

***Remington
Community Development District***

Agenda

March 25, 2025

AGENDA

Remington

Community Development District

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

February 18, 2025

Board of Supervisors
Remington Community
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, February 25, 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 February 25, 2025, Board of Supervisors Meeting
6. Consideration of Request to Place Signs for the Spring & Fall Garage Sales
7. 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
 - i. Discussion of Landscape Plan at 200 Fairington Ln.
8. Supervisor's Requests
9. Next Meeting Date- April 22, 2025
10. 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, **February 25, 2025** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

Kenneth Soukup <i>by phone</i>	Chairman
Pam Zaresk	Vice Chair
Tim Mehrlich	Assistant Secretary
David Jaisingh	Assistant Secretary

Also present:

Jason Showe	District Manager
Scott Clark <i>by phone</i>	District Counsel
Pete Glasscock	HWA
Alan Scheerer	Field Manager
Jill Cardwell	DSI Security Services
Hillary Mason <i>by phone</i>	DSI Security Services
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Zaresk called the meeting to order at 6:00 p.m. and Mr. Showe called the roll. All Supervisors were present in with the exception of Mr. Soukup, who was available via phone and Mr. Brown who was not present.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Ms. Zaresk: Any there any modifications to the agenda?

Mr. Showe: We have none.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Ms. Zaresk: Next is the Security Report.

Ms. Cardwell: For this past month, we had total guests of 4,216 and 18,671 residents, for a total of 22,887. The Partin Settlement Road gate had a total of 16,458, with 2,886 guests and 13,602 residents. The E. Lakeshore Boulevard gate had a total of 6,099, with 1,330 guests and 5,069 residents. As I told them earlier, next month I will have all of the violations.

Ms. Zaresk: Okay. There is nothing else this month to report?

Mr. Showe: Just from the things we've seen, we've had an increase in violations due to the new policies. I think there was a tow this month, at least one that I recall. We've seen a little more activity, but I think that's natural with the policy change.

Ms. Cardwell: Well, the first week was really good.

Mr. Showe: Yeah.

Ms. Cardwell: Everybody behaved themselves. People were scared at first and now they've relaxed.

Mr. Mehrlich: How's the calling in thing doing?

Mr. Showe: The email thing seems to be doing pretty well. We're checking them as they come in and reaching out to folks who don't qualify. Today we had one resident say that their car was in an accident and it could not be moved. So, I emailed them back immediately and said, *"You're not permitted to park in the street. It's a resident vehicle. Per our policy, it's not allowed."* So, we've been following up with those that aren't in violation, but other than that, I think it's working out well. So far, no one that had submitted online, had received a ticket.

Mr. Mehrlich: For the Super Bowl, I did the party thing because people were coming in.

Mr. Showe: That's kind of what we're having to teach people, which is if you want to have a party, just put in, *"Party/various."* We might look in the future to make some changes to the system, but we kind of really want to put it through the paces first.

Ms. Zaresk: Is that still on the drop-down menu?

Mr. Showe: There's a button you push that says, *"Party."* You don't have to put in each vehicle individually. You can just put in that you will have various vehicles and security knows that you are having a party.

Mr. Mehrlich: Yeah, I put in my son's vehicle and then I hit, "*Party.*" I didn't put any more after that. You can find the party pretty easily.

Mr. Showe: Yeah, so far it's working pretty well. Again, any feedback we get from residents, we're monitoring it. Again, we might make some slight adjustments to the format of how you input it, but I think so far the system seems to be working pretty well.

Ms. O'Dell: I know a few people have been having some problems.

Ms. Zaresk: Anything else from your perspective? Any other questions for security?
Hearing none,

FOURTH ORDER OF BUSINESS

Public Comment Period

Ms. Zaresk: That brings us to the Public Comment Period? Please state your name and address for the record.

Resident (Kathryn O'Dell, 193 Harwood Circle): My name is Ms. Kathryn O'Dell and I live 193 Harwood Circle in Remington. There's actually one main reason that I'm here, but I have a couple of things questions, too. It's funny that you brought up the traffic issue, as some people are sitting in traffic for two hours. I can't fathom being your position, as when I got to one of the gates at Remington, the right side that goes up automatically, if you have a barcode or clicker to open it, something happened. Some nutcase drove through there, took it out and they have cones, to force everybody to go through the guard gate side. For people who paid for a barcode, which I did years ago and people who have the clicker, which I also have, are they going to go and sit on that side and wait at the guard gate in a line of traffic? I was literally seeing where that line of traffic was backed up on the Partin Settlement Road side.

Mr. Mehrlich: Well, they have construction, but if a line starts, they're allowed to just let people go straight through.

Resident (Kathryn O'Dell, 193 Harwood Circle): Well, they don't.

Mr. Mehrlich: These guys can correct me, but that is the policy.

Resident (Kathryn O'Dell, 193 Harwood Circle): Well, then the people who work the guard gate, need to be informed. I am not going to sit there. I can show you my tax bill.

Mr. Mehrlich: We can have them follow the policy.

Resident (Kathryn O'Dell, 193 Harwood Circle): Please, because I'm not going to sit there and wait in that line of traffic. I will get out and move those cones, because Remington is an open

access road. It is not a public road. Legally, they can't stop somebody. I know it's a deterrent, but it's not real and I'm not going to sit there and wait in a line of traffic.

Ms. Zaresk: How often does this happen, Kathy?

Resident (Kathryn O'Dell, 193 Harwood Circle): Quite a bit. I'm going back a few years.

Ms. Zaresk: I thought this was something that you're talking about right now.

Mr. Scheerer: It just recently happened, where that gate was out of service.

Ms. Zaresk: That's what I'm trying to guess.

Mr. Scheerer: The policy is, you cone off the lane and direct everybody through the visitor lane. As Supervisor Mehrlich stated, security does have discretion to open the gate lane to allow traffic to move on. This is not an everyday problem, but it does happen. We do not recommend getting out of your vehicle, because of the gate line and moving the cones. The cones are there as a safety deterrent. I understand it's frustrating, but things do happen. The gates are mechanical. If it gets hit or something like that, they're just doing their job to make sure everybody is safe.

Resident (Kathryn O'Dell, 193 Harwood Circle): It's been off and on. It's sporadic. It's whenever that side breaks. But my husband had extreme breathing problems. His lungs were shot and that's why I got out. I can't even tell you what I used to go through, because I was on pins and needles all of the time. If I got stuck in that line of traffic or wait until the first time a paramedic or any rescue or police has to get through, they're going to be forced to go in where the cones are.

Mr. Scheerer: That won't happen with fire rescue. That's never happened. We just let them in.

Resident (Kathryn O'Dell, 193 Harwood Circle): You let them in. Okay.

Mr. Scheerer: We don't deter fire, rescue or any lifesaving companies that come through here, such as law enforcement. So, we got your message on that.

Resident (Kathryn O'Dell, 193 Harwood Circle): Oh, I'm over the edge, because there's just no reason. If I had sat in the kind of traffic that you folks are talking about, I would have been here more. The guards had the nerve to scream back at me. I'm not using foul language, but I'm ticked off and I have a right to be. I pay and everybody does, who lives here. Over half of my tax bill are for CDD fees. The CDD is part of the county. Correct.

Mr. Showe: We are a separate governmental entity. We are not under the county.

Resident (Kathryn O'Dell, 193 Harwood Circle): You are not part of the county facility.

Mr. Showe: No.

Resident (Kathryn O'Dell, 193 Harwood Circle): Okay, so who is in charge of the easement grass between the sidewalk and the street?

Mr. Scheerer: Along Remington Boulevard, anywhere not in front of a home is the responsibility of the CDD. But we've had this conversation with you before in the past with your tree.

Resident (Kathryn O'Dell, 193 Harwood Circle): Right, but this is something else.

Mr. Scheerer: The sidewalk and the curb are the responsibility of the individual homeowner. We do not maintain it.

Resident (Kathryn O'Dell, 193 Harwood Circle): I was actually going to bring up something entirely different.

Ms. Zaresk: Okay. We're going to limit comments now to 3 minutes, so that everybody has a chance to speak.

Resident (Kathryn O'Dell, 193 Harwood Circle): The other issue is, when they came through trimming the trees, that they charged me for, they left all of hardwood lopsided. How do you go and trim one side of a tree? Do you realize that if those trees came down on people's properties or homes during a storm, who is really responsible? You don't trim a tree like that. That's one issue. That should not happen again. It cannot happen again.

Mr. Scheerer: The Board is not trimming trees for the residents any more.

Resident (Kathryn O'Dell, 193 Harwood Circle): Oh, okay.

Mr. Scheerer: It is the resident's responsibility to trim the trees.

Resident (Kathryn O'Dell, 193 Harwood Circle): Mine is taken down, not taken out. The other issue is, what is going on with the property in front of the home, where the CDD owns that easement.

Mr. Showe: We don't maintain it.

Mr. Scheerer: We don't maintain it.

Resident (Kathryn O'Dell, 193 Harwood Circle): Okay, you don't maintain it, but if something's not right, would you not...

Mr. Showe: That is private property that's required to be maintained by the homeowner.

Resident (Kathryn O'Dell, 193 Harwood Circle): Yes, because on Harwood Circle, the county trash truck took out the tree. I have pictures of it.

Mr. Showe: I saw it. I was here when the accident happened.

Mr. Showe: The homeowner should contact the county and have them take care of it.

Resident (Kathryn O'Dell, 193 Harwood Circle): Well, the county hasn't done it, so do you have any suggestions? I don't care. I'll call the county. The homeowners shouldn't have to deal with it. The county did it. They took the tree out.

Mr. Showe: Whoever caused the accident, should be the party that is responsible.

Mr. Scheerer: They should be contacting Waste Management, because it was a Waste Management truck that damaged the tree.

Resident (Kathryn O'Dell, 193 Harwood Circle): I know. I saw it that day and it's still not right.

Mr. Scheerer: Again, that would have to be between the HOW, Waste Management, the county and the homeowner.

Resident (Kathryn O'Dell, 193 Harwood Circle): The HOA?

Mr. Scheerer: I would imagine. It's a private property issue and not a CDD issue.

Resident (Kathryn O'Dell, 193 Harwood Circle): A lot of people don't know the difference between the CDD and HOA. Well, I do.

Ms. Zaresk: I'm sorry that they don't. Okay.

Resident (Tina Hedrick, 2585 Brookstone Drive): My issue is not important. So. I'm going to excuse myself from this. I'm just having an issue with the App, which I have talked to her plenty of times about, with uploading the registration. I called and I was told to check my settings or upgrade my phone, but I have other phones. I'll figure it out. It's totally alright.

Mr. Showe: I figured out that you can email it to yourself. When you email it, especially from an iPhone, that's when you can reduce the size.

Resident (Tina Hedrick, 2585 Brookstone Drive): Okay.

Mr. Showe: Reduce it to small or medium. Then you can upload it from your computer, into that same portal.

Resident (Tina Hedrick, 2585 Brookstone Drive): Okay. I put my license plate in, but you have to upload the registration.

Mr. Mehrlich: I had the same problem. I don't know what I did, but I reduced the size of the picture and uploaded it.

Resident (Tina Hedrick, 2585 Brookstone Drive): Okay, I'll try that. Thank you.

Mr. Showe: Perfect.

Ms. Zaresk: You're welcome.

Resident (Kathryn O'Dell, 193 Harwood Circle): Same if you have a parking issue, which I rarely have, you need to do it online. What about if some nutcase comes and parks on the easement. There's traffic and the paramedics, can't even get through, because there is illegal parking. Can we still call? What do we do?

Ms. Zaresk: You don't call the gate.

Mr. Scheerer: There is a phone number that you can leave messages on.

Resident (Kathryn O'Dell, 193 Harwood Circle): Okay.

Mr. Scheerer: If you have an issue with emergency service vehicles getting through, then call the Sheriff's non-emergency number.

Mr. Showe: If access is impeded, that's a law enforcement issue that they can address.

Resident (Kathryn O'Dell, 193 Harwood Circle): I've had to go around cars backing in my garage.

Ms. Zaresk: Okay, thank you. We will close the Public Comment Period.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the January 28, 2025, Board of Supervisors Meeting

Ms. Zaresk: That brings us to the approval of the minutes.

Mr. Showe: The minutes are included with your agenda package. We can take any corrections or changes or a motion to approve.

On MOTION by Mr. Mehrlich seconded by Mr. Jaisingh with all in favor the Minutes of the January 28, 2025 Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Zaresk: Staff Reports.

Mr. Showe: We'll start with you, Scott. Are there any updates?

Mr. Clark. I have a couple of quick updates. I was able to verify from Osceola County, that they had finally closed the traffic light easement. Jason verified for me that the CDD received the money, I guess about a week ago. So, we managed to finish that. Secondly, I told the Board at the last meeting, we had been served with a Writ of Garnishment and I filed an objection to it. After

the meeting, the party who filed a writ, admitted that they did so wrongly and withdrew it. Today I received the check for my attorney's fees and I'll be forwarding that to Jason's office. Other than that, that's all I have, unless there are any questions for me.

Mr. Mehrlich: Not me.

Ms. Zaresk: Thanks, Scott.

Mr. Mehrlich: Thank you, Scott.

Mr. Clark: Okay. Thank you.

B. Engineer

Mr. Show: Pete?

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

Ms. Zaresk: I do.

Mr. Glasscock: Okay.

Ms. Zaresk: There is a pothole prior to leaving on E. Lakeshore Boulevard.

Mr. Scheerer: I saw it.

Ms. Zaresk: That's getting bigger by the day.

Mr. Glasscock: The square one, right?

Mr. Scheerer: Yeah. I did see one on E Lakeshore Boulevard, just past the last speed bump, by the storm inlet.

Mr. Glasscock: As soon as you go to the last speed bump. It will probably be dark when I leave here, but I'll take a look at it tomorrow. There is like a little sinkhole or something there.

Mr. Scheerer: It's between two storm drains. There may be something underneath.

Mr. Glasscock: We probably should get a TV just to take a peek at it.

Ms. Zaresk: Okay. Anything else? Hearing none,

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: That brings us to the District Manager's Report. The first item that we have, is the approval of your Check Register. In the General Fund, we have Checks #7494 through #7510, Check #138 from the Capital Reserve Fund and January payroll, for a grand total of \$1,103,897.72. Just as a note, we did transfer \$1 million that you had in cash, to the State Board

of Administration (SBA) account, to help you guys get some additional interest throughout the year. So, we'll be periodically moving money back and forth, just to try to maximize some interest. But that's why that Check Register seems really high this month. It is basically writing a check to yourself. So, it just kind of inflates that. Other than that, the summary is there. Alan and I can answer any questions or we can take a motion to approve.

On MOTION by Mr. Jaisingh seconded by Mr. Mehrlich with all in favor the January 22, 2025 through February 17, 2025 Check Register in the amount of \$1,103,897.72 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 reflects the amount in the SBA account. You are performing better than budget to actuals, so you're in great shape there. You are 98% collected on your assessments. Overall, you're in great shape financially.

iii. Presentation of OCSO Reports

Mr. Showe: We have your Osceola County Sheriff's Office Reports.

D. Field Manager's Report

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

Mr. Scheerer: Real quick, the Amenity Center is in good shape. For the Fitness Center, we had a report from security a few days ago, because the treadmill was not working right. It looks like the belt that goes from the motor to the tread itself, is broken. Fitness Services came out on Monday and got that back up and running. So, the treadmill is working now. The pool is in good shape. We are gearing up for Spring Break. I don't know how many users we'll get, but we're staying on top of everything at the pool. Handicap lifts are working well. At the last meeting, I reported that one of the brackets was broken on the camera coming in from Partin Settlement. That has since been repaired. All of the cameras are working. We went ahead and cleaned all of the AC filters each week, checked all of the gates and made sure the remote access to all of the camera systems were working. As of today, they all are working. I check them every Friday when I'm out here. The lakes are in good shape. You probably noticed that there is a big landscape mess going on down there at Harwood and Hawks Nest in Westmoreland right now.

Mr. Mehrlich: It looks good.

Mr. Scheerer: They are planting some Holly trees in the median. There are still some more modifications to do in some of the larger areas where we have annuals. That bed will be changed a little bit and then some new sod will be going in. They wanted to go down to Parkland Square, but I think we should finish all of the communities that were in Phase 1, which I believe is Westmoreland and Strathmore. I'm not sure if Knightsbridge was done next and then Phase 2, but I'm going have John start laying everything out for Waters Edge and Strathmore. Those will be the next ones.

Mr. Jaisingh: In Waters Edge, right where we took out the trees, are they going to put something in between some hedges?

Mr. Scheerer: Where?

Mr. Jaisingh: Waters Edge, across from Westmoreland.

Mr. Scheerer: Are you talking about for Ms. Patrick?

Mr. Jaisingh: Yeah.

Mr. Scheerer: We aren't focused on that right now. What we're focused on, are all of the entry monuments. The direction we received from the Board, is they want to see all of the entry monuments taken care of. What you're seeing there, is about \$25,000 worth of work, which is actually a lot less than I thought it was going to be. So, we can continue to spread it out and get through all of the neighborhoods. The Viburnum hedge that's over by Ms. Patrick's house, Jason and I were looking at it. It's actually growing in nicely. But we can treat it more as a screen, as opposed to trying to add something to it.

Mr. Jaisingh: Right, because just one section is missing something. I was going to suggest that we should put a couple in there.

Mr. Scheerer: Well, the problem is, we can put something in it, but...

Mr. Showe: What's missing is where we took the tree out.

Mr. Scheerer: So, we'll figure something out. I may have to check with Ms. Patrick to see if she's interested. We wouldn't want to put any more trees in, judging by all of the comments and concerns that we received. Something that'll grow quick. Viburnum grows quickly. We'll just have to try to buy a bigger Viburnum. We're going to monitor all of that. Obviously, we had a lot of rain, so it's real wet over there right now and we'll get them to clean up all of the curb work. Pressure washing of the common areas that we had in our contract, is complete, but we do have

some excess funds in there, so I may bring them back to try to clean up some more on Knightsbridge. Then if REW can't get it done quite right around the medians, when we're done, we'll get those addressed as well. I know we have money for Lakeshore. I received an email from Terry's Electric. I don't want to commit to a timeframe, but maybe a couple of weeks, they'll be mobilizing to come in and start doing the directional bore.

Mr. Showe: They will get it done by Christmas.

Mr. Scheerer: Yeah. I got the lights working by Christmas. So, we're doing that. We're continuing sidewalk grinding as needed. There were some signs down in Parkland Square. As part of that sign drop, a speed hump ahead sign was down. Those were both reset. I did reach out to Varsity Courts, the company that we've used the last few years to resurface the tennis courts, the basketball court, as well as Nye, another recreational facility company. I didn't hear back from Varsity, but Nye was very responsive. I just don't have information on the pickleball striping for today. So, we're going to look at it and either create two courts out of one and have the permanent marks redone and/or some temporary lines or something like that. She's going to send me several examples and several options.

Mr. Mehrlich: I reached out to the girl or the guy's daughter. I guess he got sick and had to go home. I shouldn't have interrupted. I'm sorry.

Mr. Scheerer: No, no, that's all right. I'm just letting you know that we're trying to get the information.

Mr. Mehrlich: They do temporary nets when they do pickleball. People bring their own nets. In some places, you can check nets out, if a facility has them.

Mr. Scheerer: Right.

Mr. Mehrlich: So that's what they do.

Mr. Scheerer: Well, let's see what they have to say. If we don't do it this year, we can do temporary lines and maybe put something in capital for next year and actually do a dedicated line.

Ms. Zaresk: Yeah, I was going say, because if we...

Mr. Scheerer: Because once you get started, you're not going to keep people off of that court.

Ms. Zaresk: If we do one court, then that means the tennis court is going to be closed down for tennis. You cannot do both games simultaneously.

Mr. Mehrlich: Tennis hits 500 balls and they're all over both tennis courts anyhow. So, you couldn't play tennis court while someone is playing pickleball.

Ms. Zaresk: That's what I'm saying. So, if we set up one for pickleball, if that works, then we're looking at rules, if someone was there to play tennis.

Mr. Scheerer: They have to put a fence down to divide the two. Because I know the courts that St. Cloud built downtown, I went there with my daughter one day, I just turned around and left. You weren't getting on there. They had eight to ten courts there and you weren't getting on them.

Mr. Mehrlich: Pickleball or tennis?

Mr. Scheerer: Pickleball.

Mr. Mehrlich: It's like that all day long.

Mr. Scheerer: Yeah.

Mr. Mehrlich: Nobody plays tennis.

Mr. Jaisingh: Its growing. The only way to separate it from tennis, is to put up a fence, because they're going to be in each other's court and it's going to cause problems.

Ms. Zaresk: Absolutely.

Mr. Scheerer: We'll cross that bridge when we come to it. I apologize for not having that information for tonight's meeting, but it wasn't due to a lack of effort. Other than that, I can try to answer any questions you all might have.

Mr. Mehrlich: Are there any surprises in the flower beds where they're digging all of this stuff up? It's pretty straightforward?

Mr. Scheerer: Yeah. Well, I shouldn't say it's a surprise. It should be no surprise that there are some tree roots that are starting to make their way from the Viburnum hedges and the other trees in the area. I was actually out here with the crew earlier, middle to late last week, walking a couple of the areas and I found a nice size tree root and I said, please just cut that tree root right out there. So, they're going to do that.

Mr. Mehrlich: I noticed that the light cans are really high when you get all of the brush out of there and everything else.

Ms. Zaresk: Yeah.

Mr. Scheerer: There's like a three-tier approach. You have a Podocarpus that's going to be right up against the sign itself. Then you have some Arboricola Trinettes, which are the gold green

plants. We also have the Dwarf Ixoras on either side as accents. They also put in an Elaeocarpus, which is a Japanese blueberry tree, on either side. They take forever to grow, but when they do, they grow really good. They're a plant that can be a tree that can be shaped. So, we'll keep it conifer, like. Unlike the two we have where we took out the Palm trees behind the gate at Lakeshore, those two giant trees are actually Japanese Blueberry trees.

Mr. Mehrlich: Oh wow.

Mr. Scheerer: Yeah. They're a great tree. It's going to take several years for these plants to grow in, especially the Podocarpus up against the sign. We're going to keep it below the sign wall. Then if we need to re-modify the lights in any way, shape or form, it would be nice if we get it up, so that the only thing you see is the stem and the head of the light, instead of the actual base itself. So, any modifications to that, we'll do.

Mr. Mehrlich: It's exciting to see it done.

Mr. Scheerer: Yeah and we'll continue it. Like I said, we're going to go across the street and down to Strathmore next. We'll probably work our way down to Knightsbridge, and then really it's just Somerset and Parkland Square, because the other two, I think look really good.

Mr. Jaisingh: Are they going to hit that island piece in the middle of the road across from Club Villas?

Mr. Scheerer: Well, they're doing the two right now, as you can see and we'll continue.

Mr. Jaisingh: I saw them do it all the way down to there.

Mr. Scheerer: But the one down by Club Villas is more sod and grass. I had no plans for that, unless you want me to.

Mr. Jaisingh: No, no. It's right by the pond, as soon as you come in and pass Club Villas. There's one stretch in the middle of the road that's left.

Mr. Scheerer: We'll take care of all the plants in the middle of the roads, but the one directly by the golf course where the speed bump is in the middle of the road with the grass and the big Magnolia, we're going to leave that one alone. But we'll work our way all the way down, again with the main focus being the entrance to all of the neighborhoods. I think the Holly that they planted in there, hopefully will do well, as long as we can keep them driving through.

Mr. Mehrlich: Are they comfortable with their bid for what they're doing? Do they feel like they under bid it or they happy with what they're doing?

Mr. Scheerer: I think they're happy. When I talked to John, he told me, *"If you see something you don't like, let me know and we'll just flip flop it around."* Jason looked at it today. If y'all can just keep an eye on it and once they get the sod, flowers and get the mulch in. I think you'll see a different look at that. Then I'll have to make sure that the sides look good, because the new landscape will look great and the sides will look ugly. That's all I have. Thank you.

Mr. Mehrlich: It looks good.

Mr. Scheerer: I'm glad you like it.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Zaresk: Are there any Supervisor's Requests.

Mr. Jaisingh: I have a request. The parcel from the county for the traffic light easement check that we received, what was that check amount?

Mr. Showe: \$17,000.

Mr. Jaisingh: I would make a motion that we transfer the funds into the landscaping refurbishing line item.

Mr. Showe: I think we're actually going to use that to fix the lights.

Mr. Jaisingh: They never compensated us for cutting our line?

Mr. Showe: That's the compensation.

Mr. Jaisingh: Oh, that was it.

Mr. Showe: Yeah. It just took us several months.

Mr. Scheerer: What we did was, when we received the quote for the directional bore, the county agreed to buy the easement from the District for the amount that you received. So that's going to go help cover some of the cost. Because we're upgrading the lights on both the entry sides too, not with that money, but with my sign fund.

Mr. Showe: But we did allocate the \$132,000 that's in the budget for landscape upgrades, from the collection that we made, from the sale of those other properties.

Mr. Jaisingh: I just want to keep funding it for as long as we can.

Mr. Scheerer: I'm hoping we can get all of the neighborhoods done with the money that you allocated for this project and save some too. So, we'll see.

Mr. Mehrlich: Nothing from me. The place looks good. Thank you.

Ms. Zaresk: Is there anything else? Hearing none.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – March 25, 2025

The next meeting was scheduled for March 25th.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Zaresk adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

Begin forwarded message:

From: Daniel Espinosa <despinosa@castlegroup.com>
Date: March 14, 2025 at 11:46:03 AM EDT
To: india137@aol.com, Jason Showe <jshowe@gmscfl.com>
Cc: Alan Scheerer <ascheerer@gmscfl.com>
Subject: Re: Remington CDD - Re: A couple of things.....

Good morning All,

We are looking to have the spring garage sale on April 26, which brings me to my next point. Jason, please make the request to the rest of the CDD Board to place the garage sale signs for the Spring Garage Sale and Fall Garage Sale (October 18, 2025), the signs will be placed one week before the garage sale date.

In addition, can you please make the request to utilize the Remington Rec Center and Parking lot for the upcoming National Night Out which is scheduled on October 14, 2025.

Sincerely,



Equal Opportunity Employer



Daniel Espinosa
Property Manager | Castle Group
2995 Remington Blvd, Kissimmee, FL 34744
despinosa@castlegroup.com | www.castlegroup.com
P: 754-444-7226



SECTION VII

SECTION C

SECTION 1

Remington Community Development District

Summary of Check Register

February 18, 2025 to March 17, 2025

Bank	Date	Check No.'s	Amount
General Fund			
	2/21/25	7511-7518	\$ 18,101.67
	2/27/25	7519-7528	\$ 66,648.27
	3/6/25	7529-7540	\$ 39,852.64
	3/14/25	7541-7547	\$ 47,964.97
			\$ 172,567.55
Capital Reserve			
	2/27/25	139	\$ 19,550.00
	3/6/25	140-141	\$ 47,525.00
	3/14/25	142	\$ 1,500.00
			\$ 68,575.00
	<u>Supervisor Fees - February 2025</u>		
	David Jaisingh	51081	\$ 184.70
	Kenneth R. Soukup	51082	\$ 164.70
	Timothy P. Mehrlick	51083	\$ 184.70
	Pamela M. Zaresk	51084	\$ 184.70
			\$ 718.80
Total Amount			\$ 241,861.35

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/21/25	00038	1/22/25	S123988	202501	320-53800-34800		BARRIER GATE REPAIR	*	362.50		
		1/28/25	S124166	202501	320-53800-34800		QTRLY SVC INSPECTION	*	657.09		
										1,019.59	007511
2/21/25	00290	1/18/25	5739	202501	320-53800-53300		INSTALL SIGNS	*	435.00		
										435.00	007512
2/21/25	00082	2/01/25	19050	202501	310-51300-31500		ATTORNEY SVCS JAN25	*	2,624.50		
		2/01/25	19051	202501	310-51300-31500		WRIT OF GARNISHMENT	*	924.50		
										3,549.00	007513
2/21/25	00041	2/03/25	49-BID-7	202502	320-53800-46500		REINSPECT FEE 49-60-00487	*	50.00		
										50.00	007514
2/21/25	00168	2/01/25	541	202502	310-51300-34000		MANAGEMENT FEES FEB25	*	6,879.17		
		2/01/25	541	202502	310-51300-35200		WEBSITE ADMIN FEB25	*	92.75		
		2/01/25	541	202502	310-51300-34100		INFORMATION TECH FEB25	*	139.17		
		2/01/25	541	202502	310-51300-51000		OFFICE SUPPLIES FEB25	*	1.02		
		2/01/25	541	202502	310-51300-42000		POSTAGE FEB25	*	213.99		
		2/01/25	541	202502	310-51300-42500		COPIES FEB25	*	8.25		
		2/01/25	542	202502	320-53800-12000		FIELD MANAGEMENT FEB25	*	2,755.58		
		2/01/25	542	202502	310-51300-49000		KEY & ID TAG	*	34.95		
										10,124.88	007515
2/21/25	00213	1/07/25	56586	202501	320-53800-34500		SECURITY SVCS-01/6-01/6	*	319.36		
		1/14/25	56619	202501	320-53800-34500		SECURITY SVCS 1/13-1/23	*	1,277.44		
										1,596.80	007516
2/21/25	00291	1/01/25	101833	202501	320-53800-46400		POOL MAINTENANCE JAN25	*	750.00		
										750.00	007517

REMI -REMINGTON - HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/21/25	00125	1/24/25	313988	202501	320	53800	46500		SPIES POOL LLC	*	576.40	576.40	007518
2/27/25	00038	2/11/25	16219	202502	320	53800	34700		ACCESS CONTROL SYSTEMS LLC DBA	*	240.00	240.00	007519
2/27/25	00093	1/31/25	225809	202501	320	53800	47100		APPLIED AQUATIC MANAGEMENT, INC.	*	1,341.00	1,341.00	007520
2/27/25	00290	2/12/25	5751	202502	320	53800	35100		BERRY CONSTRUCTION INC.	*	85.00	270.00	007521
		2/12/25	5752	202502	320	53800	57200			*	185.00		
2/27/25	00321	1/31/25	1806721	202501	320	53800	34500		DSI SECURITY SERVICES	*	34,120.80	34,270.80	007522
		1/31/25	1806742	202501	320	53800	34500			*	150.00		
2/27/25	00291	2/01/25	101889	202502	320	53800	46400		ROBERTS POOL SERVICE AND REPAIR INC	*	750.00	750.00	007523
2/27/25	00335	1/31/25	132492	202501	320	53800	46300		SSS DOWN TO EARTH OPCO LLC DBA	*	552.24	26,232.24	007524
		2/01/25	131714	202502	320	53800	46200			*	25,680.00		
2/27/25	00071	2/04/25	45631569	202502	320	53800	46800		TERMINIX COMMERCIAL	*	78.00	78.00	007525
2/27/25	00292	2/03/25	2502-008	202502	320	53800	53300		TRAFFIC ENGINEERING & MGMT LLC	*	149.00	149.00	007526
2/27/25	00128	1/31/25	INV73111	202501	320	53800	53000		USA SERVICES OF FLORIDA, INC	*	1,500.00	1,500.00	007527

REMI -REMINGTON - HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/27/25	00282	1/30/25	25-1121	202412	320-53800	46700	CLUBHOUSE CLEAN-12/2-31	*	1,100.00		
		1/30/25	25-1121	202412	320-53800	35000	GUARDHOUSE CLEAN-DEC24	*	200.00		
		1/30/25	25-1121	202412	320-53800	46700	CLEAN SUPPLY SOAP/TOWELS	*	171.60		
		1/30/25	25-1121	202412	320-53800	46700	BATHROOM-SUPPLIES	*	345.63		
WESTWOOD INTERIOR CLEANING INC.										1,817.23	007528
3/06/25	00038	2/17/25	16283	202503	320-53800	34900	SPS PROGRAMMING AGREEMENT	*	1,050.00		
		2/20/25	S124900	202502	320-53800	34800	BARRIER GATE REPAIR	*	362.50		
ACCESS CONTROL SYSTEMS LLC DBA										1,412.50	007529
3/06/25	00290	1/06/25	5722	202412	320-53800	53300	INSTALL SIGNS	*	685.00		
		2/22/25	5754	202501	320-53800	57200	REPLACE LIGHT BULDS	*	335.00		
BERRY CONSTRUCTION INC.										1,020.00	007530
3/06/25	00082	3/01/25	19073	202502	310-51300	31500	ATTORNEY SVCS-FEB25	*	1,332.50		
CLARK & ALBAUGH LLP										1,332.50	007531
3/06/25	00186	1/01/25	2900289	202501	320-53800	46500	POOL PHONE SERVICE	*	627.00		
KINGS III OF AMERICA LLC-P										627.00	007532
3/06/25	00213	1/27/25	56671	202501	320-53800	34500	SECURITY SVCS-01/27-31	*	638.72		
		1/27/25	56671B	202502	320-53800	34500	SECURITY SVCS-02/06-06	*	319.36		
		2/13/25	56727	202502	320-53800	34500	SECURITY SVCS-02/13-20	*	958.08		
OSCEOLA COUNTY SHERIFF'S OFFICE										1,916.16	007533
3/06/25	00291	3/01/25	101944	202503	320-53800	46400	POOL MAINTENANCE-MAR25	*	750.00		
ROBERTS POOL SERVICE AND REPAIR INC										750.00	007534
3/06/25	00125	2/12/25	314483	202502	320-53800	46500	BULK BLEACH-FEB25	*	1,109.95		
		2/18/25	22001	202503	320-53800	46500	CHEMICAL CONTROLLER-MAR25	*	125.00		
SPIES POOL LLC										1,234.95	007535

REMI -REMINGTON - HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/25	00335	2/24/25	134066	202502	320	53800	46300		REPLACE VALVE	*	785.53		
		3/01/25	134829	202503	320	53800	46200		LANDSCAPE MAINT-MAR25	*	25,680.00		
		3/03/25	135563	202502	320	53800	46300		REPLACE VALVE	*	517.00		
SSS DOWN TO EARTH OPCO LLC DBA												26,982.53	007536
3/06/25	00071	3/04/25	45727778	202503	320	53800	46800		PEST CONTROL-MAR25	*	78.00		
TERMINIX COMMERCIAL												78.00	007537
3/06/25	00292	3/03/25	2503-008	202503	320	53800	53300		SCHOOL ZONE LIGHT MAINT	*	149.00		
TRAFFIC ENGINEERING & MGMT LLC												149.00	007538
3/06/25	00128	1/17/25	INV33671	202501	320	53800	53000		MECHANICAL SWEEPING-01/07	*	1,500.00		
		2/21/25	FL100024	202502	320	53800	53000		MECHANICAL SWEEPING-02/11	*	1,500.00		
USA SERVICES OF FLORIDA, INC												3,000.00	007539
3/06/25	00282	2/17/25	25-1431	202501	320	53800	46700		CLUBHOUSE CLEAN-01/1-31	*	1,150.00		
		2/17/25	25-1431	202501	320	53800	35000		GUARDHOUSE CLEAN-JAN25	*	200.00		
WESTWOOD INTERIOR CLEANING INC.												1,350.00	007540
3/14/25	00093	10/31/24	223711	202410	320	53800	47100		LAKE MAINTENANCE-OCT24	*	1,341.00		
		12/31/24	225039	202412	320	53800	47100		LAKE MAINTENANCE-DEC24	*	1,341.00		
		2/28/25	226405	202502	320	53800	47100		LANDSCAPE MAINT-FEB25	*	1,341.00		
APPLIED AQUATIC MANAGEMENT, INC.												4,023.00	007541
3/14/25	00290	3/07/25	5759	202502	320	53800	53300		INSTALL SIGNS	*	665.00		
BERRY CONSTRUCTION INC.												665.00	007542
3/14/25	00321	2/28/25	1806847	202502	320	53800	34500		SECURITY SVCS-FEB25	*	31,040.91		
		2/28/25	1806848	202502	320	53800	34500		TRACK TIK-FEB25	*	150.00		
DSI SECURITY SERVICES												31,190.91	007543

REMI -REMINGTON - HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #		
3/14/25	00168	3/01/25	543	202503	310	51300	34000		MANAGEMENT FEES-MAR25	*	6,879.17				
		3/01/25	543	202503	310	51300	35200		WEBSITE MANAGEMENT-MAR25	*	92.75				
		3/01/25	543	202503	310	51300	34100		INFORMATION TECH-MAR25	*	139.17				
		3/01/25	543	202503	310	51300	51000		OFFICE SUPPLIES	*	1.41				
		3/01/25	543	202503	310	51300	42000		POSTAGE	*	433.83				
		3/01/25	543	202503	310	51300	42500		COPIES	*	9.15				
		3/01/25	544	202503	320	53800	12000		FIELD MANAGEMENT-MAR25	*	2,755.58				
												GOVERNMENTAL MANAGEMENT SERVICES-CF		10,311.06	007544
3/14/25	00127	3/12/25	5293378	202502	310	51300	31100		ENGINEERING SVCS-FEB25	*	150.00				
												HANSON, WALTER & ASSOCIATES, INC.		150.00	007545
3/14/25	00125	3/18/25	22134	202503	300	15500	10000		CHEMICAL CONTROLLER-APR25	*	125.00				
												SPIES POOL LLC		125.00	007546
3/14/25	00128	2/28/25	FL100045	202502	320	53800	53000		MECHANICAL SWEEPING-02/25	*	1,500.00				
												USA SERVICES OF FLORIDA, INC		1,500.00	007547
											TOTAL FOR BANK A	172,567.55			
											TOTAL FOR REGISTER	172,567.55			

REMI -REMINGTON - HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/27/25	00253	2/01/25	5745	202501 600-53800-53100	CONCRETE 2 SIDEWALKS	*	2,650.00		
		2/01/25	5746	202501 600-53800-53100	CONCRETE SIDEWALK GRINDS	*	3,900.00		
		2/12/25	5750	202502 600-53800-53100	CONCRETE 2 SIDEWALKS	*	1,950.00		
		2/12/25	5753	202502 600-53800-53100	CONCRETE SIDEWALK GRINDS	*	11,050.00		
								19,550.00	000139

3/06/25	00253	1/06/25	5723	202412 600-53800-53100	CONCRETE SIDEWALK GRINDS	*	21,275.00		
								21,275.00	000140

3/06/25	00273	2/27/25	135523	202502 600-53800-47600	LANDSCAPE MAINT-FEB25	*	26,250.00		
								26,250.00	000141

3/14/25	00273	3/12/25	136047	202502 600-53800-47600	LANDSCAPE MAINT-FEB25	*	1,500.00		
								1,500.00	000142

							TOTAL FOR BANK C	68,575.00	
							TOTAL FOR REGISTER	68,575.00	

REMI -REMINGTON - HHENRY

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
February 28, 2025



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2-3	<hr/>	General Fund
4	<hr/>	Pavement Management Fund
5	<hr/>	Capital Projects Fund
6-7	<hr/>	Month to Month
8	<hr/>	Assessment Receipt Schedule

Remington
Community Development District
Combined Balance Sheet
February 28, 2025

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 449,772	\$ -	\$ 449,772
Pavement Management	\$ -	\$ 247,526	\$ 247,526
Capital Projects Fund	\$ -	\$ 67,807	\$ 67,807
Investments:			
State Board Administration	\$ 1,228,463	\$ 526,015	\$ 1,754,477
Prepaid Expenses	\$ -	\$ -	\$ -
Total Assets	\$ 1,678,234	\$ 841,347	\$ 2,519,582
Liabilities:			
Accounts Payable	\$ 49,550	\$ 49,025	\$ 98,575
Total Liabilities	\$ 49,550	\$ 49,025	\$ 98,575
Fund Balances:			
Assigned For:			
Capital Projects	\$ -	\$ 18,782	\$ 18,782
Pavement Management	\$ -	\$ 773,541	\$ 773,541
Nonspendable:			
Deposits and Prepaid Items	\$ -	\$ -	\$ -
Unassigned	\$ 1,628,685	\$ -	\$ 1,628,685
Total Fund Balances	\$ 1,628,685	\$ 792,322	\$ 2,421,007
Total Liabilities & Fund Equity	\$ 1,678,234	\$ 841,347	\$ 2,519,582

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Maintenance Assessment	\$ 1,876,345	\$ 1,757,785	\$ 1,757,785	\$ -
Miscellaneous Income	\$ 5,300	\$ 2,208	\$ 20,725	\$ 18,517
Interest Income	\$ 1,000	\$ 417	\$ 7,804	\$ 7,387
FEMA Reimbursement	\$ -	\$ -	\$ 30	\$ 30
Total Revenues	\$ 1,882,645	\$ 1,760,410	\$ 1,786,345	\$ 25,934

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 5,000	\$ 4,200	\$ 800
FICA	\$ 918	\$ 383	\$ 321	\$ 61
Engineer	\$ 15,000	\$ 6,250	\$ 300	\$ 5,950
Attorney	\$ 27,500	\$ 11,458	\$ 13,391	\$ (1,932)
Annual Audit	\$ 3,150	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Property Appraiser Fee	\$ 1,000	\$ -	\$ -	\$ -
Management Fees	\$ 82,550	\$ 34,396	\$ 34,396	\$ -
Information Technology	\$ 1,670	\$ 696	\$ 906	\$ (210)
Website Maintenance	\$ 1,113	\$ 464	\$ 604	\$ (140)
Telephone	\$ 80	\$ 33	\$ -	\$ 33
Postage	\$ 1,200	\$ 500	\$ 2,650	\$ (2,150)
Insurance	\$ 61,939	\$ 61,939	\$ 56,239	\$ 5,700
Printing and Binding	\$ 1,000	\$ 417	\$ 22	\$ 395
Newsletter	\$ 3,500	\$ 1,458	\$ -	\$ 1,458
Legal Advertising	\$ 2,300	\$ 958	\$ 383	\$ 576
Office Supplies	\$ 200	\$ 83	\$ 6	\$ 78
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,350	\$ 633	\$ 633	\$ -
Total General & Administrative	\$ 222,210	\$ 130,408	\$ 119,789	\$ 10,619

Operation and Maintenance

Environmental

Lake Maintenance	\$ 18,200	\$ 7,583	\$ 6,705	\$ 878
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Utilities

Kissimmee Utility Authority	\$ 10,560	\$ 4,400	\$ 2,672	\$ 1,728
Toho Water Authority	\$ 47,602	\$ 19,834	\$ 11,506	\$ 8,328
Orlando Utilities Commission	\$ 23,402	\$ 9,751	\$ 13,459	\$ (3,709)
Centurylink	\$ 8,263	\$ 3,443	\$ 3,022	\$ 421
Bright House Network	\$ 5,775	\$ 2,406	\$ 2,050	\$ 357

Roadways

Street Sweeping	\$ 36,000	\$ 15,000	\$ 13,500	\$ 1,500
Drainage	\$ 7,000	\$ 2,917	\$ -	\$ 2,917
Signage	\$ 5,000	\$ 11,760	\$ 11,760	\$ -

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Common Area				
Landscaping	\$ 370,000	\$ 154,167	\$ 128,400	\$ 25,767
Feature Lighting	\$ 6,000	\$ 2,500	\$ 185	\$ 2,315
Irrigation	\$ 10,500	\$ 4,375	\$ 3,227	\$ 1,148
Trash Receptacles & Benches	\$ 1,000	\$ 417	\$ -	\$ 417
Plant Replacement and Bed Enhancements	\$ 9,500	\$ 3,958	\$ -	\$ 3,958
Miscellaneous Common Area Services	\$ 10,500	\$ 9,725	\$ 9,725	\$ -
Soccer/Ball Field Maintenance	\$ 4,000	\$ 1,667	\$ 435	\$ 1,232
Holiday Lighting	\$ 6,300	\$ 4,556	\$ 4,556	\$ -
Recreation Center				
Pool Maintenance	\$ 22,461	\$ 9,359	\$ 8,260	\$ 1,099
Pool Cleaning	\$ 10,200	\$ 4,250	\$ 4,250	\$ -
Pool Permits	\$ 550	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 16,695	\$ 6,956	\$ 4,967	\$ 1,989
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 3,333	\$ 3,336	\$ (2)
Pest Control	\$ 900	\$ 375	\$ 390	\$ (15)
Security				
Recreation Center Access	\$ 5,300	\$ -	\$ -	\$ -
Security Guard	\$ 442,688	\$ 184,453	\$ 175,929	\$ 8,525
Gate Repairs	\$ 25,833	\$ 7,152	\$ 7,152	\$ -
Guard House Cleaning	\$ 3,600	\$ 1,500	\$ 825	\$ 675
Guard House Repairs and Maintenance	\$ 3,500	\$ 1,458	\$ 85	\$ 1,373
Gate Maintenance Agreement	\$ 2,500	\$ 1,042	\$ 427	\$ 615
Other				
Contingency	\$ 12,500	\$ 10,002	\$ 10,002	\$ -
Field Management Services	\$ 33,067	\$ 13,778	\$ 13,778	\$ -
Total O&M Expenditures	\$ 1,167,396	\$ 502,117	\$ 440,602	\$ 61,515
Total Expenditures	\$ 1,389,606	\$ 632,525	\$ 560,391	\$ 72,134
<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	\$ 632,525	\$ 560,391	\$ 72,134
Net Change in Fund Balance	\$ -	\$ -	\$ 1,225,954	
Fund Balance - Beginning	\$ -	\$ -	\$ 402,731	
Fund Balance - Ending	\$ -	\$ -	\$ 1,628,685	

Remington
Community Development District
Pavement Management Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Interest Income	\$ 5,000	\$ 2,083	\$ 10,217	\$ 8,133
Total Revenues	\$ 5,000	\$ 2,083	\$ 10,217	\$ 8,133
Expenditures:				
Contingency	\$ 600	\$ 250	\$ 203	\$ 47
Total Expenditures	\$ 600	\$ 250	\$ 203	\$ 47
Excess Revenues/Expenditures	\$ 4,400		\$ 10,014	
Other Financing Sources:				
Transfer In	\$ 235,000	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ 235,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 239,400		\$ 10,014	
Fund Balance - Beginning	\$ 810,675		\$ 763,527	
Fund Balance - Ending	\$ 1,050,075		\$ 773,541	

Remington
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Interest Income	\$ 10	\$ 4	\$ 5	\$ 1
Total Revenues	\$ 10	\$ 4	\$ 5	\$ 1
Expenditures:				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ -	-
Capital Outlay - Pressure Washing	\$ 25,000	\$ 17,900	\$ 17,900	-
Capital Outlay - Landscape Improvements	\$ 132,190	\$ 27,750	\$ 27,750	-
Capital Outlay - Sidewalk/Roadway Improvements	\$ 120,000	\$ 61,575	\$ 61,575	-
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ -	-
Capital Outlay - Street Tree Trimming	\$ -	\$ -	\$ -	-
Capital Outlay - Storm Water	\$ -	\$ -	\$ 7,525	(7,525)
Contingency	\$ 600	\$ 250	\$ 203	47
Total Expenditures	\$ 298,790	\$ 107,475	\$ 114,953	\$ (7,478)
Excess Revenues/Expenditures	\$ (298,780)		\$ (114,949)	
Other Financing Sources:				
Transfer In	\$ 258,039	\$ -	\$ -	-
Total Other Financing Sources	\$ 258,039	\$ -	\$ -	-
Net Change in Fund Balance	\$ (40,741)		\$ (114,949)	
Fund Balance - Beginning	\$ 129,118		\$ 133,730	
Fund Balance - Ending	\$ 88,377		\$ 18,782	

Remington
Community Development District
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments \$ 1,996,104.16 \$ 1,996,104.16
 Net Assessments \$ 1,876,337.91 \$ 1,876,337.91

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)	\$0.00	\$18,047.47	\$18,047.47	\$18,047.47
11/22/24	11/21/24	\$186,959.84	(\$3,739.20)	(\$7,328.70)	\$0.00	\$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)	\$0.00	\$1,442,945.91	\$1,442,945.91	\$1,442,945.91
12/07/24	12/10/24	\$827.24	(\$16.54)	(\$12.17)	\$0.00	\$798.53	\$798.53	\$798.53
12/19/24	12/20/24	\$52,617.44	(\$1,052.34)	(\$1,898.01)	\$0.00	\$49,667.09	\$49,667.09	\$49,667.09
01/07/25	1/9/25	\$33,585.60	(\$671.71)	(\$987.51)	\$0.00	\$31,926.38	\$31,926.38	\$31,926.38
01/07/25	1/9/25	\$9,702.67	(\$194.05)	(\$267.54)	\$0.00	\$9,241.08	\$9,241.08	\$9,241.08
01/28/25	1/31/25	\$0.00	\$0.00	\$0.00	\$1,488.48	\$1,488.48	\$1,488.48	\$1,488.48
02/07/25	2/10/25	\$26,868.48	(\$537.37)	(\$548.57)	\$0.00	\$25,782.54	\$25,782.54	\$25,782.54
02/07/25	2/10/25	\$2,045.85	(\$40.89)	(\$8.99)	\$0.00	\$1,995.97	\$1,995.97	\$1,995.97
TOTAL		\$ 1,865,666.43	\$ (37,313.29)	\$ (72,056.23)	\$ 1,488.48	\$ 1,757,785.39	\$ 1,757,785.39	\$ 1,757,785.39

94%	Net Percent Collected
\$118,552.52	Balance Remaining to Collect

SECTION 3



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON CDD # 104833

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
2/28/2025	1300	2561 REMINGTON BLVD	ARRIVED	
2/28/2025	1315	ARDEN PLACE	PATROL	
2/28/2025	1330	CROWN RIDGE	PATROL	
2/28/2025	1345	SOUTHAMPTON	PATROL	
2/28/2025	1400	BROOKSTONE	PATROL	
2/28/2025	1415	REMINGTON CLUB HOUSE & PARK	PATROL	
2/28/2025	1430	STRATHMORE	PATROL	
2/28/2025	1445	HAWKS NEST & HARWOOD	PATROL	
2/28/2025	1500	130 WESTMORELAND CIR	PARKING VIOLATION	SPOKEDOWNER,MOVEDCAR
2/28/2025	1515	WATER'S EDGE	PATROL	
2/28/2025	1530	EAGLES LANDING	PATROL	
2/28/2025	1545	WINDSOR PARK	PATROL	
2/28/2025	1600	PARKLAND SQUARE	PATROL	
2/28/2025	1615	GLENEAGLES & REMINGTON PLAZA	PATROL/JUV COMPL	JUVRIDINGBIKESINTHEROAD
2/28/2025	1630	OAKVIEW	PATROL	
2/28/2025	1645	SOMERSET	PATROL	
2/28/2025	1700	OFF DUTY		

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

Name: D/S Y. FONTANEZ

ID #: 2388

Date: 2/28/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON CDD # 105736

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
3/14/2025	1300	2561 REMINGTON BLVD	ARRIVED	
3/14/2025	1315	STRATHMORE	PATROL	
3/14/2025	1330	HAWKS NEST	PATROL	
3/14/2025	1345	REMINGTON CLUBHOUSE & PARK	PATROL	
3/14/2025	1400	HARWOOD	PATROL	
3/14/2025	1415	WESTMORELAND	PATROL	
3/14/2025	1430	WATER'S EDGE	PATROL	
3/14/2025	1445	EAGLES LANDING	PATROL	
3/14/2025	1500	REMINGTON PLAZA	PATROL	
3/14/2025	1515	GLENEAGLES	PATROL	
3/14/2025	1530	WINDSOR PARK	PATROL	
3/14/2025	1545	SOMERSET	PATROL	
3/14/2025	1600	OAKVIEW	PATROL	
3/14/2025	1615	ARDEN PLACE	PATROL	
3/14/2025	1630	BROOKSTONE & CROWN RIDGE	PATROL	
3/14/2025	1645	SOUTHAMPTON	PATROL	
3/14/2025	1700	OFF DUTY		

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

Name: D/S Y. FONTANEZ

ID #: 2388

Date: 3/14/2025