

***Remington***  
***Community Development District***

***Proposed Budget***  
***FY 2027***



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**Remington**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Maintenance Assessment	\$ 1,876,345	\$ 1,775,543	\$ 100,802	\$ 1,876,345	\$ 1,876,345
Miscellaneous Income	\$ 5,300	\$ 1,680	\$ 500	\$ 2,180	\$ 5,300
Interest Income	\$ 1,000	\$ 3,731	\$ 1,000	\$ 4,731	\$ 1,000
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 1,882,645</b>	<b>\$ 1,780,954</b>	<b>\$ 102,302</b>	<b>\$ 1,883,256</b>	<b>\$ 1,882,645</b>

**Expenditures**

*Administrative:*

Supervisor Fees	\$ 12,000	\$ 3,800	\$ 6,000	\$ 9,800	\$ 12,000
FICA Expense	\$ 918	\$ 291	\$ 459	\$ 750	\$ 918
Engineer	\$ 15,000	\$ 1,950	\$ 1,500	\$ 3,450	\$ 15,000
Attorney	\$ 27,500	\$ 5,753	\$ 13,750	\$ 19,503	\$ 27,500
Annual Audit	\$ 3,150	\$ -	\$ 3,150	\$ 3,150	\$ 3,250
Assessment Administration	\$ 5,732	\$ 5,732	\$ -	\$ 5,732	\$ 5,904
Property Appraiser Fee	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Management Fees	\$ 85,027	\$ 42,513	\$ 42,513	\$ 85,027	\$ 87,577
Information Technology	\$ 1,720	\$ 860	\$ 860	\$ 1,720	\$ 1,772
Website Maintenance	\$ 1,146	\$ 573	\$ 573	\$ 1,146	\$ 1,181
Telephone	\$ 80	\$ -	\$ 40	\$ 40	\$ 80
Postage	\$ 1,200	\$ 736	\$ 600	\$ 1,336	\$ 1,200
Insurance	\$ 59,684	\$ 53,357	\$ -	\$ 53,357	\$ 53,181
Printing & Binding	\$ 1,000	\$ 20	\$ 500	\$ 520	\$ 1,000
Newsletter	\$ 3,500	\$ -	\$ 1,750	\$ 1,750	\$ 3,500
Legal Advertising	\$ 2,300	\$ 264	\$ 1,150	\$ 1,414	\$ 2,300
Office Supplies	\$ 200	\$ 6	\$ 100	\$ 106	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Contingency	\$ 1,350	\$ -	\$ 675	\$ 675	\$ 1,350
<b>Total Administrative</b>	<b>\$ 222,682</b>	<b>\$ 116,030</b>	<b>\$ 74,120</b>	<b>\$ 190,150</b>	<b>\$ 219,088</b>

*Operations & Maintenance:*

**Environmental**

Lake Maintenance	\$ 18,200	\$ 8,286	\$ 9,100	\$ 17,386	\$ 18,200
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**Utilities**

Kissimmee Utility Authority	\$ 7,072	\$ 3,126	\$ 3,536	\$ 6,662	\$ 7,072
Toho Water Authority	\$ 49,596	\$ 26,801	\$ 24,798	\$ 51,599	\$ 56,758
Orlando Utilities Commission	\$ 32,949	\$ 10,219	\$ 16,475	\$ 26,693	\$ 32,949
CenturyLink	\$ 8,140	\$ 4,505	\$ 4,070	\$ 8,575	\$ 8,140
Spectrum	\$ 5,433	\$ 2,617	\$ 2,717	\$ 5,333	\$ 5,433

**Roadways**

Street Sweeping	\$ 36,000	\$ 16,500	\$ 18,000	\$ 34,500	\$ 36,000
Drainage	\$ 7,000	\$ -	\$ 3,500	\$ 3,500	\$ 7,000
Signage	\$ 10,000	\$ 3,547	\$ 5,000	\$ 8,547	\$ 10,000

**Remington**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Common Area</b>					
Landscaping	\$ 317,405	\$ 158,702	\$ 158,703	\$ 317,405	\$ 329,379
Feature Lighting	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ 6,000
Irrigation	\$ 10,500	\$ 6,090	\$ 5,250	\$ 11,340	\$ 10,500
Trash Receptacles & Benches	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Plant Replacement & Bed Enhancements	\$ 9,500	\$ 2,250	\$ 4,750	\$ 7,000	\$ 9,500
Miscellaneous Common Area Services	\$ 10,500	\$ 860	\$ 5,250	\$ 6,110	\$ 10,500
Soccer/Ball Field Maintenance	\$ 4,000	\$ -	\$ 2,000	\$ 2,000	\$ 4,000
Holiday Lighting	\$ 9,112	\$ 9,312	\$ -	\$ 9,312	\$ 9,112
<b>Recreation Center</b>					
Pool Maintenance	\$ 22,461	\$ 4,335	\$ 11,231	\$ 15,566	\$ 22,461
Pool Cleaning	\$ 10,200	\$ 4,800	\$ 5,100	\$ 9,900	\$ 10,200
Pool Permits	\$ 550	\$ -	\$ 275	\$ 275	\$ 550
Recreation Center Cleaning	\$ 16,695	\$ 6,657	\$ 8,348	\$ 15,004	\$ 16,695
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 4,026	\$ 4,000	\$ 8,026	\$ 8,000
Pest Control	\$ 936	\$ 793	\$ 498	\$ 1,291	\$ 996
<b>Security</b>					
Recreation Center Access	\$ 5,300	\$ -	\$ 2,650	\$ 2,650	\$ 5,300
Security Guard	\$ 447,200	\$ 157,954	\$ 223,600	\$ 381,554	\$ 447,200
Gate Repairs	\$ 15,000	\$ 23,221	\$ 7,500	\$ 30,721	\$ 15,000
Guard House Cleaning	\$ 3,600	\$ 1,350	\$ 1,800	\$ 3,150	\$ 3,600
Guard House Repairs & Maintenance	\$ 3,500	\$ -	\$ 1,750	\$ 1,750	\$ 3,500
Gate Maintenance Agreement	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
<b>Other</b>					
Contingency	\$ 12,500	\$ 1,256	\$ 6,250	\$ 7,506	\$ 12,500
Field Management Services	\$ 34,059	\$ 17,030	\$ 17,030	\$ 34,059	\$ 35,081
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,124,908</b>	<b>\$ 474,237</b>	<b>\$ 557,928</b>	<b>\$ 1,032,165</b>	<b>\$ 1,145,126</b>
<b>Total Expenditures</b>	<b>\$ 1,347,590</b>	<b>\$ 590,267</b>	<b>\$ 632,049</b>	<b>\$ 1,222,316</b>	<b>\$ 1,364,214</b>
<b>Other Financing Uses</b>					
Transfer Out - Pavement Management	\$ 235,000	\$ -	\$ 235,000	\$ 235,000	\$ 235,000
County Easement Portion	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ 300,055	\$ -	\$ 300,055	\$ 300,055	\$ 283,432
County Easement Portion	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Uses</b>	<b>\$ 535,055</b>	<b>\$ -</b>	<b>\$ 535,055</b>	<b>\$ 535,055</b>	<b>\$ 518,432</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 1,882,645</b>	<b>\$ 590,267</b>	<b>\$ 1,167,104</b>	<b>\$ 1,757,371</b>	<b>\$ 1,882,645</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 0</b>	<b>\$ 1,190,687</b>	<b>\$ (1,064,802)</b>	<b>\$ 125,885</b>	<b>\$ -</b>

	FY 2025	FY 2026
Net Assessments	\$ 1,876,345	\$ 1,876,345
Add: Discounts & Collections 6%	\$ 119,767	\$ 119,767
Gross Assessments	\$ 1,996,112	\$ 1,996,112
	\$ 1,783	\$ 1,783
Net Per Unit	\$ 1,052	\$ 1,052
Gross Per Unit	\$ 1,120	\$ 1,120
Increase Per Unit		\$0.00
Assessment Increase %		0.00%

**REMINGTON**  
Community Development District  
*Fiscal Year 2027*

<b>REVENUES</b>
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**Maintenance Assessment**

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

**Miscellaneous Income**

The District will receive fees for renting the recreation facility, purchase of gate entry barcodes and gym/pool cards.

**Interest Income**

The District will invest surplus funds with State Board of Administration.

<b>EXPENDITURES – Administrative</b>
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**Supervisors Fees**

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The District anticipates 12 meetings per year, with all Board members receiving payment for their attendance at each meeting.

**FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

**Engineering**

The District's Engineer, Hanson, Walter & Associates, provides general engineering services to the District, e.g., attendance and preparation for the monthly Board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

**Attorney**

The District's Attorney, Clark & Albaugh, LLP., provides general legal services to the District, e.g., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required by Florida Statutes to have an independent audit of its financial records on an annual basis. This service is provided by DiBartolomeo, McBee, Hartley & Barnes, P.A.

**Assessment Administration**

Expenditures with Governmental Management Services – Central Florida LLC related to administering the Annual Assessments on the tax roll with the Osceola County Tax Collector.

**Property Appraiser Fee**

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

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**Management Fees**

The District has contracted with Governmental Management Services-Central Florida, LLC to provide management, accounting, and recording secretary services. These services include, but are not limited to, advertising, recording, and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

**Information Technology**

Represents various cost of information technology with Governmental Management Services-Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

**Website Maintenance**

Represents the costs with Governmental Management Services – Central Florida LLC associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**Telephone**

The District incurs charges for telephone and facsimile services.

**Postage**

The District incurs charges for mailing Board meeting agenda packages, invoices to third parties, checks for vendors, and other required correspondence.

**Insurance**

The District’s general liability, public official’s liability and property insurance coverages are provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**Printing & Binding**

The District incurs charges for printing and binding agenda packages and printing computerized checks, correspondence, stationery, envelopes, photocopies and other printed material.

**Newsletter**

The District incurs charges for delivering of the community newsletter.

**Legal Advertising**

Board meetings and other services are required to be advertised, such as public bidding advertisements and meeting notices, and any other advertising that may be required.

**Office Supplies**

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

**Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only anticipated expenditure for this category.

**REMINGTON**  
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*Fiscal Year 2027*

**Administrative Contingency**

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

EXPENDITURES – Operations and Maintenance
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**ENVIRONMENTAL**

**Lake Maintenance**

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

**UTILITIES**

**Kissimmee Utility Authority**

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

**Toho Water Authority**

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

**Orlando Utilities Commission**

This fee includes the District's electrical, streetlight and irrigation costs for certain areas within the District.

**Centurylink**

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

**Spectrum**

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

**ROADWAYS**

**Street Sweeping**

Scheduled maintenance of roadways and alleys consists of sweeping pavement, curb and gutter, and alley areas. Private roadways will be maintained by the Owners Association. The District has contracted with USA Services.

**Drainage**

Unscheduled maintenance consists of repair of drainage system in conjunction with roadway system.

**Signage**

Unscheduled maintenance of signage consists of cleaning and general maintenance.

**REMINGTON**  
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*Fiscal Year 2027*

**COMMON AREA**

**Landscaping**

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control chemicals, and transplanting annuals four times per year. Unscheduled maintenance consists of replacing damaged sod and adding new sod. Unscheduled maintenance of annuals consists of replacing damaged plant material. The District has contracted REW Landscape LLC for this service.

**Feature Lighting**

Unscheduled maintenance consists of replacing damaged fixtures or inoperable fixtures.

**Irrigation**

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

**Trash Receptacles & Benches**

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

**Plant Replacement & Bed Enhancements**

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

**Miscellaneous Common Area Services**

Unscheduled maintenance for other areas not listed in the above categories.

**Soccer/Ball Field Maintenance**

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod. Unscheduled maintenance consists of replacing damaged sod and adding new sod.

**Holiday Lighting**

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

**RECREATION CENTER**

**Pool Maintenance**

Unscheduled maintenance consists of repairing damages and any unscheduled treatment of the pool.

**Pool Cleaning**

Scheduled maintenance consists of regular cleaning and treatments to pool chemical levels as follows: January thru May 3 time a week and June thru December 5 times a week. The District has contracted Roberts Pool Services for this service.

**Pool Permits**

Permit fees for required occupational and pool permits.

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**Recreation Center Cleaning**

Scheduled maintenance consists of regular cleaning service provided by Westwood Interior Cleaning.

**Recreation Center Repairs & Maintenance**

Unscheduled maintenance consists of repairs and replacement of damaged areas.

**Pest Control**

This represents pest control of CDD facilities provided by Terminex. Additional costs added for inflationary increases.

**SECURITY**

**Recreation Center Access**

This item includes maintenance for accessibility to the recreation center and the purchase of swipe access cards for the recreation center.

**Security Guard**

Security services throughout the Community facilities provided by DSI Security Services.

**Gate Repairs (Front and Back Access)**

Unscheduled maintenance consists of repairing damages.

**REMINGTON**  
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*Fiscal Year 2027*

**Guard House Cleaning**

Scheduled maintenance consists of regular cleaning services provided by Westwood Interior Cleaning.

**Guard House Repairs & Maintenance**

Unscheduled maintenance consists of repairs and replacement of damaged areas.

**Gate Maintenance Agreement**

Agreement for managing access control system.

**OTHER**

**Contingency**

The current year contingency represents the potential excess of unscheduled maintenance expenditures not included in budget categories and unanticipated increases in specific line items.

**Field Management Services**

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

**OTHER FINANCING USES**

**Transfer Out - Pavement Management/Capital Projects**

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

**Remington**  
**Community Development District**  
**Proposed Budget**  
**Pavement Management**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Carryforward Surplus	\$ 1,021,704	\$ 779,223	\$ -	\$ 779,223	\$ 1,016,203
Transfer In	\$ 235,000	\$ -	\$ 235,000	\$ 235,000	\$ 235,000
County Easement	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 5,000	\$ 1,080	\$ 1,500	\$ 2,580	\$ 5,000
<b>Total Revenues</b>	<b>\$ 1,261,704</b>	<b>\$ 780,303</b>	<b>\$ 236,500</b>	<b>\$ 1,016,803</b>	<b>\$ 1,256,203</b>
<b>Expenditures</b>					
Capital Outlay - Engineering	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Roadway Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 600	\$ 267	\$ 333	\$ 600	\$ 600
<b>Total Expenditures</b>	<b>\$ 600</b>	<b>\$ 267</b>	<b>\$ 333</b>	<b>\$ 600</b>	<b>\$ 600</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 1,261,104</b>	<b>\$ 780,036</b>	<b>\$ 236,167</b>	<b>\$ 1,016,203</b>	<b>\$ 1,255,603</b>

**Remington**  
**Community Development District**  
**Proposed Budget**  
**Capital Projects**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Carryforward Surplus	\$ 86,055	\$ 68,011	\$ -	\$ 68,011	\$ 219,458
Transfer In	\$ 300,055	\$ -	\$ 300,055	\$ 300,055	\$ 283,432
County Easement	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 10	\$ 196	\$ 196	\$ 392	\$ 10
<b>Total Revenues</b>	<b>\$ 386,120</b>	<b>\$ 68,207</b>	<b>\$ 300,251</b>	<b>\$ 368,458</b>	<b>\$ 502,899</b>
<b>Expenditures</b>					
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Capital Outlay - Pressure Washing	\$ 25,000	\$ 17,900	\$ -	\$ 17,900	\$ 25,000
Capital Outlay - Landscape Improvements	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Capital Outlay - Sidewalk/Roadway Improvements	\$ 120,000	\$ 11,000	\$ 60,000	\$ 71,000	\$ 120,000
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ 5,500	\$ 5,500	\$ 11,000
Capital Outlay - Street Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Wall Repairs	\$ 88,000	\$ -	\$ 44,000	\$ 44,000	\$ 88,000
Capital Outlay - Storm Water	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Drainage	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 600	\$ 228	\$ 372	\$ 600	\$ 600
<b>Total Expenditures</b>	<b>\$ 254,600</b>	<b>\$ 29,128</b>	<b>\$ 119,872</b>	<b>\$ 149,000</b>	<b>\$ 299,600</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 131,520</b>	<b>\$ 39,079</b>	<b>\$ 180,379</b>	<b>\$ 219,458</b>	<b>\$ 203,299</b>