

***Remington
Community Development District***

Agenda

January 28, 2025

AGENDA

Remington

Community Development District

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

January 21, 2025

Board of Supervisors
Remington Community
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, January 28, 2025, 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 December 17, 2024, Board of Supervisors Meeting
6. Request for Pickleball Lines on Courts
7. Review of Parking Process
8. Ratification of Data Sharing and Usage Agreement
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of OCSO Reports
 - D. Field Manager's Report
10. Supervisor's Requests
11. Next Meeting Date- February 25, 2025
12. Adjournment

MINUTES

**MINUTES OF MEETING
REMINGTON
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, **December 17, 2024** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

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

Also present:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	HWA
Alan Scheerer	Field Manager
Jill Cardwell	DSI Security Services
Bill Mason	DSI Security Services

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order at 6:00 p.m. and called the roll. Mr. Soukup, Mr. Jaisingh, Mr. Brown and Ms. Zaresk were present in person and Mr. Mehrlich was present by phone.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Soukup: Are there any modifications to the agenda?

Mr. Showe: We have none.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

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

Ms. Cardwell: There was one violation for 114 Westmoreland Circle last month. I do believe there was one attempt and one actual tow, because I did them. The gate numbers are: 3,721 total guests and 17,760 total residents, for a grand total of 21,481. The Partin Settlement Road gate had 2,576 guests and 13,406 residents, for a total of 12,982. The E. Lakeshore Boulevard gate had 1,145 guests and 4,354 residents, for a total of 5,499. That's just for three weeks. The people coming through the gates, have definitely grown.

Ms. Zaresk: Yeah.

Mr. Mason: For the holidays, I'm sure.

Mr. Brown: Or people trying to avoid the construction.

Mr. Soukup: Are there any questions regarding the Security Report?

Mr. Jaisingh: No.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: Are there any public comments? I will note that no residents are present so we will close the public comment period.

FIFTH ORDER OF BUSINESS

Organizational Matters

Mr. Soukup: That brings us to Organizational Matters.

Mr. Showe: Sure. We have the Oath of Office for Mr. Jaisingh.

A. Administration of Oath of Office to Supervisor Jaisingh

Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Jaisingh.

SIXTH ORDER OF BUSINESS

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

Mr. Soukup: That brings us to the approval of the minutes of November 26th meeting.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the November 17, 2024 Board of Supervisors Meeting were approved as presented.

SEVENTH ORDER OF BUSINESS

Review of Parking Rules Communications

Mr. Soukup: That brings us to the review of the Parking Rules.

Mr. Showe: Staff put together a brief statement of what we would like to send out. It's in draft form, so you can certainly take any comments or feedback on that. Our intent and plan with that, would be to take that communication, put it on our website, link it to a QR Code and send that out on postcards, both in English and Spanish. We would get it out to all residents out here and then try to time it with also putting up some signage at the gates and activate that system as soon as possible, hopefully late January. We're already testing the system with DSI, to see how it works. We're starting to direct more residents to that portal, so that we can get a little more testing done before we go live with it. So, again, I just encourage you to take a look at that and if you have questions or comments, we can make some changes to it before we get it published. We expect probably the first of the year to start getting companies to get it printed and sent out.

Mr. Soukup: Okay.

Ms. Cardwell: Will you guys be able to give us something that we can provide to residents, like phone numbers.

Mr. Showe: Yes. Our intent would be to provide a QR Code. That way, if people come to the gatehouse, you can just have them scan the QR Code and it will take them to a link to our website, which will direct them, so that we're not handing out papers. But we can definitely produce some additional copies of these, so that we can hand them out for you.

Mr. Soukup: We can also post something here at the Rec Center with a QR Code on it as well, for people coming up here, maybe even up at the golf course.

Mr. Showe: Yeah. We're going to post around a lot of different places, so you can direct people there.

Ms. Cardwell: Okay, sounds good.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Soukup: That brings us to staff reports.

Mr. Clark: At the last meeting, the Chairman signed the traffic signal closing documents and we transmitted them to the attorney. I've been calling them for several days to find out if they had sent our money yet and one minute before the meeting started, they emailed me back and said that they were planning on funding it on Friday of this week. It is always a little slower than promised, but they have everything. They will be cutting a check and sending it to the District Manager's office. We'll let you know when that actually happens.

Mr. Mason: Is there a change of address on that?

Mr. Clark: Jason provided the address, so I'm sure it was the right one.

Mr. Jaisingh: Remind me again, what was the amount of the check?

Mr. Clark: \$17,000. I don't have anything else unless you have questions for me.

Mr. Showe: Okay.

B. Engineer

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

Mr. Glasscock: I don't have anything, but if you have any questions, I'll be glad to answer them.

Mr. Brown: The only thing I have, is one of these speed bumps seems to be sinking on the far side of the northbound lane.

Mr. Jaisingh: There is one on this side too.

Mr. Scheerer: I think it's maybe the first or second one coming in from the golf side.

Mr. Brown: Okay. I just noticed that last night, but I don't remember which one it was now and it seemed like it was sinking.

Mr. Scheerer: I'll be here on Friday.

Mr. Brown: Okay.

Mr. Glasscock: If you give me a call tomorrow, I can take a measurement from the road to the top. I can't remember what it was.

Mr. Scheerer: The pavers are sinking.

Mr. Brown: Yeah, I believe so.

Mr. Scheerer: We can pull those and re-sand them.

Mr. Glasscock: We can bring them up.

Mr. Scheerer: We can handle that.

Mr. Soukup: Anything else, Pete?

Mr. Glasscock: No.

C. District Manager’s Report

i. Approval of Check Register

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

Mr. Showe: Sure. We’ll start with your Check Register. In the General Fund, we have Checks #7456 through #7471, Check #136 in your Capital Reserve Fund and November payroll, for a grand total of \$113,745. We have a summary of invoices that follow. We can take any questions or comments from the Board or a motion to approve.

Mr. Soukup: Are there any questions regarding any of the invoices? Hearing none,

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the November 16, 2024 through December 10, 2024 Check Register in the amount of \$113,745 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that is your Balance Sheet and Income Statement. No action is required by the Board. It is there for your information. We are performing better than budget to actual, but it is only two months into the year. We received some assessment money in so far.

iii. Presentation of OCSO Reports

Mr. Showe: We also included all of the Osceola County Sheriff’s Office Reports from their patrols.

D. Field Manager’s Report

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

Mr. Scheerer: In speaking of the traffic signal folks, they called the office and requested an onsite meeting at Partin Settlement Road. They said that we had some electrical and irrigation that needed to be moved. It turned out to be the OUC streetlight at the end of the road, so we directed them to OUC, since the CDD didn't own it. There was also in ground curb stop, that is Toho’s, that needs to be relocated, because that's where the concrete post is going to be sunk. They needed all

of that stuff moved, so that worked out for us. It wasn't ours and we didn't have to invest anything in that.

Mr. Brown: It's nice that they asked.

Mr. Showe: Well, to be fair, they asked two days after Thanksgiving and said that they were going to start working on it the following week.

Mr. Scheerer: Yeah, on Wednesday.

Mr. Showe: They asked us to please let them take a look at it.

Mr. Scheerer: If we didn't respond, they were just going to do it anyway, which would have been fine with us. You just may not have had some streetlights for a while. Speaking of which, I've been trying to go through each week and call-in whatever streetlights we can in advance of Christmas. I'll do the same thing on Friday. I don't know, Jill, if your team is tagging the lights, but I've come out and seen some lights tagged, so.

Ms. Cardwell: It's been the same ones.

Mr. Scheerer: Yeah. I think we're down to three now, out of the entire community. There was one KUA one in Somerset that I reported, but I'll do the same and try to get us lit up right before the holidays. The Amenity Center is in good shape. Filters were replaced. We have a small hole in the wall that was due to a couple kids boxing in here. I think that I sent a picture to the roving patrol, but I haven't heard anything yet. I caught him on camera. Like I said, it wasn't foul play, horseplay or anything intentional. Nobody was in here and they were just doing a little sparring.

Ms. Zaresk: I have a question about that because, I know exactly where one of them lives.

Mr. Soukup: We just need to know if you have an address or something, so we can send something to the parents.

Mr. Showe: If you give us an address, we'll take it from there.

Mr. Scheerer: Yeah.

Ms. Zaresk: Okay.

Mr. Scheerer: The Fitness Center is in good shape. We changed some AC filters. The pool is working well, but it is cold, as we have no heat. We had one brave soul out there before the meeting today. They're going to be braver and braver. We are doing minor repairs at the gates. We cleaned all of the AC filters again. I'll be out again on Friday to do that. I will be out of the office for a couple of weeks, but I will be available by text, email, whatever. The phone never goes away.

All of the cameras are working. All of the phones are working. The lakes are in good shape. I met with the landscaper again this morning. We're looking to begin plant replacement of the entrances mid to late January. No favoritism, but we're starting at Fox Nest and working this way. We do have a couple communities that we're going to leave alone, such as Windsor Park and Gleneagles, as they looked great. That is the model that we're going to go for, multi-tiered color with some red Ixoras or some different color Ixoras. That's what we're going to be working on. I met with John this morning and when everybody gets back from vacation, we'll start with that project in mid to late January. We still don't have the power at the E. Lakeshore Boulevard gate. So, the Christmas lights that are on are via the extension cord from last year. It's working out well. I did notice when I was out this morning that the exit side lights were out. So, I checked the GFI and the breaker. It turns out the receptacle behind the wall has no power, because I took it out of there, dusted the dawn sensor and plugged it directly in. Terry's Electric will be out on Friday, to take a look at the circuit. Maybe it's just a bad socket or bad breaker inside of the panel. The pressure washing is completed in all the areas that we assigned the contractor, but he does have to come back to Strathmore. I don't know if you've noticed, but the golf course had a really bad leak on a sidewalk on the golf course side, for a long time. Every time the irrigation would come on, it would flood the sidewalk. It's been dry the last couple of weeks, so Steve is going to come back out. He's just going to soft wash that and get all of the dirt off and that should take care of that. We installed a new volleyball net. I'm happy to say that people were enjoying that today when we drove in and we had to do some repairs to the backstop for the baseball field. That's all I have.

Mr. Jaisingh: Do we have somebody that's going to repaint on the walls?

Mr. Scheerer: Yeah. We talked about that at the budget adoption meeting. Once all of the construction is completed up here, we're going to start working on the one that's on Partin Settlement Road. There's one that's kind of bowed up in Somerset. We'll just have to see where we are with the funding, to make sure that we can do all of the work.

Mr. Jaisingh: Have we looked at it, to make sure that it's not going to fall?

Mr. Scheerer: So far, so good.

Mr. Jaisingh: Alright. Because I'm telling you, when I'm looking at the wall, I can see right through into the neighbor's yard.

Mr. Scheerer: You know, a lot of that, maybe Pete can talk to that. It could be just joints.

Mr. Jaisingh: Power wash it too.

Mr. Scheerer: We haven't really power washed the walls.

Mr. Jaisingh: Can you do a soft wash?

Mr. Scheerer: We need to have a basis to do that. We did it last year for the first time in a couple years, but we're not doing anything with 4,000 PSI. We're just putting on a chemical and rinsing everything off with a soft wash.

Mr. Brown: Just out of curiosity, because the streetlight in front of my house went out during the hurricane, when they came and replaced it, they replaced it with an LED light. Are they doing that to the others when they replace it?

Mr. Showe: Yeah.

Mr. Brown: It seems like the thing to do, but I haven't seen them do that before.

Mr. Scheerer: Well, I know some Districts where the CDD owns the streetlights. We did all of Reunion about three years ago. We got with the utility provider, both Duke and OUC and they upgraded everything to LEDs and we renewed agreements. We just did the same thing at Champions Gate. The thing of it is, because it's part of an MSTU, I'm not sure how that would work. It's not anything we would initiate, because there is not a lot of expense to doing that, if you look at the agreement. It's really not that expensive to make the change, but I would do it if I was them.

Mr. Brown: Yeah.

Mr. Showe: I know with some of the utilities that we work with in other Districts, they're not even stocking the traditional lighting anymore. Everything is just getting LEDs as needed. They're not doing massive switch outs.

Mr. Scheerer: That was part of the problem with Reunion. Not to talk about another District, but the parts weren't available anymore for that particular fixture. So, we just went through and renewed all of the agreements for 10 years and changed everything out to LEDs.

Mr. Brown: Yeah. So those are the tall ones and they just put a whole new head on it when they did it. What I'm curious to see that they do, are the ones out here that are decorative.

Mr. Scheerer: Yeah. I'm not sure.

Mr. Brown: Of course this is a KUA light.

Mr. Scheerer: No, this is an OUC light. KUA is this way and I think OUC is this way. You have like three different utility dividers out here.

Ms. Zaresk: We have two just in Club Villas.

Mr. Scheerer: Do you really? Do you see where the border is at? All I do is just phone it in.

Ms. Zaresk: Just a follow up question, do you have any more information about the break-in here or the broken window?

Mr. Scheerer: We haven't found any video on what's going on. I know that security got with the Police Department. I've been in contact with them. I actually have Frank with Modern Security reviewing the footage, because he does it from his home-based computer system, but so far, there is no footage.

Ms. Zaresk: I'm just curious.

Mr. Scheerer: Yes ma'am.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Jaisingh: None.

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: Merry Christmas.

Mr. Soukup: Mr. Brown?

Mr. Brown: That's the only thing I have. I hope everybody has a good Christmas or the holiday of your choice and a Happy New Year

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: Merry Christmas and Happy New Year.

Mr. Scheerer: See you next year.

TENTH ORDER OF BUSINESS

Next Meeting Date – January 28, 2025

Mr. Soukup: Our next meeting is scheduled for January 28th.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

Begin forwarded message:

From: Jack Lee <leec.501@gmail.com>
Subject: Re: Remington CDD - Court Request
Date: January 17, 2025 at 8:34:06 PM EST
To: Jason Showe <jshowe@gmscfl.com>

Hello Jason,

Happy New Year. New request, can you present the idea of add pickleball lines to the tennis courts? There are a couple of locations around Kissimmee that have done that. Pickleball users just bring their own portal net and tennis users can still use the court. You must see that Pickleball is the popular sport. The pickleball courts are packed all the time and the tennis courts are rarely used.

This would be a great community initiative.

Thank you.

SECTION VII

New Parking Rules begin February 1st

The Remington CDD Board of Supervisors has revised the street parking rules, and the most recent set of rules is available here: <https://remingtoncdd.com/news>

For reference, residents are not permitted to park on the roads within Remington for any longer than 30 minutes. Visitors are permitted to be parked in the road with the following conditions:

- 1) Visitors are limited to no more than six (6) consecutive days or no more than seven (7) days in a thirty (30) day period.
- 2) No boats, recreational vehicles, trailers, or other recreational type vehicles are permitted to be parked on the streets.

Eligible vehicles of visitors will no longer be approved by call in the guardhouses starting February 1, 2025.

To register your visitor vehicles, you must submit the request through the CDD website along with the registration for the vehicle (showing a non-Remington address) and/or the Driver's License of the owner of the vehicle (showing a non-Remington address). Once you submit that information, you will receive an email showing your request.

As of **February 1, 2025**, the guardhouse phones will no longer accept visitor vehicle information.

Link to form: <https://remingtoncdd.com/street-parkingUser>

or use the QR Code:



Thank you, on behalf of the Remington Community Development District

Nuevas Reglas de Estacionamiento Empiezan El 1 de Febrero

La junta de Supervisores de Remington CDD ha revisado las reglas de estacionamiento, y se puede encontrar el conjunto de reglas más reciente aquí: <https://remingtoncdd.com/news>

Para referencia, los residentes no se permiten estacionar en las calles dentro de Remington más que 30 minutos. Los visitantes se permiten estacionar en la calle según las siguientes condiciones:

- 1) Los visitantes están limitados a seis (6) días y nada mas que siete (7) días en un periodo de treinta (30) días.
- 2) No se permiten ni los barcos, los vehículos recreativos, los tráilers, ni otros tipos de vehículos recreativos por las calles.

Gracias, desde Remington Community Development District

A partir del 1 de Febrero de 2025, los vehículos de visitantes ya no van a ser aprobados por llamar a la oficina del guardia.

Para registrar los vehículos de visitantes, hay que enviar una solicitud por el sitio de web del CDD con la matriculación del vehículo (la matriculación debe tener una dirección que no este ubicada dentro de Remington CDD) y/o la licencia de conducir del dueño del vehículo (la licencia debe tener una dirección que no este ubicada dentro de Remington CDD). Cuando esta información sea enviada, va a recibir un mensaje por correo electrónico mostrando la solicitud.

A partir del **1 de Febrero de 2025**, los teléfonos de los guardias ya no van a aceptar la información de los vehículos de visitantes.

enlace para la forma: <https://remingtoncdd.com/street-parkingUser>

Código QR:



SECTION VIII



KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Remington CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Remington CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2025** and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: _____

Print: Katrina S. Scarborough

Date: _____

Remington CDD

Signature: [Handwritten Signature]

Print: David Shaw

Title: District Manager

Date: 12/18/24

Please return signed **original copy**, no later than January 31, 2025

SECTION IX

SECTION C

SECTION 1

Remington Community Development District

Summary of Check Register

December 11, 2024 to January 21, 2025

Bank	Date	Check No.'s	Amount
General Fund			
	12/12/24	7472-7486	\$ 70,361.56
	12/20/24	7487-7493	\$ 38,928.02
			\$ 109,289.58
Capital Reserve			
	12/12/24	137	\$ 7,200.00
			\$ 7,200.00
	<u>Supervisor Fees - December 2024</u>		
	Brian K. Brown	50172	\$ 184.70
	David Jaisingh	50173	\$ 184.70
	Kenneth R. Soukup	50174	\$ 164.70
	Timothy P. Mehrlick	50175	\$ 184.70
	Pamela M. Zaresk	50176	\$ 184.70
			\$ 903.50
Total Amount			\$ 117,393.08

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/12/24	00038	11/13/24	15699	202411	320-53800	34700		WI-PAK MONTHLY-NOV24 ACCESS CONTROL SYSTEMS, LLC DBA	*	240.00	240.00	007472
12/12/24	00093	11/30/24	224297	202411	320-53800	47100		LAKE MAINTENANCE-NOV24 APPLIED AQUATIC MANAGEMENT, INC.	*	1,341.00	1,341.00	007473
12/12/24	00289	11/19/24	6661740	202411	320-53800	57200		RPR 2 TOILETS PIPES BROWNIE'S SEPTIC & PLUMBING, LLC	*	115.50	115.50	007474
12/12/24	00290	11/09/24	5684	202410	320-53800	53300		RPR SIGNS OF HURRICANE BERRY CONSTRUCTION INC.	*	5,860.00	5,860.00	007475
12/12/24	00082	11/01/24	18948-A	202410	310-51300	31500		ATTORNEY SVCS-OCT BALANCE 12/02/24 18977 202411 310-51300-31500 ATTORNEY SVCS-NOV24 CLARK & ALBAUGH, LLP	*	1,614.00 3,412.50	5,026.50	007476
12/12/24	00168	12/01/24	537	202412	310-51300	34000		MANAGEMENT FEES-DEC24 12/01/24 537 202412 310-51300-35200 WEBSITE MANAGEMENT-DEC24 12/01/24 537 202412 310-51300-34100 INFORMATION TECH-DEC24 12/01/24 537 202412 310-51300-51000 OFFICE SUPPLIES 12/01/24 537 202412 310-51300-42000 POSTAGE 12/01/24 537 202412 310-51300-42500 COPIES 12/01/24 538 202412 320-53800-12000 FIELD MANAGEMENT-DEC24 GOVERNMENTAL MANAGEMENT SERVICES	*	6,879.17 92.75 139.17 .93 232.39 3.45 2,755.58	10,103.44	007477
12/12/24	00213	11/06/24	56371	202411	320-53800	34500		SECURITY SVCS-11/6-11/14 OSCEOLA COUNTY SHERIFF'S OFFICE	*	958.08	958.08	007478
12/12/24	00291	12/01/24	101785	202412	320-53800	46400		POOL MAINTENANCE-DEC24 ROBERTS POOL SERVICE AND REPAIR INC	*	750.00	750.00	007479

REMI -REMINGTON - HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/12/24	00125	9/24/24	310678	202409	320	53800	46500			*	471.75		
			RPLCD TORO VALVE										
11/08/24		310918		202411	320	53800	46500			*	359.95		
			QTRLY SAFETY INSPECTION										
11/14/24		312155		202411	320	53800	46500			*	560.20		
			RPLCD LIFT BATTERIES										
11/18/24		21597		202411	300	15500	10000			*	125.00		
			CHEMICAL CONTROLLER-DEC24										
11/19/24		312363		202411	320	53800	46500			*	1,202.95		
			BULK BLEACH-OCT24										
SPIES POOL LLC												2,719.85	007480
12/12/24	00335	11/18/24	123989	202411	320	53800	47300			*	9,250.00		
			TREE PRUNING & REMOVALS										
11/18/24		123990		202411	320	53800	46300			*	255.00		
			RPLCD IRRIGATION TIMER										
12/01/24		125568		202412	320	53800	46200			*	25,680.00		
			LANDSCAPE MAINT-DEC24										
12/02/24		126318		202411	320	53800	46300			*	351.37		
			RPR MAINLINE LEAK										
SSS DOWN TO EARTH OPCO LLC DBA												35,536.37	007481
12/12/24	00071	11/06/24	45348244	202411	320	53800	46800			*	78.00		
			PEST CONTROL-NOV24										
12/03/24		45435797		202412	320	53800	46800			*	78.00		
			PEST CONTROL-DEC24										
TERMINIX COMMERCIAL												156.00	007482
12/12/24	00334	11/14/24	611	202411	320	53800	49100			*	4,555.82		
			50% FINAL BAL XMAS LIGHTS										
TPG LIGHTING LLC												4,555.82	007483
12/12/24	00292	12/02/24	2412-006	202412	320	53800	53300			*	149.00		
			SCHOOL ZONE LIGHT MAINT										
TRAFFIC ENGINEERING & MGMT LLC												149.00	007484
12/12/24	00128	11/20/24	USA12368	202411	320	53800	53000			*	1,500.00		
			MECHANICAL SWEEPING-11/19										
USA SERVICES OF FLORIDA, INC												1,500.00	007485
12/12/24	00282	11/22/24	24-4096	202410	320	53800	46700			*	1,150.00		
			CLUBHOUSE CLEAN-10/1-31										
11/22/24		24-4096		202410	320	53800	35000			*	200.00		
			GUARDHOUSE CLEAN-OCT24										
WESTWOOD INTERIOR CLEANING INC.												1,350.00	007486

REMI -REMINGTON - HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/20/24	00038	12/10/24 15874	202412 320-53800-34700	WI-PAK MONTHLY-DEC24 ACCESS CONTROL SYSTEMS, LLC DBA	*	240.00	240.00 007487
12/20/24	00321	11/30/24 1806464	202411 320-53800-34500	SECURITY SVCS-NOV24 11/30/24 1806465 202411 320-53800-34500 WI-PAK MONTHLY-NOV24 DSI SECURITY SERVICES	*	33,897.49	34,047.49 007488
12/20/24	00213	11/18/24 56414	202411 320-53800-34500	SECURITY SVCS-11/18-11/27 12/06/24 56478 202412 320-53800-34500 SECURITY SVCS-12/06-12/13 OSCEOLA COUNTY SHERIFF'S OFFICE	*	1,277.44	2,235.52 007489
12/20/24	00084	12/17/24 156618	202412 320-53800-52000	PARKING VIOLATION LABELS PIP PRINTING & MARKETING	*	445.96	445.96 007490
12/20/24	00125	12/18/24 21733	202412 300-15500-10000	CHEMICAL CONTROLLER-JAN25 SPIES POOL LLC	*	125.00	125.00 007491
12/20/24	00335	12/16/24 127739	202412 320-53800-46300	RPLCD SPRAY HEADS/NOZZLES SSS DOWN TO EARTH OPCO LLC DBA	*	334.05	334.05 007492
12/20/24	00128	11/30/24 USA12370	202411 320-53800-53000	MECHANICAL SWEEPING-11/5 USA SERVICES OF FLORIDA, INC	*	1,500.00	1,500.00 007493
						TOTAL FOR BANK A	109,289.58
						TOTAL FOR REGISTER	109,289.58

REMI -REMINGTON - HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/12/24	00253	11/24/24 5692	202411 600-53800-46300	CONCRETE SIDEWALK GRINDS BERRY CONSTRUCTION INC.	*	7,200.00	7,200.00 000137
TOTAL FOR BANK C						7,200.00	
TOTAL FOR REGISTER						7,200.00	

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
December 31, 2024



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5	<hr/>	Capital Projects Fund
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8	<hr/>	Assessment Receipt Schedule

Remington
Community Development District
Combined Balance Sheet
December 31, 2024

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 1,544,830	\$ -	\$ 1,544,830
Pavement Management	\$ -	\$ 247,605	\$ 247,605
Capital Projects Fund	\$ -	\$ 105,338	\$ 105,338
Investments:			
State Board Administration	\$ 223,954	\$ 522,165	\$ 746,119
Prepaid Expenses	\$ 125	\$ -	\$ 125
Total Assets	\$ 1,768,909	\$ 875,108	\$ 2,644,017
Liabilities:			
Accounts Payable	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -
Fund Balances:			
Assigned For:			
Capital Projects	\$ -	\$ 105,338	\$ 105,338
Pavement Management	\$ -	\$ 769,770	\$ 769,770
Nonspendable:			
Deposits and Prepaid Items	\$ 125	\$ -	\$ 125
Unassigned	\$ 1,768,784	\$ -	\$ 1,768,784
Total Fund Balances	\$ 1,768,909	\$ 875,108	\$ 2,644,017
Total Liabilities & Fund Equity	\$ 1,768,909	\$ 875,108	\$ 2,644,017

Remington
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Maintenance Assessment	\$ 1,876,345	\$ 1,687,351	\$ 1,687,351	\$ -
Miscellaneous Income	\$ 5,300	\$ 1,325	\$ 2,750	\$ 1,425
Interest Income	\$ 1,000	\$ 250	\$ 3,295	\$ 3,045
FEMA Reimbursement	\$ -	\$ -	\$ 30	\$ 30
Total Revenues	\$ 1,882,645	\$ 1,688,926	\$ 1,693,426	\$ 4,500
Expenditures:				
<i>General & Administrative:</i>				
Supervisors Fees	\$ 12,000	\$ 3,000	\$ 2,600	\$ 400
FICA	\$ 918	\$ 230	\$ 199	\$ 31
Engineer	\$ 15,000	\$ 3,750	\$ 150	\$ 3,600
Attorney	\$ 27,500	\$ 6,875	\$ 6,527	\$ 349
Annual Audit	\$ 3,150	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Property Appraiser Fee	\$ 1,000	\$ -	\$ -	\$ -
Management Fees	\$ 82,550	\$ 20,638	\$ 20,638	\$ -
Information Technology	\$ 1,670	\$ 418	\$ 417	\$ -
Website Maintenance	\$ 1,113	\$ 278	\$ 278	\$ -
Telephone	\$ 80	\$ 20	\$ -	\$ 20
Postage	\$ 1,200	\$ 300	\$ 431	\$ (131)
Insurance	\$ 61,939	\$ 61,939	\$ 56,239	\$ 5,700
Printing and Binding	\$ 1,000	\$ 250	\$ 9	\$ 241
Newsletter	\$ 3,500	\$ 875	\$ -	\$ 875
Legal Advertising	\$ 2,300	\$ 575	\$ 383	\$ 192
Office Supplies	\$ 200	\$ 50	\$ 4	\$ 46
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,350	\$ 598	\$ 598	\$ -
Total General & Administrative	\$ 222,210	\$ 105,535	\$ 94,213	\$ 11,322
<i>Operation and Maintenance</i>				
Environmental				
Lake Maintenance	\$ 18,200	\$ 4,550	\$ 1,341	\$ 3,209
Utilities				
Kissimmee Utility Authority	\$ 10,560	\$ 2,640	\$ 1,599	\$ 1,041
Toho Water Authority	\$ 47,602	\$ 11,901	\$ 9,165	\$ 2,735
Orlando Utilities Commission	\$ 23,402	\$ 5,851	\$ 5,099	\$ 752
Centurylink	\$ 8,263	\$ 2,066	\$ 2,027	\$ 39
Bright House Network	\$ 5,775	\$ 1,444	\$ 1,230	\$ 214
Roadways				
Street Sweeping	\$ 36,000	\$ 9,000	\$ 4,500	\$ 4,500
Drainage	\$ 7,000	\$ 1,750	\$ -	\$ 1,750
Signage	\$ 5,000	\$ 9,677	\$ 9,677	\$ -

Remington
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Common Area				
Landscaping	\$ 370,000	\$ 92,500	\$ 77,040	\$ 15,460
Feature Lighting	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
Irrigation	\$ 10,500	\$ 2,625	\$ 1,372	\$ 1,253
Trash Receptacles & Benches	\$ 1,000	\$ 250	\$ -	\$ 250
Plant Replacement and Bed Enhancements	\$ 9,500	\$ 2,375	\$ -	\$ 2,375
Miscellaneous Common Area Services	\$ 10,500	\$ 9,250	\$ 9,250	\$ -
Soccer/Ball Field Maintenance	\$ 4,000	\$ 1,000	\$ -	\$ 1,000
Holiday Lighting	\$ 6,300	\$ 4,556	\$ 4,556	\$ -
Recreation Center				
Pool Maintenance	\$ 22,461	\$ 5,615	\$ 5,497	\$ 119
Pool Cleaning	\$ 10,200	\$ 2,550	\$ 2,750	\$ (200)
Pool Permits	\$ 550	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 16,695	\$ 4,174	\$ 1,150	\$ 3,024
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 2,000	\$ 1,151	\$ 850
Pest Control	\$ 900	\$ 225	\$ 234	\$ (9)
Security				
Recreation Center Access	\$ 5,300	\$ -	\$ -	\$ -
Security Guard	\$ 442,688	\$ 110,672	\$ 71,384	\$ 39,288
Gate Repairs	\$ 25,833	\$ 4,760	\$ 4,760	\$ -
Guard House Cleaning	\$ 3,600	\$ 900	\$ 200	\$ 700
Guard House Repairs and Maintenance	\$ 3,500	\$ 875	\$ -	\$ 875
Gate Maintenance Agreement	\$ 2,500	\$ 625	\$ 427	\$ 198
Other				
Contingency	\$ 12,500	\$ 10,002	\$ 10,002	\$ -
Field Management Services	\$ 33,067	\$ 8,267	\$ 8,267	\$ -
Total O&M Expenditures	\$ 1,167,396	\$ 313,598	\$ 232,676	\$ 80,922
Total Expenditures	\$ 1,389,606	\$ 419,133	\$ 326,889	\$ 92,244
<i>Other Financing Uses</i>				
Transfer Out - Pavement Management	\$ 235,000	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ 258,039	\$ -	\$ -	\$ -
Total Other Financing Uses	\$ 493,039	\$ -	\$ -	\$ -
Total Expenditures & Other Financing Uses	\$ 1,882,645	\$ 419,133	\$ 326,889	\$ 92,244
Net Change in Fund Balance	\$ -	\$ -	\$ 1,366,537	
Fund Balance - Beginning	\$ -	\$ -	\$ 402,371	
Fund Balance - Ending	\$ -	\$ -	\$ 1,768,909	

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Interest Income	\$ 5,000	\$ 1,250	\$ 6,363	\$ 5,113
Total Revenues	\$ 5,000	\$ 1,250	\$ 6,363	\$ 5,113
Expenditures:				
Contingency	\$ 600	\$ 150	\$ 120	\$ 30
Total Expenditures	\$ 600	\$ 150	\$ 120	\$ 30
Excess Revenues/Expenditures	\$ 4,400		\$ 6,243	
Other Financing Sources:				
Transfer In	\$ 235,000	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ 235,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 239,400		\$ 6,243	
Fund Balance - Beginning	\$ 810,675		\$ 763,527	
Fund Balance - Ending	\$ 1,050,075		\$ 769,770	

Remington
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Interest Income	\$ 10	\$ 3	\$ 3	\$ 1
Total Revenues	\$ 10	\$ 3	\$ 3	\$ 1
Expenditures:				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ -	-
Capital Outlay - Pressure Washing	\$ 25,000	\$ -	\$ -	-
Capital Outlay - Landscape Improvements	\$ 132,190	\$ -	\$ -	-
Capital Outlay - Sidewalk/Roadway Improvements	\$ 120,000	\$ 20,750	\$ 20,750	-
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ -	-
Capital Outlay - Street Tree Trimming	\$ -	\$ -	\$ -	-
Capital Outlay - Storm Water	\$ -	\$ -	\$ 7,525	\$ (7,525)
Contingency	\$ 600	\$ 150	\$ 120	\$ 30
Total Expenditures	\$ 298,790	\$ 20,900	\$ 28,395	\$ (7,495)
Excess Revenues/Expenditures	\$ (298,780)		\$ (28,392)	
Other Financing Sources:				
Transfer In	\$ 258,039	\$ -	\$ -	-
Total Other Financing Sources	\$ 258,039	\$ -	\$ -	-
Net Change in Fund Balance	\$ (40,741)		\$ (28,392)	
Fund Balance - Beginning	\$ 129,118		\$ 133,730	
Fund Balance - Ending	\$ 88,377		\$ 105,338	

Remington
Community Development District
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments \$ 1,876,344.83 \$ 1,876,344.83
 Net Assessments \$ 1,763,764.14 \$ 1,763,764.14

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>
11/18/24	11/15/24	\$19,316.91	(\$386.34)	(\$883.10)		\$18,047.47	\$18,047.47	\$18,047.47
11/22/24	11/21/24	\$186,959.84	(\$3,739.20)	(\$7,328.70)		\$175,891.94	\$175,891.94	\$175,891.94
12/07/24	12/11/24	\$1,533,742.40	(\$30,674.85)	(\$60,121.64)		\$1,442,945.91	\$1,442,945.91	\$1,442,945.91
12/07/24	12/10/24	\$827.24	(\$16.54)	(\$12.17)		\$798.53	\$798.53	\$798.53
12/19/24	12/20/24	\$52,617.44	(\$1,052.34)	(\$1,898.01)		\$49,667.09	\$49,667.09	\$49,667.09
TOTAL		\$ 1,793,463.83	\$ (35,869.27)	\$ (70,243.62)	\$ -	\$ 1,687,350.94	\$ 1,687,350.94	\$ 1,687,350.94

96%	Net Percent Collected
\$76,413.20	Balance Remaining to Collect

SECTION 3



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/20/24	1813	2551 REMINGTON BLVD; REMINGTON MART	BUSINESS PLAZA CHECK	N/A
12/20/24	1818	2651 REMINGTON BLVD; POOL (AND NEARBY PARK)	POOL & PARK CHECK	N/A
12/20/24	1825	2995 REMINGTON BLVD; GOLF CLUB	SUSPICIOUS VEH BEHIND BUSN	N/A
12/20/24	1842	REMINGTON BLVD & CLUV VILLAS LN	TRAFFIC STOP	N/A
12/20/24	1900	2651 REMINGTON BLVD; POOL (AND NEARBY PARK)	POOL & PARK CHECK	N/A
12/20/24	1917	988 TRAMELLS TRL	CIVIL MATTER	24I139480
12/20/24	1941	2995 REMINGTON BLVD; GOLF CLUB	BUSINESS CHECK	N/A
12/20/24	2008	2551 REMINGTON BLVD; REMINGTON MART	BUSINESS PLAZA CHECK	N/A
12/20/24	2025	REMINGTON BLVD & KNIGHTSBRIDGE BLVD	TRAFFIC STOP	N/A
12/20/24	2049	REMINGTON BLVD & LUCAS LAKES LN	TRAFFIC STOP	N/A
12/20/24	2055	REMINGTON BLVD & AMANDA KAY WAY	TRAFFIC STOP	N/A
12/20/24	2110	KNIGHTSBRIDGE BLVD & THORNBURY DR	TRAFFIC STOP	N/A
12/20/24	2130	2651 REMINGTON BLVD; POOL (AND NEARBY PARK)	POOL & PARK CHECK	N/A
12/20/24	2142	2551 REMINGTON BLVD; REMINGTON MART	BUSINESS PLAZA CHECK	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations		Citations		Parks	3
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	3	Verbal Warning		Businesses	9
Reports		Ordinance						Construction	

Name: B. Tanner ID #: 2710 Date: 12/20/2024



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/27/2024	1252	Remington	Begin detail	24C226223
12/27/2024	1259	Remington / Westmoreland Circle	I responded to a call for service	In reference to a young male
Riding a	Dirtbike in the	Street. I observed a young male (11 years old) riding a	Gas powered (he advised 50cc)	Dirtbike on the sidewalk in
The area of	Remington	Boulevard and Harwood Circle. The child was very polite	And advised he just got the	Dirtbike for Christmas. I
Issued a	Written warning	For riding a motorized vehicle on the sidewalk and	Contacted the juvenile's parents	To let them know it is illegal
For their child	To be riding the	Gas powered dirtbike on the street or on the sidewalk.		24I142145
12/27/2024	1421	177 Owenshire Circle	Parking violation / vehicle parked	On the sidewalk. There was
A resident	Outside so I	Advised them the vehicle was parked illegally. The	Resident had someone move the	Vehicle. Verbal warning.
12/27/2024	1444	2403 Ashcroft Drive	Parking violation / Vehicle parked	Left wheels to curb. There
Was someone	In the vehicle so	I had them move the vehicle.		Verbal warning.
12/27/2024	1510	Remington Boulevard / Partin Settlement Road	Traffic stop / no license plate on	A trailer and only the right
Brake light was	Working. The	Driver of the vehicle had a suspended driver license.	Two citations issued and one	Written warning issued.
12/27/2024	1551	Remington Mart	Parking violation / parked in the	Handicapped spot without a
Handicapped	Placard. Citation	Issued.		
12/27/2024	1610	129 Owenshire Circle	Parking violation / left wheels to	Curb. There were residents
in the	Driveway. I told	Them to turn the vehicle around and they did.		Verbal Warning.
12/27/2024	1629	254 Owenshire Circle	Parking violation / parked on the	Sidewalk. I started filling out
The citation	And a resident	Came out carrying cookies to the car. I got her driver	License and issued her a written	Warning and voided
The parking	Citation.			
12/27/2024	1701	Remington	End detail	24C226223

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

Name: Brad Butler

ID #: 1209

Date: 12/27/2024

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

Name: Daryl Cunningham ID #: 790 Date: 01/20/2025

SO-09-238 Rev. 4/6/10