for some reason. We'll look at the cameras to see if we can figure out which kid did that. The swimming pool is in good shape. The emergency phone cameras are working. The lifts are working. The gates are in pretty good shape. I know that there have been some questions regarding a barcode scanner at the Partin Settlement Road gate. ACT/Guardian Access was out here yesterday. They spent several hours out here and took the auto lock schedule off. If you don't know the auto lock, we have the gates locked from 6:00 a.m. to 6:00 p.m. So, when they come out during the day, we have to take that schedule off in order for them to test the barcode scanner. He said that he closed down the visitor lane and had all of the cars coming through the resident lane. Anybody that had a barcode, it worked properly. It closed the gate when they went through and opened the gate when they came up. He has a couple of test barcodes as well, that we leave for them, so they can test that. He also told me that residents self stick these barcodes to their vehicles and when they get them initially, there is a set of instructions. If they put them in the wrong spot, maybe it doesn't read because we have such a tight window at the Partin Settlement Road gate, compared to the E. Lakeshore Boulevard gate, but he did tell me that for all intents and purposes, the barcode scanner was working fine. He also said that if problems continue like that and we would like for them to come out after hours and just watch that gate lane, they would be happy to do that for us. So, we'll keep an eye on that. If that comes up, we'll be happy to have them come out at 7:00 p.m. to monitor the barcodes that are coming into the Partin Settlement Road gate and see if there are some small things that we aren't picking up during the day.

Mr. Showe: Certainly, if you know about it or you experience it, please let us know, because sometimes it may take us a day or two before we get the information from people calling in or from the guards.

Mr. Scheerer: Right.

Mr. Showe: All that time delays us getting it repaired or trying to get it adjusted.

Mr. Mehrlich: I used a clicker, which works from 100 yards away.

Mr. Scheerer: I almost wish we could go back to them. So, anyway, he also says that the reflectivity may be a little brighter on this side, as opposed to E. Lakeshore Boulevard. If it's not 100% on the sticker, it may not pick up over there as opposed to over here. Obviously, they are not 100% perfect. It happens from time to time and I know that we talked to security and asked them on numerous occasions, to please let us know if the barcode scanner at either gate is not working and we'll continue that request as well. The lakes are all in good shape. We do have an agreement with Applied Aquatic after this for consideration. The landscaping is in good shape. Irrigation repairs are ongoing. The fitness equipment has been inspected. Obviously, we're waiting for some follow up on the agreement for the E. Lakeshore Boulevard gate, for the power with the easement, so we'll figure that out. A crossbar was knocked off the backstop at the baseball field. We put it back on. We went through all of the neighborhood sign lights and did some wiring work, to make sure that all of those were all working. I think we still have one left at Strathmore. Once all the power is restored to the E. Lakeshore Boulevard entrance, we'll have to go through all of those lights as well. We had a couple signs that were knocked down in the community, some informational signs, such as yield, pedestrian crossing signs. We had those reinstalled and then straightened. We had the flag replacement at both entrances.

Mr. Brown: I saw yesterday that we need a new net.

Mr. Scheerer: We're removing all of the nets from the basketball court. Far too many people were having fun.

Mr. Brown: Can you look at the 40-year-old agreement with the golf course, to see if there's a level of service that they're supposed to maintain? I keep getting calls. I looked at it a long time ago and I couldn't remember if there was.

Mr. Scheerer: It's in my folder.

Mr. Mehrlich: Are you talking about the outside edges of their property?

Mr. Brown: Yeah, on the edge of the ponds.

Mr. Scheerer: They are not stream trimming the pond edges. So, on our side that we maintain, we're stream trimming all the way to the water's edge. They just sprayed some aquatic herbicide around the edge recently. You can see it's brown. I did check into that. It shouldn't create an erosion problem, but it would be nice for them to do. It's a labor thing.

Mr. Mehrlich: There is an erosion problem.

Mr. Scheerer: Well, we have it, but I don't think it's from that.

Mr. Brown: Yeah. I just don't know if that agreement says that's what they're supposed to do or not, but they've stopped doing it. I'm getting calls about crappy old ponds on the golf course.

Mr. Mehrlich: From golfers?

Mr. Brown: From residents.

Mr. Soukup: Okay.

Mr. Showe: That's all we have, so we can go back to the Attorney's Report.

- **Attorney - Discussion of Parking** (*Item 6Ai*)

Mr. Scott: I apologize for being late. I did want to follow up our discussion about the parking situation. I spent some more time in analysis of the trends and what happened, since our last meeting. I think we had some pretty good examples of where our weaknesses are. So, I sent two things to the Board. One was a specific printout sheet on 114 Westmoreland Circle. The other was from the 22nd, when it seemed like all sorts of things were happening. But I think Westmoreland shows the problem. So, we have a situation where people just call in. I haven't completely figured out what that means, but generally, they leave a message on the answering machine saying, *"Hey, I'm going to have a car on the street."* Of course, with that, we can't track whether they're entitled to do that, what car it is and whose car it is. It's much different from using the online system that Jason had set up. For instance, in the online system, I think yesterday, someone who went online and provided the information, you were able to determine that person was a resident.

Mr. Showe: Yeah. The driver's license that they provided, had a Remington address on it, so they were not eligible for parking on the street.

Mr. Clark: So, that was denied. But in the system that we have with call-ins, you don't have the capacity to do that. Particularly with 114 Westmoreland Circle, through a 20-day period, there were 13 call-ins for cars parked on the street and lo and behold, this morning, Jason said that there

was another one. So, that's 14, but our rule limits them to seven in a monthly period and limits it to guests. I also had asked security a while back, if any of this information in the reports can be organized in a spreadsheet, if you can you take an address and plug it in and get an Activity Report or take a license plate number and plug it in and say, *"Okay, well, this vehicle has been parked at different places on the street within the community, 10 times in the last month."* Is there the ability for people to call in, if there's a repeating pattern, of someone calling in the same car? Some of that's being done. I think there's an address on a corner wall, that has a lot of call-ins.

Mr. Showe: It's 202.

Mr. Clark: 209 is the big activity. There's an address on Lucas Lakes Lane that has repeated activity. There's an address on Farrington Lane and I think a couple more. There are probably half a dozen houses, that are generating all of this activity. Until we can find a technology solution that works, it's just not going to solve that problem. There is no way to enforce it. I noted also on the 22nd, for an address on Cornwall Court, the security notation was that they seemed to be manipulating their cars, as they had two cars in the street. There were other instances in the reports, of some people who call in so much, that when security goes by and sees a car parked there, they say, *"Let me get back to the guard shack and see if they called it in."* They just become desensitized to it, I think, because it's happening so much. I asked Jason about the technology solution. I know you're looking for some things. It's kind of a specific problem.

Mr. Showe: Everything that I found seems to be too much or too little. What I'm finding is more of like these giant apartment complexes, where you pay fines. It's a little more complex than what I think we need. If I were to make a suggestion, as we talked about in the past, if we could adjust the rules to make them only submit those requests through the online system, I think it would provide us at least a little bit more tracking and they would have to at least provide some proof that the car on the road was a visitor.

Mr. Mehrlich: The online system is for extended parking, though, right?

Mr. Showe: If we change the rules to make all requests submitted online, I think that helps.

Mr. Clark: I think we should, if that's feasible, but you're going to get an outcry, because people are used to doing it on the fly, where somebody comes over or maybe it's their own car and they just call up and say, *"Hey, I have a car parked in the street."*

Mr. Mehrlich: But everybody calls. Everybody's connected to web and everybody does it now. So, I don't have sympathy. It would be a pain in the butt for me as well, but I'd rather follow the rules.

Mr. Soukup: We can change the message.

Mr. Showe: Well, I think we have to change the rules to require requesting it through the online portal, if I'm correct.

Mr. Clark: What our rule says, is that people in certain circumstances, don't have to do that for the extended overnight parking. I think if the Board wants to do that, you can say that everybody has to do that and this is going to be the only way that they can have a car parked in the street. That's one of the things I want to know, because there seems to be repeated license plate numbers and it seems like we're giving them warnings and then they come back and then we're giving them another warning. That may not be true. I didn't spend the time actually going through and tracking them, but if we have a way to track them, you can give the roving patrol something to look at it and say, *"Pull up this license number and if this person already has a sticker and received a warning, tow the car."*

Mr. Mehrlich: Well, my comment is, even though we see that they are there all of the time, it seems like they should inspect 114 Westmoreland Circle. I know that they're there a lot, regardless of that. Just the other night, a pickup truck was on the street. They had two cars on the street all night. I know that it takes a number of hours, but as much and as hard as we watch that, they still do it. They just repeat it. It's like you can't take your finger off the pulse there, because if we stopped driving by there as much as we did, they'd have four cars on the street every day. It's crazy. So, if you counted that many that are in violation, there's dozens more that just didn't get acknowledged.

Mr. Showe: Sure.

Mr. Brown: What kind of phone line do we have at the guard shacks?

Mr. Scheerer: A standard Century Link phone line.

Mr. Mehrlich: A 1962 answering system.

Mr. Brown: I just wonder if we have an IP phone in there, if we could set up a phone line through AI and just take a database of the tag numbers and people that called them in, instead of leaving a message. Just break their information into a database.

Mr. Showe: It's something that we could look at. I'm not aware of anything like that.

Mr. Scheerer: Its beyond me. We can look into it for sure. The problem with a lot of that stuff though, too, is if you lose your power, you lose your phone.

Mr. Soukup: Sure.

Mr. Scheerer: Because right now, we have a landline, so when the power goes out, at least we still have a phone, unless there's a Century Link issue and then it's their problem. But still, when the Internet goes out, you have no phone.

Mr. Jaisingh: I'm with the online request, as well as when they call the landline, we leave a message that they now are to refer to the website.

Mr. Showe: Well, I think if we're going to roll that out, in the interest of caution, what I would do, is to go through the rulemaking process, which is going to be at least 60 to 90 days. But in that time, whenever we set that rulemaking hearing, I think we need to set at least a month out from that to go, *"Okay, this is when we're going hardcore on the system."*

Mr. Jaisingh: Right.

Mr. Showe: I think we even need to probably send little postcards out to everybody or something, to really explain it, because there are folks in here that I know, if we don't do that outreach, they won't know what to do and I'm sure even with that outreach, we are going to have cars that are going to get towed, unintentionally. Somebody's going to call in, not knowing what to do.

Mr. Mehrlich: What do we do with commercial vehicles that are here, like a maid or a plumber or HVAC tech?

Mr. Showe: Well, I think security typically will look at any of those people that look like they're working on the house.

Mr. Scheerer: I don't think we track those.

Ms. Jill: I keep an eye out. Now, there are some that are workers that don't have marked vehicles. Because the way I look at it, the vehicles are marked for the pool guys, the lawn care people, pool maintenance and plumbers. But sometimes I just sit and watch and then you see them with wheel barrels or whatever. If I see that they're physically working. I'm not going to violate them, because they're doing a service for somebody. I don't care what address it is, as long as they're doing a service there, I'm not going to violate it.

Mr. Scheerer: Make sure 114 Westmoreland Circle doesn't come home with a plumbers vehicle.

Mr. Clark: If tonight you told me, “*Yes, let's go forward,*” then the quickest we would get to a rule hearing, would be the November meeting.

Mr. Showe: We can move that November meeting up.

Mr. Clark: If you tell me to go, I can do the ads.

Mr. Showe: Okay, well, if that's the case, then we can bring a draft back.

Mr. Clark: I can bring back language and we'll have a meeting to tweak it. But if we did that, then perhaps you could set the rulemaking hearing for January 1st.

Mr. Showe: I'd almost say January 3rd or 4th.

Mr. Clark: January 1 is kind of doomed to failure.

Mr. Scheerer: I won't be here.

Mr. Clark: So let me put something together, if the Board approves me to by motion.

Mr. Showe: I think the motion would be to direct staff to advertise a rulemaking hearing and let District Counsel draft up those rule documents. We'll bring those back in October for you. That way you have between October and November to edit those rules.

Mr. Jaisingh MOVED to direct staff to advertise for a rulemaking hearing and draft the rule documents and Mr. Mehrlich seconded the motion.

Mr. Scheerer: We'll work on some sort of language to give to the various HOAs as well.

On VOICE VOTE with all in favor directing staff to advertise for a rulemaking hearing and drafting the rule documents was approved.

Mr. Showe: Perfect. Alan and I will work on it. I think we'll need a full campaign almost, to really get the word out.

Mr. Scheerer: Yeah.

Mr. Showe: We also need to build out that online portal a little bit. I think there's some information in there that probably needs to be added. What we talked to DSI about, is that that we can take that information when they submit it and put it onto a Google sheet, which then will help. I think the guards, at least prior, that they could access that Google sheet and then they could track how many times a car called in.

Mr. Jaisingh: Right.

Mr. Showe: So, it will provide more tracking for everybody and hopefully that will help.

Mr. Mehrlich: I know it's probably kind of an unwritten rule, but is there a free park on like Christmas Day or Thanksgiving day?

Mr. Showe: No, but we typically do that on Halloween.

Mr. Brown: We have in the past, during the month.

Mr. Mehrlich: I was just wondering, so it could be addressed, while we're addressing things.

Mr. Showe: We could certainly build some flexibility into the rules.

Mr. Jaisingh: Right. I think for the holidays, definitely we should give a little slack.

Mr. Showe: Yeah.

Mr. Clark: So, before I leave the topic, we talked also, in our past meeting about semi-trucks being parked. In these last couple days, there has been a trailer with materials that was just left sitting there. I think our rule currently as it sits, does not require us to give notice for semi-trucks, large commercial vehicles and things like that. So, if we have those situations again, we just need to call the guards.

Ms. Jill: Usually most of those get towed.

Mr. Showe: They don't need a warning.

Mr. Scheerer: Just call the tow truck. That's what District Counsel is saying. They don't need a sticker. Just tow them.

Mr. Mehrlich: Except the private property at the golf course, I'm sure.

Mr. Scheerer: Yeah.

Ms. Jill: CDD property.

Mr. Clark: Are there any questions or further discussion on that?

Mr. Showe: I was just going to ask you about the agreement with the county.

Mr. Clark: I approved the agreement. I told them that we had approved their language. It's been signed, but there's a disconnect between them and their attorney. We've done what we needed to do.

Mr. Soukup: Okay.

Mr. Scheerer: Because I'll need 30 to 60 days to get the boring work done and all of the re-wires, before the end of the year.

Mr. Brown: On your online thing, can you also bring back to us what the security on that is? Because I don't want to be a party to releasing a ton of people's driver's licenses to the Internet somehow.

Mr. Showe: Technically, anything that gets submitted there is public record.

Mr. Clark: Driver's licenses we can secure.

Mr. Showe: Okay. What about vehicle registrations?

Mr. Clark: No, they're not the same as driver's licenses. Driver's licenses are subject to the Federal Privacy Act.

Mr. Showe: Right. So, we'll have to make a note in regards to that.

Mr. Soukup: Are there any other questions?

Mr. Mehrlich: Thank you for that.

Mr. Scheerer: Jill, did you have a question?

Ms. Jill: I was trying to find the email that comes through with driver's licenses. You have to approve that before I see that. Is that correct?

Mr. Showe: No. When they input it, it comes directly to you and me and saying that.

Ms. Jill: Okay. Because there are only two houses in this whole place.

Mr. Showe: Well, what we're looking at, is to go to that permanently as opposed to calling in.

Mr. Scheerer: Guard houses won't be used anymore from visitor call-ins. You'll have to just review the address and like Jason said, if it's an address that's here in the community, if it's not a visitor, they can't park on the street.

Mr. Mehrlich: Are you going to be approving those first?

Mr. Showe: No, I may not be able to, if those are coming in at 2:00 a.m. or 3:00 a.m.

Mr. Mehrlich: You approve them the next day, correct, hopefully?

Mr. Scheerer: Well, hopefully you've already addressed it.

Mr. Showe: Yeah.

Mr. Clark: I think we can go backwards, if it's something that's non-compliant. Even though they're not coming to park, we could issue a violation and it becomes part of the record.

Mr. Showe: Yeah.

Mr. Soukup: Okay. Anything else?

Mr. Clark: That's it.

i. Consideration of 2024/2025 Applied Aquatic Renewal

Mr. Soukup: Alright. That brings us to consideration of 2024/2025 Applied Aquatic renewal.

Mr. Scheerer: So, this is the renewal for Applied Aquatic, for all of the ponds that they maintain within the community. There are 15 total ponds. Everything is under one agreement. I can answer any questions that you might have. It will go from October 1st of this year to September 30th of next year.

Mr. Showe: It is actually less than we would have covered financially on there. We're happy with their services.

Mr. Scheerer: Yes.

Mr. Mehrlich: What do they say about our ponds? Do they say our ponds are fine.

Mr. Scheerer: They don't have a whole lot of issues. Sometimes our ponds are more predicated on what's going on with the weather. It's not that they're ugly ponds. Obviously, it would be nice if the pond banks were all stream trimmed and looked as good as our side. But that also creates a problem, too, when all those grass clipping get into the pond, as it creates algae blooms and it's more chemical for them. But overall, I think the ponds are in great shape. We do a periodic drive on the golf cart on all of the stormwater ponds, to double check them. So far, so good.

Mr. Mehrlich: Yeah.

Mr. Scheerer: We they don't have any issues and they're actually very responsive. They also do submersive vegetation, so if we should never get this nasty weed in here called hydrilla, they'll go ahead and take care of it as part of that agreement.

On MOTION by Mr. Jaisingh seconded by Mr. Brown with all in favor the Applied Aquatic Renewal for 2024/2025 was approved.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Jaisingh: I have one. Alan, in regards to the shrubs and the entryways, were you able to get together with Down to Earth, to try to figure out our cost, being that we're not going with this big giant?

Mr. Scheerer: We haven't designed anything yet. We're going to put that design together and we'll bring those designs back so you can see what they look like.

Mr. Jaisingh: Okay.

Mr. Scheerer: I'm sure we're going to have more than enough money to do most, if not all of entrances within Knightsbridge. Obviously, we can move into E. Lakeshore at some point, as well as Partin Settlement, once they're done messing up the road. I have nothing for you right now, but it's in the works.

Mr. Jaisingh: Okay.

Mr. Scheerer: If you have something that you would like to see, I'm looking for volunteers from the Board for Landscape Committees. If you want to be part of that, let me know and we'll hook you up.

Mr. Jaisingh: Okay.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: Thank you for all that you do.

Mr. Soukup: Mr. Brown?

Mr. Brown: I have a question. If there is a level of service in there and they're not meeting it and don't seem to want to meet it, is that something that we could assess them for and do it ourselves with that assessment?

Mr. Scheerer: Well, I believe we have the right to access the ponds and in the event there's negligence, I have the agreement and I've been going through it and I haven't seen anything that I have found in the agreement yet, that says they have to maintain and stream trim and do all of this stuff around the pond. There are a couple different agreements in here. This particular one is obviously the golf course agreement dated February 15, 1995. Can we do it? Sure. Can we assess them for it? I have no idea.

Mr. Mehrlich: Is it a particular pond?

Mr. Brown: There are probably four of them.

Mr. Soukup: Anything else?

Mr. Brown: No, that's it.

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: Nothing. Thank you.

Mr. Soukup: Okay.

Mr. Scheerer: Feel better.

Ms. Zaresk: Thanks.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – October 22, 2024

Mr. Soukup: Our next meeting is scheduled for October 22, 2024.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT APPROVING AN AMENDEDMENT TO THE GENERAL FUND BUDGET FOR FISCAL YEAR 2024 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution 2023-04 the Remington Community Development District Board of Supervisors (the “Board”) adopted a General Fund Budget for Fiscal Year 2024; and

WHEREAS, the Board desires to amend the budgeted revenues and expenditures approved for Fiscal Year 2024.

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

1. The General Fund Budget for Fiscal Year 2024 is hereby amended and restated as set forth on the Fiscal Year 2024 Budget attached hereto as “**Exhibit A**”.
2. This Resolution shall take effect immediately upon adoption and be reflected in the monthly and Fiscal Year End 9/30/2024 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED THIS 22nd DAY OF OCTOBER, 2024.

ATTEST:

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

Secretary

By:_____

Its:_____

Remington
Community Development District

Amended Budget
FY 2024



Table of Contents

1-2 General Fund

3 Capital Projects Fund

Remington
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2024	Increase / (Decrease)	Amended Budget FY2024	Projected Thru 9/30/24
Revenues				
Maintenance Assessment	\$ 1,468,418	\$ 8,407	\$ 1,476,825	\$ 1,476,825
Miscellaneous Income	\$ 5,000	\$ 116,772	\$ 121,772	\$ 121,772
Interest Income	\$ 1,000	\$ 23,107	\$ 24,107	\$ 24,107
Carryforward	\$ -	\$ 80,036	\$ 80,036	\$ 438,692
Total Revenues	\$ 1,474,418	\$ 228,322	\$ 1,702,740	\$ 2,061,396

Expenditures

Administrative:

Supervisor Fees	\$ 12,000	\$ -	\$ 12,000	\$ 11,800
FICA Expense	\$ 918	\$ -	\$ 918	\$ 826
Engineer	\$ 15,000	\$ (6,895)	\$ 8,105	\$ 8,105
Attorney	\$ 27,500	\$ 5,588	\$ 33,088	\$ 33,088
Annual Audit	\$ 3,250	\$ (50)	\$ 3,200	\$ 3,200
Assessment Administration	\$ 5,300	\$ -	\$ 5,300	\$ 5,300
Property Appraiser Fee	\$ 1,000	\$ (285)	\$ 715	\$ 715
Management Fees	\$ 78,619	\$ (0)	\$ 78,619	\$ 78,619
Information Technology	\$ 1,590	\$ -	\$ 1,590	\$ 1,590
Website Maintenance	\$ 1,060	\$ -	\$ 1,060	\$ 1,060
Telephone	\$ 80	\$ (80)	\$ -	\$ -
Postage	\$ 900	\$ 2,210	\$ 3,110	\$ 3,110
Insurance	\$ 58,125	\$ (2,923)	\$ 55,202	\$ 55,202
Printing & Binding	\$ 1,000	\$ (696)	\$ 304	\$ 304
Newsletter	\$ 3,500	\$ (2,800)	\$ 700	\$ 700
Legal Advertising	\$ 2,300	\$ -	\$ 2,300	\$ 2,177
Office Supplies	\$ 200	\$ (184)	\$ 16	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 175	\$ 175
Administrative Contingency	\$ 1,500	\$ 380	\$ 1,880	\$ 1,880
Total Administrative	\$ 214,017	\$ (5,735)	\$ 208,282	\$ 207,867

Operations & Maintenance:

Environmental

Lake Maintenance	\$ 18,200	\$ (1,653)	\$ 16,547	\$ 16,547
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Utilities

Kissimmee Utility Authority	\$ 10,560	\$ (3,305)	\$ 7,255	\$ 7,255
Toho Water Authority	\$ 45,000	\$ 30,774	\$ 75,774	\$ 75,774
Orlando Utilities Commission	\$ 21,120	\$ (1,393)	\$ 19,727	\$ 19,727
CenturyLink	\$ 8,030	\$ (1,341)	\$ 6,689	\$ 6,689
Spectrum	\$ 5,775	\$ (840)	\$ 4,935	\$ 4,935

Roadways

Street Sweeping	\$ 36,000	\$ (6,000)	\$ 30,000	\$ 30,000
Drainage	\$ 7,000	\$ 10,000	\$ 17,000	\$ 13,921
Signage	\$ 5,000	\$ 4,875	\$ 9,875	\$ 9,875
Roadway Repairs	\$ -	\$ 2,440	\$ 2,440	\$ 2,440

Remington
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2024	Increase / (Decrease)	Amended Budget FY2024	Projected Thru 9/30/24
Common Area		\$	-	
Landscaping	\$ 314,118	\$ (5,958)	\$ 308,160	\$ 308,160
Feature Lighting	\$ 6,000	\$ -	\$ 6,000	\$ 1,880
Irrigation	\$ 10,500	\$ -	\$ 10,500	\$ 8,457
Trash Receptacles & Benches	\$ 1,000	\$ (1,000)	\$ -	\$ -
Plant Replacement & Bed Enhancements	\$ 9,500	\$ -	\$ 9,500	\$ 675
Miscellaneous Common Area Services	\$ 10,500	\$ -	\$ 10,500	\$ 6,660
Soccer/Ball Field Maintenance	\$ 4,000	\$ -	\$ 4,000	\$ 690
Recreation Center				
Pool Maintenance	\$ 20,000	\$ 5,766	\$ 25,766	\$ 25,766
Pool Cleaning	\$ 8,400	\$ 600	\$ 9,000	\$ 9,000
Pool Permits	\$ 550	\$ -	\$ 550	\$ 525
Recreation Center Cleaning	\$ 16,695	\$ (2,135)	\$ 14,560	\$ 14,560
Recreation Center Repairs & Maintenance	\$ 8,000	\$ -	\$ 8,000	\$ 4,408
Pest Control	\$ 900	\$ -	\$ 900	\$ 894
Security				
Recreation Center Access	\$ 5,000	\$ 230	\$ 5,230	\$ 5,230
Security Guard	\$ 412,714	\$ 19,404	\$ 432,118	\$ 432,118
Gate Repairs	\$ 15,050	\$ 5,027	\$ 20,077	\$ 20,077
Guard House Cleaning	\$ 3,600	\$ (950)	\$ 2,650	\$ 2,650
Guard House Repairs & Maintenance	\$ 3,500	\$ -	\$ 3,500	\$ 3,500
Gate Maintenance Agreement	\$ 2,500	\$ -	\$ 2,500	\$ 1,388
Other				
Contingency	\$ 10,000	\$ 1,417	\$ 11,417	\$ 11,417
Field Management Services	\$ 31,492	\$ (0)	\$ 31,492	\$ 31,492
Total Operations & Maintenance	\$ 1,050,705	\$ 55,957	\$ 1,106,662	\$ 1,076,710
Total Expenditures	\$ 1,264,722	\$ 50,222	\$ 1,314,944	\$ 1,284,577
Other Financing Uses				
Transfer Out - Pavement Management	\$ 59,696	\$ 23,100	\$ 82,796	\$ 82,796
Transfer Out - Capital Projects	\$ 150,000	\$ 155,000	\$ 305,000	\$ 305,000
Total Other Financing Uses	\$ 209,696	\$ 178,100	\$ 387,796	\$ 387,796
Total Expenditures & Other Financing Uses	\$ 1,474,418	\$ 228,322	\$ 1,702,740	\$ 1,672,373
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ -	\$ 389,023

Remington
Community Development District
Amended Budget
Capital Projects

Description	Adopted Budget FY2024	Increase / (Decrease)	Amended Budget FY2024	Projected Thru 9/30/24
Revenues				
Carryforward Surplus	\$ 26,550	\$ (25,981)	\$ 569	\$ 569
Transfer In	\$ 150,000	\$ 178,100	\$ 328,100	\$ 328,100
Interest Income	\$ 50	\$ (48)	\$ 2	\$ 2
Total Revenues	\$ 176,600	\$ 152,071	\$ 328,671	\$ 328,671
Expenditures				
Capital Outlay - Fitness Equipment	\$ 10,000	\$ -	\$ 10,000	\$ 4,599
Capital Outlay - Pressure Washing	\$ 20,000	\$ 8,900	\$ 28,900	\$ 28,900
Capital Outlay - Landscape	\$ 15,000	\$ -	\$ 15,000	\$ 12,400
Capital Outlay - Sidewalk/Road Improvement	\$ 95,000	\$ 20,000	\$ 115,000	\$ 115,000
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ 11,000	\$ 8,160
Capital Outlay - Street Tree Trimming	\$ 25,000	\$ 410	\$ 25,410	\$ 25,410
Contingency	\$ 600	\$ (127)	\$ 473	\$ 473
Total Expenditures	\$ 176,600	\$ 29,183	\$ 205,783	\$ 194,942
Excess Revenues/(Expenditures)	\$ -	\$ 122,888	\$ 122,888	\$ 133,729

SECTION VII

CHAPTER IV:

STREET PARKING ENFORCEMENT POLICIES AND PROCEDURES

4.1 General.

(1) The Remington Community Development District (the “District”) has adopted a policy restricting parking of Vehicles on District roads within the Community. For purposes of these policies and procedures, the definition of a vehicle (“Vehicle”) means an automobile, a pick-up truck, or a motorcycle, and expressly excludes boats, commercial vehicles, any truck larger than a pick-up, recreational vehicles (sometimes referred to as “RVs” or motorhomes), lawn maintenance trailers, rental trailers, and all trailers attached to a Vehicle. **No boat, commercial vehicle, truck larger than a pick-up, recreational vehicle, lawn maintenance trailer, rental trailer, or any trailers attached to a Vehicle shall be parked on any District road within the Community without prior written approval of the District. Any boat, commercial vehicle, except for commercial service vehicles while they are providing actual services to a property within the District, truck larger than a pick-up, recreational vehicle, lawn maintenance trailer, rental trailer, or any trailers attached to a Vehicle shall be parked on a District road without such prior approval shall be removed at the owner’s expense without notice. The foregoing shall not prevent residents from temporarily positioning a boat or recreational vehicle on the street for purposes of cleaning, loading and unloading. Such temporary positioning shall require that the boat or recreational vehicle be attended by persons at all times and that it should not be so positioned in excess of one hour.**

(2) The adoption by the District of Resolution 2006-02 and subsequent resolutions amending or modifying 2006-02 allow the District to place warning stickers on Vehicles deemed illegally parked and to have those Vehicles towed at the owner’s expense from the streets within the District.

(3) The District has hired a Security Provider that has been charged with the enforcement of the parking restrictions adopted in Resolution 2006-02 as amended. The Security Provider will provide a roving patrol during those hours designated by the District to enforce all parking restrictions. This is to include: placing a warning sticker on the offending Vehicle and logging all Vehicle information, to include make, model, color, location and tag number. The Security provider is also allowed to have a Vehicle towed at the owner’s expenses that are in violation of the District’s parking restrictions.

- (4) The security officers are to observe and report hazardous conditions such as missing traffic signs and street markings that need to be painted.
- (5) Security officers shall investigate and answer any complaints regarding contested parking citations, determining their validity and routing them appropriately.
- (6) Security officers should report any suspicious activity and/or personnel to the appropriate authorities.
- (7) Security officers will be responsible for assisting the recreation center and/or entry gate security guards when needed.
- (8) Security officers will be required to keep a log, which documents all illegally parked Vehicles and will document all violations with a digital photograph.
- (9) Any Vehicle bearing an out-of-state tag or an out-of-county tag should be monitored. If a Vehicles bearing this type of tag proves to be that of an owner, a warning/citation should be issued. If the tag is that of a guest, no warning/citation will be issued, unless the guest is deemed to be a resident for purposes of these policies and procedures.

4.2 Street Parking Regulations.

- (1) Vehicles are not allowed to be parked in and/or on any street or road within the District. The following restrictions apply:
 - (a) Under no circumstance shall Vehicles which belong to or are driven by an owner or resident of a house be permitted to park on the street at any time for more than **30 consecutive minutes**.
 - (b) No person shall be permitted to circumvent these regulations by moving a Vehicle in and out of a driveway to try to toll the passing of these time limitations.
 - (c) Street parking of guests for social gatherings at a residence shall be deemed excessive if it occurs more frequently than once a week.
 - (d) Any Vehicle that is permitted by these policies and procedures to be parked on a street within the District must not be parked in such a way as to hinder

the ability to pass on the street, hinder access to any driveway, or to create a safety hazard.

4.3 Exceptions

(1) Vehicles are not allowed to be parked in and/or on any street or road within the District and are generally prohibited except for the following:

- (a) Momentary parking of guests such as a special event or gathering.
- (b) Momentary parking of guests on the street if there is no room in the driveway.
- (c) Street parking shall be limited to Vehicles of guest(s) only. A guest shall be deemed a resident for purposes of these policies and procedures and therefore subject to tagging and towing if parked for:
 - (i) more than six (6) consecutive days; or
 - (ii) seven (7) or more days in any thirty (30) day period.

The limitations contained in this subsection shall be applied both to specific vehicles and to houses that identify multiple separate vehicles as guest vehicles.

(d) For purposes of enforcement of this Rule, any vehicle to be designated as a guest vehicle shall obtain ~~If anyone wants to identify a Vehicle as a guest vehicle for purposes of these policies and procedures and intends the Vehicle to be parked on the street for more than one (1) night consecutively, or for more than five (5) nights during any calendar year, prior approval should be obtained~~ prior approval from the District Manager. As a condition of such approval, the person seeking the approval must provide to the District Manager or its designee documentation including a copy of a current registration for the Vehicle and, if the person to be driving the Vehicle is not the registered owner of the Vehicle, a photocopy of the current driver's license of the person who will be parking the Vehicle as a guest of a resident (such information collectively referred to as the "Guest Parking Request." The District Manager has established a link on the District's website (remingtoncdd.com) at which residents may supply the required information. The District Manager may also designate access control software and/or computer/mobile applications,

communications protocol and other means (the “Access Control Technology”) designed to collect and automate the Guest Parking Request. Effective January 1, 2025, no Guest Parking Request may be made by telephone or by any other means which might have been used prior to such Effective Date. Any vehicle parked on the street in excess of thirty (30) minutes for which no Guest Parking Request has been submitted shall be subject to being towed under this Rule.

(e) Vehicles of guest(s) will not be towed or tagged once identified as such **through a Guest Parking Request** unless the purported guest is determined to actually be a resident, in which event the Vehicle is subject to tagging and towing.

(f) In the event that the District learns or believes that a resident is circumventing the intent of these policies and procedures by improperly identifying a vehicle as belonging to a guest when it is otherwise not permitted to park on the roadway under this Section 4.3(1), the Board of Supervisors, after providing notice and an opportunity to be heard at a public meeting, may suspend the right of the offending property owner or resident to utilize guest parking privileges for a period of time of up to one year.

(2) From time to time, residents may have an unusual circumstance for which an additional exception(s) to these policies and procedures may be appropriate. An example of this would be a person on temporary leave from military service. A resident may request a temporary exception from the operation of these policies and procedures by requesting such exception from the District Manager, which may, in its discretion, grant such exception for a specified time for good cause shown.

(3) Any Vehicle parked on a street within the District under Section (2) above must have a guest pass obtained from ~~the District Manager and displayed prominently on the Vehicle dash~~**through the Access Control Technology effective** at all times while so parked.

(4) Any person violating these policies and procedures, when such violation results in a Vehicle being towed, shall be charged an administrative fee of \$150 per towing incident to reimburse the District for its staff and third-party expenses incurred in connection with the violation. This administrative fee shall initially be due from the owner of the towed vehicle, but if not paid by such person shall be paid by the owner of any lot who the Board of Supervisors finds to be responsible for the violation.

4.4 Enforcement.

(1) Parking restrictions shall be enforced in the following manner:

(a) Security officers will patrol all the communities within the District. During such patrol, the security officer will identify Vehicles in violation of these policies and procedures.

(b) The security officer will then log all illegally parked Vehicles by tag number, make, model, color, and address of the Vehicle.

(c) After a Vehicle has been logged, the security officer will issue a warning/citation informing the owner of the Vehicle that he/she is in violation of the District's parking policies and procedures.

(d) The owner must then remedy the violation by removing his/her Vehicle from the District's street.

(e) In accordance with the District's parking policies and procedures, the security officer need only issue one warning/citation before having an offending Vehicle towed.

(f) Once the security officer has logged the appropriate Vehicle information and issued all the proper warnings/citations and the security officer then will call the towing agent for the District.

(g) The security officer will then meet the towing company at the address where the Vehicle is illegally parked to ensure that the appropriate Vehicle is being towed.

(h) The security officer will then fax this information to the District office at (407) 839-1526.

(2) Additional Means of Enforcement for Repeat Offenders.

“Repeat Offender” shall mean: :

(a) the owner of a Vehicle or a Vehicle that has been towed for violation of these policies and procedures within the previous 12-month period; or

(b) the owner of a Vehicle or a Vehicle that has received two (2) or more warning notices as to any Vehicle(s) he/she owns within the previous 12-month period, whether or not an offending Vehicle was towed.

(3) The District, or its designee, shall maintain a list of Repeat Offenders based upon information collected in the violation logs kept by the security officers. The District, or its designee, shall provide the list of Repeat Offenders to a towing contractor (the "Tow Company") and authorize the Tow Company to make routine patrols within the District. A Repeat Offender may be either an address within the District at which the offenses described in (2) above occurred or may be a vehicle that has been involved in the offenses described in (2) above, or both.

(4) A Repeat Offender forfeits his/her/its right to receive any further warning and/or notice of a violation prior to having his/her offending Vehicle towed. A Repeat Offender also forfeits his/her right to have his/her Vehicle parked in or on a street within the District for any period of time whatsoever under any exception(s) that may otherwise have applied. The Repeat Offender is subject to having his/her/its Vehicle towed at any time it is parked in or on a street within the District.

(5) Once a Repeat Offender has been identified, he/she/it will be considered a Repeat Offender for a period of 12 months from the date that the District Manager identifies him/her as a Repeat Offender. In the event that an additional violation occurs during that 12-month period, the calculation of the 12-month Repeat Offender status shall begin again on the date of such additional violation. If no additional violations occur during the immediate 12-month period following the Repeat Offender being identified as a Repeat Offender by the District Manager, then the former Repeat Offender shall be entitled to receive the same warning and/or notice as owners who are not Repeat Offenders.

4.5 Effective Date

This Chapter was adopted and went into effect on [date]. Amendments made via Resolutions 2013-05, 2017-03, 2019-03, ~~and [2021-06]~~ and 2025-.

SECTION VIII

SECTION C

SECTION 1

Remington

Community Development District

Summary of Check Register

September 15, 2024 to October 11, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	9/20/24	7422	\$ 9,469.46
	9/27/24	7423-7429	\$ 28,334.01
	10/3/24	7430-7432	\$ 3,218.50
			\$ 41,021.97
Capital Reserve			
	9/27/24	132	\$ 9,400.00
	10/3/24	133	\$ 9,625.00
			\$ 19,025.00
	<u>Supervisor Fees - September 2024</u>		
	Brian K. Brown	51059	\$ 184.70
	David Jaisingh	51060	\$ 184.70
	Kenneth R. Soukup	51061	\$ 164.70
	Pamela M. Zaresk	51063	\$ 184.70
	Timothy P. Mehrlick	51062	\$ 184.70
			\$ 19,928.50
Total Amount			\$ 79,975.47

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/20/24	00168	9/01/24	530	202409	310	51300	34000		MANAGEMENT FEES-SEP24	*	6,551.58		
		9/01/24	530	202409	310	51300	35200		WEBSITE MANAGEMENT-SEP24	*	88.33		
		9/01/24	530	202409	310	51300	34100		INFORMATION TECH-SEP24	*	132.50		
		9/01/24	530	202409	310	51300	51000		OFFICE SUPPLIES	*	1.14		
		9/01/24	530	202409	310	51300	42000		POSTAGE	*	68.73		
		9/01/24	530	202409	310	51300	42500		COPIES	*	2.85		
		9/01/24	531	202409	320	53800	12000		FIELD MANAGEMENT-SEP24	*	2,624.33		
GOVERNMENTAL MANAGEMENT SERVICES												9,469.46	007422
9/27/24	00038	7/31/24	S116731	202407	320	53800	34800		REPAIR ENT BARRIER GATE	*	752.64		
		9/11/24	15231	202409	320	53800	34900		PDK CLOUD AGMT 5 ACCES PT	*	360.00		
		9/11/24	15318	202409	320	53800	34700		WI-PAK MONTHLY-SEP24	*	240.00		
		9/16/24	S118975	202409	320	53800	34800		REPAIR EXIT BARRIER GATE	*	265.00		
ACCESS CONTROL SYSTEMS, LLC DBA												1,617.64	007423
9/27/24	00290	9/19/24	5638	202409	320	53800	35100		REPAIRS LEAK AT GH	*	285.00		
		9/19/24	5639	202409	320	53800	47300		FENCE REPAIRS	*	285.00		
BERRY CONSTRUCTION INC.												570.00	007424
9/27/24	00168	9/15/24	532	202409	300	15500	10000		ASSESSMENT ROLL-FY25	*	5,565.00		
GOVERNMENTAL MANAGEMENT SERVICES												5,565.00	007425
9/27/24	00213	8/27/24	56115	202408	320	53800	34500		SECURITY SVCS-08/26-09/05	*	958.08		
OSCEOLA COUNTY SHERIFF'S OFFICE												958.08	007426
9/27/24	00125	9/13/24	310391	202409	320	53800	46500		REPAIR POP-OFF	*	388.50		
SPIES POOL LLC												388.50	007427
9/27/24	00195	9/09/24	00092713	202408	320	53800	43300		TOHO WATER-AUG24	*	17,734.79		
TOHO WATER AUTHORITY												17,734.79	007428
REMI -REMINGTON - NSOLER													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/27/24	00128	9/16/24 USA12357	202409 320-53800-53000	MECHANICAL SWEEPING-9/10	*	1,500.00	
				USA SERVICES OF FLORIDA, INC			1,500.00 007429
10/03/24	00290	9/26/24 5643	202409 320-53800-35100	INSTALL SURGE AT GH	*	185.00	
				BERRY CONSTRUCTION INC.			185.00 007430
10/03/24	00125	9/20/24 310494	202409 320-53800-46500	INSTALL DRAIN FRAMES	*	1,708.50	
				SPIES POOL LLC			1,708.50 007431
10/03/24	00282	9/22/24 24-3412	202408 320-53800-46700	CLUBHOUSE CLEAN-8/1-8/30	*	1,100.00	
		9/22/24 24-3412	202408 320-53800-35000	GUARDHOUSE CLEAN-AUG24	*	225.00	
				WESTWOOD INTERIOR CLEANING INC.			1,325.00 007432
				TOTAL FOR BANK A		41,021.97	
				TOTAL FOR REGISTER		41,021.97	

REMI -REMINGTON - NSOLER

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/27/24	00253	7/05/24 5578	202406 600-53800-53100	RPLCD CONCRETE-9 SECTIONS	*	5,600.00	
		9/22/24 5641	202409 600-53800-53100	CONCRETE SIDEWALK GRINDS	*	3,800.00	
							9,400.00 000132

10/03/24	00253	9/26/24 5642	202409 600-53800-53100	CONCRETE SIDEWALK GRINDS	*	9,625.00	
							9,625.00 000133

						TOTAL FOR BANK C	19,025.00
						TOTAL FOR REGISTER	19,025.00

REMI -REMINGTON - NSOLER

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
September 30, 2024



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Remington
Community Development District
Combined Balance Sheet
September 30, 2024

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 90,919	\$ -	\$ 90,919
Pavement Management	\$ -	\$ 247,719	\$ 247,719
Capital Projects Fund	\$ -	\$ 150,430	\$ 150,430
Investments:			
State Board Administration	\$ 358,659	\$ 515,808	\$ 874,467
Prepaid Expenses	\$ 12,765	\$ -	\$ 12,765
Total Assets	\$ 462,342	\$ 913,957	\$ 1,376,299
Liabilities:			
Accounts Payable	\$ 68,682	\$ 16,700	\$ 85,382
Accrued Expenses	\$ -	\$ -	\$ -
Total Liabilities	\$ 68,682	\$ 16,700	\$ 85,382
Fund Balances:			
Assigned For:			
Capital Projects	\$ -	\$ 133,730	\$ 133,730
Pavement Management	\$ -	\$ 763,527	\$ 763,527
Nonspendable:			
Deposits and Prepaid Items	\$ 12,765	\$ -	\$ 12,765
Unassigned	\$ 380,895	\$ -	\$ 380,895
Total Fund Balances	\$ 393,660	\$ 897,257	\$ 1,290,917
Total Liabilities & Fund Equity	\$ 462,342	\$ 913,957	\$ 1,376,299

Remington
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Maintenance Assessment	\$ 1,468,418	\$ 1,468,418	\$ 1,476,825	\$ 8,407
Miscellaneous Income	\$ 5,000	\$ 5,000	\$ 121,772	\$ 116,772
Interest Income	\$ 1,000	\$ 1,000	\$ 24,107	\$ 23,107
Total Revenues	\$ 1,474,418	\$ 1,474,418	\$ 1,622,704	\$ 148,286

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 12,000	\$ 10,800	\$ 1,200
FICA	\$ 918	\$ 918	\$ 826	\$ 92
Engineer	\$ 15,000	\$ 15,000	\$ 7,105	\$ 7,895
Attorney	\$ 27,500	\$ 27,500	\$ 33,088	\$ (5,588)
Annual Audit	\$ 3,250	\$ 3,250	\$ 2,950	\$ 300
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Property Appraiser Fee	\$ 1,000	\$ 1,000	\$ 715	\$ 285
Management Fees	\$ 78,619	\$ 78,619	\$ 78,619	\$ -
Information Technology	\$ 1,590	\$ 1,590	\$ 1,590	\$ -
Website Maintenance	\$ 1,060	\$ 1,060	\$ 1,060	\$ -
Telephone	\$ 80	\$ 80	\$ -	\$ 80
Postage	\$ 900	\$ 900	\$ 3,110	\$ (2,210)
Insurance	\$ 58,125	\$ 58,125	\$ 55,202	\$ 2,923
Printing and Binding	\$ 1,000	\$ 1,000	\$ 304	\$ 696
Newsletter	\$ 3,500	\$ 3,500	\$ 428	\$ 3,072
Legal Advertising	\$ 2,300	\$ 2,300	\$ 2,177	\$ 123
Office Supplies	\$ 200	\$ 200	\$ 16	\$ 184
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,500	\$ 1,500	\$ 1,880	\$ (380)
Total General & Administrative	\$ 214,017	\$ 214,017	\$ 205,346	\$ 8,670

Operation and Maintenance

Environmental

Lake Maintenance	\$ 18,200	\$ 18,200	\$ 16,547	\$ 1,653
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Utilities

Kissimmee Utility Authority	\$ 10,560	\$ 10,560	\$ 6,765	\$ 3,795
Toho Water Authority	\$ 45,000	\$ 45,000	\$ 75,774	\$ (30,774)
Orlando Utilities Commission	\$ 21,120	\$ 21,120	\$ 19,727	\$ 1,393
Centurylink	\$ 8,030	\$ 8,030	\$ 6,689	\$ 1,341
Bright House Network	\$ 5,775	\$ 5,775	\$ 4,935	\$ 840

Roadways

Street Sweeping	\$ 36,000	\$ 36,000	\$ 30,000	\$ 6,000
Drainage	\$ 7,000	\$ 7,000	\$ 13,921	\$ (6,921)
Signage	\$ 5,000	\$ 5,000	\$ 9,875	\$ (4,875)
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 September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Common Area				
Landscaping	\$ 314,118	\$ 314,118	\$ 308,160	\$ 5,958
Feature Lighting	\$ 6,000	\$ 6,000	\$ 1,880	\$ 4,120
Irrigation	\$ 10,500	\$ 10,500	\$ 7,807	\$ 2,693
Trash Receptacles & Benches	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Plant Replacement and Bed Enhancements	\$ 9,500	\$ 9,500	\$ 675	\$ 8,825
Miscellaneous Common Area Services	\$ 10,500	\$ 10,500	\$ 6,660	\$ 3,840
Soccer/Ball Field Maintenance	\$ 4,000	\$ 4,000	\$ 690	\$ 3,310
Recreation Center				
Pool Maintenance	\$ 20,000	\$ 20,000	\$ 25,766	\$ (5,766)
Pool Cleaning	\$ 8,400	\$ 8,400	\$ 9,000	\$ (600)
Pool Permits	\$ 550	\$ 550	\$ 525	\$ 25
Recreation Center Cleaning	\$ 16,695	\$ 16,695	\$ 14,560	\$ 2,135
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 8,000	\$ 4,408	\$ 3,592
Pest Control	\$ 900	\$ 900	\$ 894	\$ 6
Security				
Recreation Center Access	\$ 5,000	\$ 5,000	\$ 5,230	\$ (230)
Security Guard	\$ 412,714	\$ 412,714	\$ 432,118	\$ (19,404)
Gate Repairs	\$ 15,050	\$ 15,050	\$ 20,077	\$ (5,027)
Guard House Cleaning	\$ 3,600	\$ 3,600	\$ 2,650	\$ 950
Guard House Repairs and Maintenance	\$ 3,500	\$ 3,500	\$ 2,525	\$ 975
Gate Maintenance Agreement	\$ 2,500	\$ 2,500	\$ 1,388	\$ 1,112
Other				
Contingency	\$ 10,000	\$ 10,000	\$ 11,417	\$ (1,417)
Field Management Services	\$ 31,492	\$ 31,492	\$ 31,492	\$ 1
Total O&M Expenditures	\$ 1,050,705	\$ 1,050,705	\$ 1,074,594	\$ (23,889)
Total Expenditures	\$ 1,264,722	\$ 1,264,722	\$ 1,279,940	\$ (15,218)
<i>Other Financing Uses</i>				
Transfer Out - Pavement Management	\$ 59,696	\$ 59,696	\$ 82,796	\$ (23,100)
Transfer Out - Capital Projects	\$ 150,000	\$ 305,000	\$ 305,000	\$ -
Total Other Financing Uses	\$ 209,696	\$ 364,696	\$ 387,796	\$ (23,100)
Total Expenditures & Other Financing Uses	\$ 1,474,418	\$ 1,629,418	\$ 1,667,736	\$ (38,318)
Net Change in Fund Balance	\$ -	\$ -	\$ (45,032)	
Fund Balance - Beginning	\$ -	\$ -	\$ 438,692	
Fund Balance - Ending	\$ -	\$ -	\$ 393,660	

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Interest Income	\$ 500	\$ 500	\$ 26,113	\$ 25,613
Total Revenues	\$ 500	\$ 500	\$ 26,113	\$ 25,613
Expenditures:				
Contingency	\$ 600	\$ 600	\$ 472	\$ 128
Total Expenditures	\$ 600	\$ 600	\$ 472	\$ 128
Excess Revenues/Expenditures	\$ (100)		\$ 25,641	
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		\$ 85,337	
Fund Balance - Beginning	\$ 676,664		\$ 678,190	
Fund Balance - Ending	\$ 736,260		\$ 763,527	

Remington
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Interest Income	\$ 50	\$ 50	\$ 2	\$ (48)
Total Revenues	\$ 50	\$ 50	\$ 2	\$ (48)
Expenditures:				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ 10,000	\$ 4,599	\$ 5,401
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	\$ 115,000	\$ (20,000)
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ 11,000	\$ 8,160	\$ 2,840
Capital Outlay - Street Tree Trimming	\$ 25,000	\$ 25,000	\$ 25,410	\$ (410)
Contingency	\$ 600	\$ 600	\$ 473	\$ 127
Total Expenditures	\$ 176,600	\$ 176,600	\$ 194,941	\$ (18,341)
Excess Revenues/Expenditures	\$ (176,550)		\$ (194,939)	
Other Financing Sources:				
Transfer In	\$ 150,000	\$ 150,000	\$ 328,100	\$ 178,100
Total Other Financing Sources	\$ 150,000	\$ 150,000	\$ 328,100	\$ 178,100
Net Change in Fund Balance	\$ (26,550)		\$ 133,161	
Fund Balance - Beginning	\$ 26,550		\$ 569	
Fund Balance - Ending	\$ -		\$ 133,730	

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	\$ 500	\$ 430	\$ 121,772
Interest Income	\$ 1,216	\$ 1,190	\$ 1,227	\$ 1,226	\$ 1,148	\$ 1,227	\$ 3,008	\$ 3,100	\$ 3,021	\$ 3,134	\$ 3,047	\$ 1,564	\$ 24,107
Total Revenues	\$ 90,476	\$ 177,057	\$ 1,161,827	\$ 26,406	\$ 17,497	\$ 76,230	\$ 30,091	\$ 13,076	\$ 20,916	\$ 3,586	\$ 3,547	\$ 1,994	\$ 1,622,704
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ -	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 10,800
FICA	\$ 77	\$ -	\$ 153	\$ -	\$ 77	\$ 77	\$ 77	\$ 77	\$ 61	\$ 77	\$ 77	\$ 77	\$ 826
Engineer	\$ 753	\$ 563	\$ 150	\$ 375	\$ 150	\$ 150	\$ 1,148	\$ 660	\$ 1,658	\$ 900	\$ -	\$ 600	\$ 7,105
Attorney	\$ 1,889	\$ 1,470	\$ 1,696	\$ 1,928	\$ 1,868	\$ 630	\$ 2,321	\$ 3,557	\$ 2,490	\$ 6,360	\$ 5,190	\$ 3,690	\$ 33,088
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	\$ 6,552	\$ 6,552	\$ 78,619
Information Technology	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 1,590
Website Maintenance	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 1,060
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 44	\$ 106	\$ 128	\$ 70	\$ 135	\$ 45	\$ 162	\$ 217	\$ 1,978	\$ 129	\$ 29	\$ 69	\$ 3,110
Insurance	\$ 55,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,202
Printing and Binding	\$ 3	\$ 8	\$ 3	\$ 5	\$ 8	\$ 4	\$ 7	\$ 23	\$ 14	\$ 6	\$ 222	\$ 3	\$ 304
Newsletter	\$ -	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 428
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 598	\$ 790	\$ 790	\$ -	\$ -	\$ 2,177
Office Supplies	\$ 1	\$ 2	\$ 1	\$ 1	\$ 2	\$ 1	\$ 1	\$ 2	\$ 1	\$ 1	\$ 1	\$ 1	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 70	\$ 104	\$ 181	\$ -	\$ 35	\$ -	\$ -	\$ 79	\$ 90	\$ 827	\$ 347	\$ 147	\$ 1,880
Total General & Administrative	\$ 71,285	\$ 9,452	\$ 11,086	\$ 9,152	\$ 10,761	\$ 8,679	\$ 11,487	\$ 12,984	\$ 14,654	\$ 19,811	\$ 13,639	\$ 12,358	\$ 205,346
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	\$ 1,265	\$ 1,265	\$ 16,547
Utilities													
Kissimmee Utility Authority	\$ 509	\$ 624	\$ 575	\$ 643	\$ 615	\$ 545	\$ 661	\$ 533	\$ 565	\$ 511	\$ 494	\$ 490	\$ 6,765
Toho Water Authority	\$ 261	\$ 289	\$ 3,591	\$ 7,605	\$ 4,046	\$ 2,818	\$ 2,141	\$ 2,937	\$ 4,665	\$ 10,703	\$ 18,075	\$ 18,642	\$ 75,774
Orlando Utilities Commission	\$ 1,899	\$ 1,652	\$ 1,593	\$ 1,633	\$ 1,702	\$ 1,610	\$ 1,551	\$ 1,612	\$ 1,626	\$ 1,574	\$ 1,718	\$ 1,556	\$ 19,727
Centurylink	\$ 266	\$ 581	\$ 581	\$ 581	\$ 627	\$ 627	\$ 625	\$ 625	\$ 293	\$ 961	\$ 629	\$ 294	\$ 6,689
Bright House Network	\$ 418	\$ 418	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 4,935
Roadways													
Street Sweeping	\$ 3,000	\$ 1,500	\$ 1,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 1,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 1,500	\$ 30,000
Drainage	\$ -	\$ -	\$ 1,421	\$ -	\$ -	\$ -	\$ -	\$ 3,875	\$ 2,875	\$ -	\$ 5,750	\$ -	\$ 13,921
Signage	\$ 1,024	\$ 149	\$ 149	\$ 149	\$ 149	\$ 4,139	\$ 149	\$ 221	\$ 1,399	\$ 849	\$ 1,349	\$ 149	\$ 9,875
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	\$ 25,680	\$ 25,680	\$ 308,160
Feature Lighting	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,640	\$ -	\$ 1,880
Irrigation	\$ 307	\$ 1,226	\$ 910	\$ 554	\$ 917	\$ 1,057	\$ 990	\$ 927	\$ 646	\$ -	\$ -	\$ 274	\$ 7,807
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Replacement and Bed Enhancements	\$ -	\$ 675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675
Miscellaneous Common Area Services	\$ 455	\$ 635	\$ 570	\$ -	\$ -	\$ 1,760	\$ 385	\$ -	\$ 1,345	\$ -	\$ 665	\$ 845	\$ 6,660
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	\$ 5,114	\$ 2,714	\$ 1,884	\$ 3,480	\$ 25,766
Pool Cleaning	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 9,000
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	\$ 1,460	\$ 1,100	\$ 1,050	\$ 14,560
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	\$ 78	\$ 78	\$ 894
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	\$ 37,449	\$ 35,706	\$ 432,118
Gate Repairs	\$ 487	\$ 627	\$ 486	\$ 1,840	\$ 1,376	\$ 240	\$ 5,647	\$ 1,869	\$ 535	\$ 1,558	\$ 3,159	\$ 2,252	\$ 20,077
Guard House Cleaning	\$ 250	\$ 200	\$ 250	\$ 200	\$ 200	\$ 250	\$ 200	\$ 200	\$ 250	\$ 200	\$ 225	\$ 225	\$ 2,650
Guard House Repairs and Maintenance	\$ -	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ 485	\$ -	\$ 620	\$ -	\$ -	\$ 1,135
Gate Maintenance Agreement	\$ 60	\$ 30	\$ 30	\$ 30	\$ 30	\$ 788	\$ 30	\$ 30	\$ -	\$ -	\$ -	\$ 360	\$ 1,388
Other													
Contingency	\$ -	\$ -	\$ 10,749	\$ -	\$ 35	\$ -	\$ 516	\$ -	\$ -	\$ -	\$ 117	\$ -	\$ 11,417
Field Management Services	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 31,492
Total O&M Expenditures	\$ 76,876	\$ 77,977	\$ 95,103	\$ 88,226	\$ 80,692	\$ 93,471	\$ 83,134	\$ 88,181	\$ 92,442	\$ 91,667	\$ 108,061	\$ 98,765	\$ 1,074,594
Total Expenditures	\$ 148,161	\$ 87,429	\$ 106,188	\$ 97,378	\$ 91,453	\$ 102,149	\$ 94,621	\$ 101,165	\$ 107,096	\$ 111,479	\$ 121,699	\$ 111,123	\$ 1,279,940
Other Financing Uses													
Transfer Out - Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,100	\$ 82,796
Transfer Out - Capital Projects	\$ 15,000	\$ 26,000	\$ 109,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,000	\$ 305,000
Total Other Financing Uses	\$ 15,000	\$ 26,000	\$ 109,000	\$ -	\$ -	\$ 59,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,100	\$ 387,796
Total Expenditures & Other Financing Uses	\$ 163,161	\$ 113,429	\$ 215,188	\$ 97,378	\$ 91,453	\$ 161,845	\$ 94,621	\$ 101,165	\$ 107,096	\$ 111,479	\$ 121,699	\$ 289,223	\$ 1,667,736
Net Change in Fund Balance	\$ (72,684)	\$ 63,628	\$ 946,639	\$ (70,972)	\$ (73,956)	\$ (85,615)	\$ (64,530)	\$ (88,088)	\$ (86,180)	\$ (107,893)	\$ (118,153)	\$ (287,229)	\$ (45,032)

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
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 CDD # 100222

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/23/2024	1800	2561 REMINGTON BLVD	ARRIVED	
09/23/2024	1815	COMMUNITY CENTER	PATROL	
09/23/2024	1830	KNIGHTSBRIDGE BLVD	PATROL	
09/23/2024	1845	GLENEAGLES/EAGLES LANDING	PATROL	
09/23/2024	1900	REMINGTON PLAZA	PATROL	
09/23/2024	1915	SOUTHBRIDGE CIR	PATROL	
09/23/2024	1930	WINDSOR PARK/PARKLAND SQUARE	PATROL	
09/23/2024	1945	KNIGHTSBRIDGE BLVD	PATROL	
09/23/2024	2000	GOLF COURSE/ STRATHMORE	PATROL	
09/23/2024	2015	SOUTHBRIDGE	PATROL	
09/23/2024	2030	SOMERSET/OAKVIEW	PATROL	
09/23/2024	2045	HARWOOD/ HAWKS NEST	PATROL	
09/23/2024	2100	TENNIS COURT, BASKETBALL COURT & BASEBALL FIELDS	PATROL	
09/23/2024	2115	GOLD COURSE	SUPSICOUS VEH	241105094
09/23/2024	2130	2705 AMANDA KAY WAY	DISTURBANCE	241105095
09/23/2024	2145	WESTMORELAND/WATER'S EDGE	PATROL	
09/23/2024	2200		OFF-DUTY	

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

Name: D/S Y. FONTANEZ

ID #: 2388

Date: 09/23/2024



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
9/30/2024	1252	Remington	Begin detail	24C172548
9/30/2024	1315	2746 Scarborough Drive	Parking violation / parked on the	Sidewalk. Citation issued.
9/30/2024	1359	2705 Amanda Kay Way	Parking violation / parked on the	Sidewalk. Citation issued.
9/30/2024	1410	Remington Boulevard / Partin Settlement Road	Traffic stop / expired license	Plate. Citation issued.
9/30/2024	1450	Tramell's Trail / Webb Court	The street sign and stop sign	Were knocked down. I took
A picture and	Sent it to Road	And Bridge.		
9/30/2024	1455	2723 Lucas Lakes Lane	Parking violation / parked on the	Sidewalk. Citation issued.
9/30/2024	1501	Marshall Court	Parking violation / left wheels to	Curb. Citation issued.
9/30/2024	1508	Remington Mart	Parking violation / parked in the	Handicapped parking space
Without a	Handicapped	Parking permit. Citation issued.		
9/30/2024	1531	Somerset Place / Remington Boulevard	Parking violation X4, parked in	The no parking zone. Four
Citations issued				
9/30/2024	1654	Remington Mart	Parking violation / parked in a	Handicapped parking space
Without a	Handicapped	Parking permit. Citation issued.		
9/30/2024	1702	Remington	End detail	24C172548

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	3	Citations	8	Parks	
Back-up		Felony		Written Warning		Written Warning		Schools/Library	1
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	2
Reports		Ordinance						Construction	

Name: Brad Butler

ID #: 1209

Date: 9/30/2024



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: _____ REMINGTON CDD _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/15	1343	REMINGTON BLVD	TRAFFIC STOP	
	1346	REMINGTON BLVD	TRAFFIC STOP	
	1416	REMINGTON BLVD	TRAFFIC STOP	
	1418	REMINGTON BLVD	TRAFFIC STOP	
	1511	REMINGTON BLVD	TRAFFIC STOP	
	1530	REMINGTON BLVD	TRAFFIC STOP	
	1548	REMINGTON BLVD	TRAFFIC STOP	
	1621	REMINGTON BLVD	TRAFFIC STOP	
	1758	REMINGTON BLVD	TRAFFIC STOP	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	9	Citations		Parks	
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	1
Reports		Ordinance						Construction	

Name: _____ A.MCDONALD _____ ID #: _____ 3139 _____ Date: _____ 10/15/24 _____