

Remington
Community Development District

Proposed Budget
FY 2022



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Remington
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2021	Actuals Thru 4/30/21	Projected Next 5 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Maintenance Assessment	\$ 1,137,222	\$ 1,122,872	\$ 14,350	\$ 1,137,222	\$ 1,468,418
Miscellaneous Income	\$ 5,000	\$ 2,595	\$ 2,405	\$ 5,000	\$ 5,000
Interest Income	\$ 1,900	\$ 154	\$ 240	\$ 394	\$ 1,000
Fund Balance	\$ 105,512	\$ 340,395	\$ -	\$ 340,395	\$ -
Total Revenues	\$ 1,249,634	\$ 1,466,016	\$ 16,995	\$ 1,483,011	\$ 1,474,418
Expenditures					
<i>Administrative:</i>					
Supervisor Fees	\$ 12,000	\$ 6,400	\$ 5,000	\$ 11,400	\$ 12,000
FICA Expense	\$ 918	\$ 490	\$ 383	\$ 872	\$ 918
Engineer	\$ 18,500	\$ 4,068	\$ 7,708	\$ 11,776	\$ 18,500
Attorney	\$ 27,500	\$ 17,599	\$ 11,458	\$ 29,058	\$ 27,500
Annual Audit	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ 3,600
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Property Appraiser Fee	\$ 1,000	\$ 456	\$ -	\$ 456	\$ 1,000
Management Fees	\$ 68,580	\$ 40,005	\$ 28,575	\$ 68,580	\$ 70,637
Information Technology	\$ 960	\$ 560	\$ 400	\$ 960	\$ 1,230
Website Maintenance	\$ 640	\$ 373	\$ 267	\$ 640	\$ 820
Telephone	\$ 80	\$ -	\$ 33	\$ 33	\$ 80
Postage	\$ 900	\$ 306	\$ 375	\$ 681	\$ 900
Insurance	\$ 38,267	\$ 37,668	\$ -	\$ 37,668	\$ 41,435
Printing & Binding	\$ 1,500	\$ 272	\$ 625	\$ 897	\$ 1,500
Newsletter	\$ 3,300	\$ 1,876	\$ 825	\$ 2,701	\$ 3,300
Legal Advertising	\$ 2,300	\$ 155	\$ 1,725	\$ 1,880	\$ 2,300
Office Supplies	\$ 250	\$ 78	\$ 104	\$ 182	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Contingency	\$ 150	\$ 795	\$ 400	\$ 1,195	\$ 1,500
Total Administrative	\$ 185,520	\$ 119,776	\$ 57,878	\$ 177,654	\$ 192,645
<i>Operations & Maintenance:</i>					
Environmental					
Lake Maintenance	\$ 18,200	\$ 8,855	\$ 6,325	\$ 15,180	\$ 18,200
Utilities					
Kissimmee Utility Authority	\$ 10,500	\$ 4,231	\$ 3,000	\$ 7,231	\$ 9,600
Toho Water Authority	\$ 70,000	\$ 17,131	\$ 23,000	\$ 40,131	\$ 56,000
Orlando Utilities Commission	\$ 20,500	\$ 9,654	\$ 7,000	\$ 16,654	\$ 19,200
CenturyLink	\$ 7,300	\$ 4,215	\$ 2,800	\$ 7,015	\$ 7,300
Bright House Network	\$ 5,000	\$ 2,604	\$ 1,860	\$ 4,464	\$ 5,250
Roadways					
Street Sweeping	\$ 28,800	\$ 16,800	\$ 12,000	\$ 28,800	\$ 30,240
Drainage	\$ 7,050	\$ -	\$ 3,525	\$ 3,525	\$ 7,000
Signage	\$ 5,000	\$ 631	\$ 2,500	\$ 3,131	\$ 5,000

Remington
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2021	Actuals Thru 4/30/21	Projected Next 5 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Common Area					
Landscaping	\$ 290,460	\$ 169,435	\$ 121,025	\$ 290,460	\$ 290,460
Feature Lighting	\$ 6,300	\$ 7,234	\$ -	\$ 7,234	\$ 6,000
Irrigation	\$ 10,500	\$ 3,555	\$ 5,250	\$ 8,805	\$ 10,500
Trash Receptacles & Benches	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Plant Replacement and Bed Enhancements	\$ 9,040	\$ 7,565	\$ 1,475	\$ 9,040	\$ 9,040
Miscellaneous Common Area Services	\$ 10,700	\$ 8,278	\$ 2,422	\$ 10,700	\$ 10,700
Soccer/Ball Field Maintenance	\$ 2,000	\$ 3,513	\$ -	\$ 3,513	\$ 2,000
Recreation Center					
Pool Maintenance	\$ 20,600	\$ 8,546	\$ 9,397	\$ 17,944	\$ 20,600
Pool Cleaning	\$ 8,000	\$ 4,200	\$ 3,000	\$ 7,200	\$ 8,400
Pool Permits	\$ 550	\$ -	\$ 550	\$ 550	\$ 550
Recreation Center Cleaning	\$ 15,900	\$ 7,078	\$ 7,200	\$ 14,278	\$ 16,695
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 4,189	\$ 4,000	\$ 8,189	\$ 8,000
Pest Control	\$ 700	\$ 428	\$ 325	\$ 753	\$ 780
Security					
Recreation Center Access	\$ 4,000	\$ 3,977	\$ -	\$ 3,977	\$ 4,000
Security Guard	\$ 287,500	\$ 173,333	\$ 123,809	\$ 297,142	\$ 301,875
Gate Repairs	\$ 10,750	\$ 13,912	\$ -	\$ 13,912	\$ 15,050
Guard House Cleaning	\$ 3,300	\$ 1,300	\$ 1,485	\$ 2,785	\$ 3,300
Guard House Repairs and Maintenance	\$ 3,500	\$ 6,584	\$ -	\$ 6,584	\$ 3,500
Gate Maintenance Agreement	\$ 850	\$ 550	\$ -	\$ 550	\$ 900
Other					
Contingency	\$ 1,000	\$ 14	\$ 500	\$ 514	\$ 15,000
Field Management Services	\$ 27,471	\$ 16,025	\$ 11,446	\$ 27,471	\$ 28,295
Total Maintenance	\$ 894,471	\$ 503,836	\$ 354,395	\$ 858,232	\$ 914,435
Total Expenditures	\$ 1,079,991	\$ 623,612	\$ 412,274	\$ 1,035,886	\$ 1,107,081
Other Sources/(Uses)					
Transfer Out - Pavement Management	\$ (75,000)	\$ (75,000)	\$ -	\$ (75,000)	\$ (150,000)
Transfer Out - Capital Projects	\$ (94,643)	\$ (94,643)	\$ -	\$ (94,643)	\$ (217,337)
Total Other Sources/(Uses)	\$ (169,643)	\$ (169,643)	\$ -	\$ (169,643)	\$ (367,337)
Total Expenditures/Other Sources/(Uses)	\$ 1,249,634	\$ 793,255	\$ 412,274	\$ 1,205,529	\$ 1,474,418
Excess Revenues/(Expenditures)	\$ -	\$ 672,761	\$ (395,279)	\$ 277,482	\$ 0

	FY 2021	FY 2022
Net Assessments	\$ 1,137,222	\$ 1,468,418
Add: Discounts & Collections	\$ 72,589	\$ 93,729
Gross Assessments	\$ 1,209,811	\$ 1,562,147
	1783	1783
	\$ 678.53	\$ 876.13
Increase Per Unit		\$197.60
Assessment Increase %		29.12%

REMINGTON
Community Development District
Fiscal Year 2022

REVENUES

Maintenance Assessment

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

Interest Income

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

Miscellaneous Income

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

EXPENDITURES – Administrative

Supervisors Fees

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

FICA Expense

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

Engineering

The District’s Engineer, Hanson, Walter & Associates, will be providing 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., will be providing 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.

Assessment Administration

Expenses 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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Fiscal Year 2022

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 costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs 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 and 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. The District publishes all of its legal advertising in the Orlando Sentinel.

Office Supplies

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

Dues, Licenses, & Subscriptions

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

REMINGTON
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Fiscal Year 2022

Administrative Contingency

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

EXPENDITURES – Operations and Maintenance

ENVIRONMENTAL

Lake Maintenance

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

Description	Monthly Amount	Annual Amount
Lake Maintenance	\$1,265	\$15,180
Estimated 3% Inflationary Increase	\$38	\$455
Contingency		\$2,565
Total		\$18,200

UTILITIES

Kissimmee Utility Authority

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

Account#	Address	Monthly Amount	Annual Amount
927130-652350	Master Acct-Remington CDD	\$667	\$8,004
	Contingency		\$1,596
Total			\$9,600

Toho Water Authority

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

Account#	Address	Monthly Amount	Annual Amount
927130-652350	Remington CDD - Master Account	\$3,500	\$42,000
1943950-775010	Rem. Blvd & Prestwick Ln Irr	\$317	\$3,800
1943950-784350	2706 Prestwick Ln	\$65	\$780
1943950-946850	2751 Partin Settlement Rd	\$63	\$750
1943950-946890	260 E Lakeshore Blvd	\$54	\$650
1943950-809250	456 Janice Kay Pl Rm	\$133	\$1,600
	Contingency		\$6,420
Total			\$56,000

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Orlando Utilities Commission

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

Account#	Address	Monthly Amount	Annual Amount
07058-52257	2900 Remington Blvd SS	\$38	\$460
24545-09417	2400 Block Odd Remington Blvd	\$23	\$280
63031-86907	2901 Remington Blvd	\$21	\$250
69798-66736	260 East Lakeshore Blvd HSL	\$75	\$900
41621-82149	2995 Remington Blvd Irr	\$13	\$150
74288-14558	2651 Remington Blvd Irr (Streetlights)	\$252	\$3,025
07261-84434	2651 Remington Blvd	\$767	\$9,200
60455-74548	2651 Partin Settlement Rd	\$33	\$400
44837-46246	2700 Remington Blvd SS	\$33	\$400
61425-13386	2699 Remington Blvd Gate	\$10	\$120
51194-67580	2999 Remington Blvd SS	\$104	\$1,250
57459-11606	2500 Block Even Remington Blvd	\$10	\$125
02748-56035	2700 Block Odd	\$21	\$250
28337-61469	2706 Prestwick Ln	\$21	\$250
	Contingency		\$2,140
Total			\$19,200

Centurylink

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

Account#	Address	Monthly Amount	Annual Amount
312091012	2651 Remington Blvd (Rec. Center)	\$268	\$3,216
311297420	260 E Lakeshore Blvd	\$115	\$1,380
311154656	2751 Partin Settlement Rd	\$115	\$1,380
	Contingency		\$1,324
Total			\$7,300

Bright House Network

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

Account#	Address	Monthly Amount	Annual Amount
50232509-03	206 E Lakeshore Blvd	\$110	\$1,320
50232515-03	2751 Partin Settlement Rd	\$170	\$2,040
50249062-02	2651 Remington Blvd	\$130	\$1,560
	Contingency		\$330
Total			\$5,250

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Fiscal Year 2022

ROADWAYS

Street Sweeping

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

Description	Annual Amount
Street Sweeping \$1,200 Bi-Weekly	\$28,800
Estimated 5% Inflationary Increase	\$1,440
Total	\$30,240

Drainage

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

Signage

Unscheduled maintenance of signage consists of cleaning and general maintenance

COMMON AREA

Landscaping

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

Description	Monthly Amount	Annual Amount
Landscape Maintenance	\$24,205	\$290,460
Total		\$290,460

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.

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Fiscal Year 2022

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.

RECREATION CENTER

Pool Maintenance

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

Pool Cleaning

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

Description	Annual Amount
Contract for \$600 monthly for 8 months (3 days per week)	\$4,800
Contract for \$600 monthly for 4 months (5 days per week)	\$2,400
Estimated 5% Inflationary Increase	\$360
Contingency	\$840
Total	\$8,400

Pool Permits

Permit fees for required occupational and pool permits.

Recreation Center Cleaning

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

Description	Weekly Amount	Annual Amount
Recreation Center Cleaning Services	\$250	\$13,000
Estimated 5% Inflationary Increase		\$650
Supplies for Recreation Center		\$3,045
Total		\$16,695

Recreation Center Repairs & Maintenance

Unscheduled maintenance consists of repairs and replacement of damaged areas.

REMINGTON
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Fiscal Year 2022

Pest Control

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

Description	Monthly Amount	Annual Amount
Pest Control Services	\$65	\$780
Total		\$780

SECURITY

Recreation Center Access

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

Security Guard

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

Description	Per Hour	Annual Amount
Contract Cost for Guardhouses	\$17.44	\$136,974
Contract Cost for Recreation Center	\$17.44	\$51,588
Contract Cost for Roving Patrol	\$19.44	\$99,144
Holiday Contract Costs Guardhouse/Rec Center	\$26.16	\$4,473
Holiday Contract Costs for Roving Patrol	\$29.16	\$3,149
Contingency		\$6,547
		\$301,875

Gate Repairs (Front and Back Access)

Unscheduled maintenance consists of repairing damages.

Guard House Cleaning

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

Description	Weekly Amount	Annual Amount
Guardhouses Cleaning Services	\$50	\$2,600
Estimated 5% Inflationary Increase		\$130
Supplies for Guardhouses		\$570
Total		\$3,300

Guard House Repairs & Maintenance

Unscheduled maintenance consists of repairs and replacement of damaged areas.

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Fiscal Year 2022

Gate Maintenance Agreement

Agreement for managing access control system.

OTHER SOURCES/(USES)

Contingency

The current year contingency represents the potential excess of unscheduled maintenance expenses 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.

Transfer Out – Pavement Management/Capital Projects

Excess funds transferred to Pavement Management or Capital Projects for any roadway and/or capital outlay expenses.

Remington
Community Development District
Proposed Budget
Pavement Management

Description	Adopted Budget FY2021	Actuals Thru 4/30/21	Projected Next 5 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Fund Balance	\$ 374,556	\$ 725,228	\$ -	\$ 725,228	\$ 445,476
Transfer In	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 150,000
Interest Income	\$ 2,500	\$ 397	\$ 375	\$ 772	\$ 1,000
Total Revenues	\$ 452,056	\$ 800,625	\$ 375	\$ 801,000	\$ 596,476
Expenditures					
Capital Outlay - Contingency	\$ -	\$ 325	\$ 232	\$ 558	\$ -
Capital Outlay - Roadway Improvements	\$ -	\$ 354,967	\$ -	\$ 354,967	\$ -
Total Expenditures	\$ -	\$ 355,292	\$ 232	\$ 355,524	\$ -
Excess Revenues/(Expenditures)	\$ 452,056	\$ 445,333	\$ 143	\$ 445,476	\$ 596,476

Remington
Community Development District
Proposed Budget
Capital Projects

Description	Adopted Budget FY2021	Actuals Thru 4/30/21	Projected Next 5 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Fund Balance	\$ 71,257	\$ 78,502	\$ -	\$ 78,502	\$ 49,131
Transfer In	\$ 94,643	\$ 94,643	\$ -	\$ 94,643	\$ 217,337
Interest Income	\$ 100	\$ 4	\$ 15	\$ 19	\$ 100
Total Revenues	\$ 166,000	\$ 173,149	\$ 15	\$ 173,164	\$ 266,569
Expenditures					
Capital Outlay - Fitness Equipment	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Capital Outlay - Landscape	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Capital Outlay - Pressure Washing	\$ 20,000	\$ 18,750	\$ -	\$ 18,750	\$ 10,000
Capital Outlay - Sidewalk/Road Improvement	\$ 95,000	\$ 70,340	\$ -	\$ 70,340	\$ 95,000
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ 9,030	\$ 1,970	\$ 11,000	\$ 11,000
Capital Outlay - Resurfacing Courts	\$ 15,000	\$ 11,135	\$ -	\$ 11,135	\$ -
Capital Outlay - Street Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Capital Outlay - Contingency	\$ -	\$ 308	\$ -	\$ 308	\$ -
Total Expenditures	\$ 166,000	\$ 109,563	\$ 14,470	\$ 124,033	\$ 166,000
Excess Revenues/(Expenditures)	\$ -	\$ 63,586	\$ (14,455)	\$ 49,131	\$ 100,569