

***Remington  
Community Development District***

***Agenda***

***April 22, 2025***

# AGENDA

# *Remington*

## *Community Development District*

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

April 15, 2025

Board of Supervisors  
Remington Community  
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, April 22, 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 March 25, 2025, Board of Supervisors Meeting
6. Consideration of Resolution 2025-04 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt
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
8. Supervisor's Requests
9. Next Meeting Date- May 27, 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, **March 25, 2025** 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	Assistant Secretary
David Jaisingh <i>by phone</i>	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
John Thacker	DSI Security Services

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Soukup called the meeting to order at 6:00 p.m. and Mr. Showe called the roll. All Supervisors were present in person, with the exception of Mr. Jaisingh, who was available via phone.

**SECOND ORDER OF BUSINESS**

**Modifications to Agenda**

Mr. Soukup: 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.

Mr. Showe: What is your name for the record?

Mr. Thacker: Mr. John Thacker.

Mr. Showe: Hey, John, how are you doing? I'm Jason. We traded emails all day long.

Ms. Cardwell: Hello everybody. The total for both days was 23,491. The Partin Settlement Road gate had a total of 16,523 and the E. Lakeshore Boulevard gate had 6,968, which was 2,000 more than last month. We had 134 violations, two tows and one attempt.

Mr. Soukup: Are there any questions regarding the report?

Mr. Mehrlich: You guys are doing a phenomenal job, from what I can see. The problem house, with putting the driver's license and everything in, I don't know why or what or how, but for whatever reason, it's drastically improved.

Ms. Cardwell: Its improved. It really has. They guy from the problem house, came to me today, saying that he was going to have somebody overnight. I handed him the card again; I had to pull it up on his phone and told him that this is what he had to do. Of course, he has yet to do it, because I hadn't seen it come up. But I can only give him so much. When I do violate them, I put the cards with it. I don't know if you see it in the report. A lot of times when people first get these, they trash it. They don't pay attention. So, this is a reminder and I think that's really helpful.

Mr. Mehrlich: Well, my neighbor was uptight about it. I told him, "*Look, you just have to put party*" and they give you discretion.

Mr. Showe: We're giving them directions again and again. It's a new system. We might make changes to it later, but if they're having a party, just sign in and put "*Party*" and any kind of attachment to make it go through and you'll be fine. They are catching people that are parking on the street, that registered their own personal vehicles. So, as those come through, we're catching them. We're emailing security and the resident at the same time, just saying, "*This is not eligible based on your registration.*"

Ms. Zaresk: Excellent.

Mr. Mehrlich: Yeah, it's working. It's working well. You guys are doing a good job.

Mr. Thacker: Jill is doing a great job educating, not just giving them a citation.

Mr. Mehrlich: Well. Thank you. I know it's a pain in the ass and you don't make enough money.

Ms. Cardwell: I agree.

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Soukup: That brings us to the Public Comment Period. No residents are here.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the February 25, 2025, Board of Supervisors Meeting**

Mr. Soukup: That brings us to the approval of the minutes of the February 25<sup>th</sup> meeting.

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

Mr. Soukup: Are there any corrections? Hearing none,

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the Minutes of the February 25, 2025 Board of Supervisors Meeting were approved as presented.

**SIXTH ORDER OF BUSINESS**

**Consideration of Request to Place Signs for the Spring & Fall Garage Sales**

Mr. Showe: Earlier last week, we received an email from Daniel at the HOA, asking to post signage to have a Spring garage sale on April 26<sup>th</sup> and a Fall garage sale on October 18<sup>th</sup>. In the past, we typically approved those, but I wanted to bring this request to the Board. They also want to use the parking lot on October 14<sup>th</sup> for National Night Out. They just wanted to have all of those approved now, if the Board's amenable.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the request to place signs for the Spring and Fall Garage Sales was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Agreement for Swim Classes with Sharks and Minnows Swim School, Inc.**

Mr. Showe: This is just our annual renewal for Sharks and Minnows. I know it's been pretty successful out here and the vendor would like to continue the program. If residents show proof of residency, they will get \$50 off of the class. We haven't had any issues that I'm aware of. No one's

really complained about how much space they're taking up, so I think it's a good program. If the Board is willing, it's the same agreement that we've approved in the past.

Mr. Brown: I've asked this years ago, but do they have insurance?

Mr. Showe: Yeah. It's required in here and they also list us as an additional insurer.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Agreement for Swim Classes with Sharks and Minnows Swim School, Inc. was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Showe: That brings us to Staff Reports.

Mr. Showe: We'll start with Scott.

Mr. Clark: I apologize for not making it there. I left two hours ahead of the meeting tonight, but I had to turn around and come back because of the traffic on the Turnpike. No one was moving and there was not a better way to get there.

Mr. Brown: There was fire.

Mr. Clark: I've always tried to make the meeting in person, because I think it's important. One of the reasons is the room acoustics are such, that it's nearly impossible to participate on a phone connection. I can't really understand much of what's going on in the room, but it probably doesn't continue to make sense for either the Board or me, to spend three hours of travel time for a 30 minute or less meeting and I'm wondering if we could come up with perhaps some better technology. Jason, you and I can talk about it. Maybe we can have a Teams link with a little portable thing. I know that some of your managers do that, but it might make more sense when we're not doing budgets or things like that, for me to try to participate remotely and not spend all of my time and your money on the road. I really didn't have anything to report tonight, but I wanted to bring that up for discussion.

Mr. Showe: Yeah, we can look at it.

Mr. Fox: I agree with that.

Ms. Zaresk: Yeah.

Mr. Soukup: Let's look at that.

Mr. Brown: We might just have to upgrade the Wi-Fi in here.



Mr. Showe: That's the challenge, but we can look at it.

**B. Engineer**

**i. Consideration of Hanson, Walter & Associates Rate Increase**

Mr. Soukup: That brings us to Pete.

Mr. Glasscock: I didn't have anything, unless you had something to ask me.

Mr. Showe: You have something. Mark sent a letter, which we forwarded to the Board.

Mr. Glasscock: We are asking for a rate increase. We haven't asked for one, since we've been your engineers for over 20 years. It's a pretty steep one, but again, we haven't asked for one in years. I guess one partner talked to the other partner and asked why we were not raising the rate, to catch up with all of the other Districts. We just ask for your consideration. I think the letter was from June and we would like to implement it by June of 2025. If you have any questions on that, I'd be glad to answer those too.

Mr. Soukup: Are there any questions on the rate increase proposal?

Ms. Zarek: No, but I have a comment. It's hefty, but it's been 21 years.

Mr. Showe: Yeah, but I'll note that they are still in line with what we've seen with other engineers. It's not out of line for what the rates are right now. We'll bring you a Proposal Budget next meeting that includes this new rate structure.

Ms. Zarek MOVED to approve the Hanson, Walter & Associates rate increase effective June 1, 2025 and Mr. Mehrlich seconded the motion.

Mr. Brown: Would it be effective June 1<sup>st</sup>?

Mr. Showe: That is what the letter asked for.

On VOICE VOTE with all in favor the Hanson, Walter & Associates rate increase effective June 1, 2025 was approved.

Mr. Glasscock: Thank you. I appreciate that.

**C. District Manager’s Report**

**i. Approval of Check Register**

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

Mr. Showe: We will start with the approval of your Check Register. In the General Fund, we have Checks #7511 through #7547, Checks #139 through #142 from the Capital Reserve Fund and February payroll, for a total of \$241,861.35. A summary of those invoices was included. Certainly, Alan and I can take any questions you might have or we can take a motion to approve.

Mr. Soukup: Okay. Are there any questions on any of the invoices? If not, we need a motion to approve.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the February 18, 2025 through March 17, 2025 Check Register in the amount of \$241,861.35 was approved.
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**ii. Balance Sheet and Income Statement**

Mr. Showe: Behind that is your Balance Sheet and Income Statement. No action is required by the Board. The District is performing better than budget to actuals and you’re in great shape on your assessments, as you are 94% collected.

**iii. Presentation of OCSO Reports**

Mr. Showe: We have your Osceola County Sheriff’s Office Reports. We continue to have them come out approximately eight times a month.

**D. Field Manager’s Report**

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

Mr. Scheerer: The Fitness Center is in good shape. The Amenity Center in good shape. All of the cameras are working. As far as I know, the gates are all working as planned. We did have to repair a door lock on the guardhouse. We continue to maintain the gates themselves on a weekly basis, cleaning filters and tightening gate arms. The swimming pool is in good shape. All of the ponds are in good shape. We will be getting warmer, so you'll probably see some algae pop every once in a while. We continue to meet with Down to Earth. The new Landscaping installation is going pretty well. We are just approved Strathmore, which will be next. There will be some sod replacement and some other stuff at Parkland Square. We're going to be looking at Club Villas as

well, to see how we can best bring that up to speed on the outside of the community, before we move on to the rest of them. Sidewalk grinding is ongoing. We still don't have power yet at the E. Lakeshore Boulevard gate, but we did replace the lights on the exit side, which all work. We have one side lit now and are just waiting on the utility contractor to finish that up. We're continuing to monitor the streetlights, specifically on Remington Boulevard, which seems to be the hot spot. I'm still waiting on somebody from Varsity Courts to send me a proposal. I just emailed them again. We got a report about some graffiti on an electrical box, from security that was removed. So, somebody was very artistic out here. We had some speed hump signs and some additional signs reinstalled along with the Parkland Square sign. So, we got that taken care of as well. I'm sure I'm probably missing something, but a lot of things happened.

Mr. Brown: Was it a Tesla electric box?

Mr. Soukup: No, it would have been on fire.

Mr. Mehrlich: Did I see a letter in there from the lady with the bushes? Are we going to talk about that in a bit?

Mr. Scheerer: We are. As soon as we're done with this, we'll talk about the bushes.

Mr. Mehrlich: Okay.

Mr. Scheerer: Are there any questions on the report? If not, just to give you kind of an update, we did receive an email from Red on behalf of Ms. Patrick regarding improvements to the buffer next to her home. I know that Mr. Jaisingh brought that up at last month's meeting, asking if there was something that we were going to put in the vacant spot. I said we could certainly do that, but right now we were focused on the direction the Board previously gave us, which was to improve all of the community entrances with the extra funding that was required from the easement agreements with the county. So just to give you an update, Hawks Nest, Harwood, Windsor Park, Water's Edge and Strathmore are getting ready to happen, along with Parkland Square and the two medians. With the money that we have, we have upwards of a little over \$60,000 in those improvements. We still have Oak View, Somerset, Eagles Landing, Brookstone, Southampton, Arden Place and the two guardhouses. It does not include either entrance. I think what Ms. Patrick wanted at the time, was a manicured buffer, just like the main entrance and we told her it wasn't the entrance. It's basically just a buffer. We removed the trees as she requested. We also stump ground some old Cypress trees and re-sodded the side of her yard, as part of the effort to try to make it a little more tolerable for her. I'll follow whatever direction this Board asks me to do, as

far as whether we want to do any additional improvements on that buffer. Like I said, it's not an entrance. It's basically just a buffer area, is what I call it. I don't know if Pete called it something else, but it kind of shields her house from all of the people driving by on golf carts. So, my plan was to continue to move forward with trying to get as much done for the money that we had on all the neighborhood entrances. But if the Board wants me to bring back some design plan and cost associated with that, I can. I'm just trying to play both sides of the fence here. If we spend all of the money, then we're going to have to figure out where we're going to get the rest of the money for the other neighborhoods.

Mr. Mehrlich: I drove by today before I came in, just to look at it. But if we just trimmed it, if we just cut bushes...

Mr. Scheerer: We did.

Mr. Soukup: We can just trim and mulch it.

Mr. Mehrlich: It could be trimmed more than it's trimmed now. If I had a big wagon, I could trim it and make it look a whole lot nicer than the way it looks right now, just by cutting it. It seems to me that would be all that really needs to be done there.

Mr. Scheerer: Well, we do the Palm trees twice a year.

Mr. Mehrlich: Those ugly things could be cut down so that it's not hanging everywhere.

Mr. Scheerer: Sure.

Mr. Mehrlich: That's what I would do if it was my house. If my house was next to that buffer, I'd be cutting it myself.

Mr. Scheerer: Right.

Mr. Mehrlich: But I think you could maybe make her happy just by cutting the dickens out of it.

Mr. Scheerer: We'll be happy to address that. I have spoken with John at Down at Earth about that. We haven't started any of the detail like that. If you notice the large viburnum hedges behind the monuments, where we've done the improvements, none of those have been touched yet. We want to make sure that everything is growing in good, but I'll give REW that direction when I meet with them next week.

Mr. Mehrlich: If everybody agrees. I mean, it is kind of ugly.

Mr. Scheerer: Yeah. It's not meant to be.

Mr. Mehrlich: It's overgrown.

Mr. Scheerer: It's a buffer. We'll definitely do that.

Mr. Soukup: That will work.

Mr. Scheerer: We're going to continue to move through the neighborhoods and try to get as much done for the money that we have. Like Jason said, we have a budget meeting next month, already, for 2026 and we're going to have to start looking at what's left over.

Mr. Mehrlich: Will it take more money to finish?

Mr. Scheerer: We have six complete neighborhoods left, because Owenshire really doesn't have a monument. It's across the street at Arden Place. Then we have another two medians, as well as the two guardhouses. That doesn't even touch the E. Lakeshore Boulevard and Partin Settlement Road entrances. We wouldn't do anything at Partin Settlement Road right now, anyway.

Mr. Soukup: Right.

Mr. Scheerer: There's just too much construction going on. We're averaging probably \$26,000 at Hawk's Nest, Harwood and Winter Park, which is not bad, realistically, for the work that was done. The medians were \$9,000, Water's Edge was \$7,410 and Parkland Square was close to \$12,000. It just varies on the size. Brookstone probably won't be a lot. Southampton is a little bigger. Arden Place isn't that big. So, you know, we can average between \$7,000 to \$10,000 per monument and hopefully make it stretch. But I would like to get the guardhouses done. That's something that's needed to be done for a while if we're going to do it, as I'd like to see that done as well. But we're going to focus on all the neighborhood entrances, because that's the direction this Board gave us, unless you want to do something differently.

Mr. Mehrlich: Maybe we can split them up. I think it should be nice in here.

Mr. Soukup: Yeah.

Mr. Scheerer: Yes, sir. Some of these are going to be hidden. We still have some sod that still needs to go in. There's bare space in the front.

Mr. Soukup: Are we still doing it quarterly with Down to Earth?

Mr. Scheerer: Yes.

Mr. Soukup: There is the small bed right in front.

Mr. Scheerer: The small bed in front, will have annuals, just like they always did. The plant material that's closest to the wall, is called Podocarpus. It's slow growing, but it can grow. So, we have to just make sure that once that fills in, we keep it manicured, make a nice edge and we can keep the lights on the sides that are on each neighborhood monument.

Ms. Zaresk: That's the big issue with Club Villas, with the lights.

Mr. Scheerer: Well, your lights are behind the shrubs.

Ms. Zaresk: I know.

Mr. Scheerer: They're not in front of the shrubs, so you're lucky.

Ms. Zaresk: I know.

Mr. Soukup: The other ones are all in front of them.

Ms. Zaresk: That is the darkest entrance when you're going in

Mr. Soukup: Yep. Well, we'll see if we can't brighten it up.

Ms. Zaresk: But, back to this, I would agree.

Mr. Brown: We solved all of the problems, right?

Mr. Scheerer: What solves all of the problems?

Mr. Brown: By cutting the stuff down.

Mr. Scheerer: I can't answer that question, because every time we do something, we get a thank you and then something else comes up and we do that, we get a thank you and then something else comes up. But I don't disagree with Tim and his opinion on that. We'll get the Viburnum heads cut down. We have a lot of Palm trees in there, because we took out the Oaks and we took out the Cypress. I know that Mr. Jaisingh had suggested putting a plant back in there. So, when we trim those down, we'll check the height and I'll get with the Down to Earth and we'll see if we can't get a Viburnum plant that will match as close as possible.

Mr. Mehrlich: I wouldn't put anything in there. I would just cut that stuff up.

Mr. Scheerer: There is a hole. That's where the tree was and its gone.

Mr. Soukup: Of course.

Mr. Mehrlich: But the whole idea is to clean it up.

Mr. Scheerer: Yeah. I'll be meeting with Down to Earth down next week and we'll be reviewing some of the next locations. I'll make sure we walk that one specifically and we'll give them some definite direction. We don't want to go too low, because we don't want to expose her windows.

Mr. Mehrlich: It needs to be the general height of everything else.

Mr. Scheerer: Well, some of the other monuments are as small as her windows.

Mr. Mehrlich: I mean, they do a good job of trimming this stuff.

Mr. Scheerer: Yeah, whatever height they are. We'll make some judgment calls on that, then whatever the landscaper feels best with the plant material, we'll go with that.

Mr. Mehrlich: It does look shaggy, though.

Mr. Brown: Do you happen to know what was there originally? Was that stuff there originally?

Mr. Scheerer: It's been there since I've been here. You've been here longer than I have.

Mr. Brown: Yeah, but like him, I never pay attention. The only time I've ever paid attention is when I saw golfers coming out of it and I just happened to notice that.

Mr. Mehrlich: That's on the side of the road, too.

Mr. Scheerer: Yeah. Good for them.

Ms. Zaresk: I'm going to sound very cynical here, but my sense is, we said, "*Okay, clean it up.*" The last time we did what she wanted, she said it was fine. There's always somebody who keeps intervening there and I'm to the point, quite honestly, of almost saying to this person, "*You are not authorized to be doing this.*" We're dealing with the owner. End of sentence.

Mr. Soukup: This is what we can do, period.

Ms. Zaresk: We say to the owner, "*We'll be happy to inform you, but when this is done and over, you're not allowed to do this,*" I guess, that is what I'm getting at, because that's what gets this all spun up.

Mr. Showe: Certainly, just for the Board's information, when we communicate, we're communicating with her, we're not using him as intermediary or even including him on most of the conversation.

Ms. Zaresk: Absolutely.

Mr. Showe: Because we want to deal directly with the residents.

Ms. Zaresk: Absolutely.

Mr. Scheerer: I think that's great advice and a great suggestion. We'll make sure to implement it as quickly as we can, and then we'll reach out to Ms. Patrick to see if she has any other questions or concerns.

## **NINTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Soukup: We'll move to Supervisor's Requests. Mr. Mehrlich?

Mr. Mehrlich: The sweeper swept the cul-de-sacs today, so that's a good thing. At least they swept mine.

Ms. Zaresk: I was going to say the same thing.

Mr. Mehrlich: Everything looks good. Thank you very much.

Mr. Scheerer: Good. Well, we needed it, with the leaf dropping and pollen.

Mr. Soukup: It's a lot.

Mr. Brown: Did we get a little bit of a discount in Brookstone, because somebody already helped us by taking half of it out.

Mr. Scheerer: Well, we won't charge you for the removal or for the cleanups in the restoration areas. Ms. Zaresk?

Ms. Zaresk: I just have one quick question that I forgot to ask Pete about. What about the pothole or the sinking up by the gate?

Mr. Glasscock: I drove in that way today to look at it and I must be missing something.

Ms. Cardwell: It got filled.

Ms. Zaresk: I noticed it did, but its still not quite even.

Mr. Glasscock: Are you saying it's a little depressed?

Ms. Zaresk: Yeah.

Mr. Glasscock: Can we come out one day?

Mr. Scheerer: Any day. I'm here every Friday morning at 6:30 a.m. Come on out.

Ms. Zaresk: Maybe because it's so new, it hasn't settled or it's starting to settle a little. But, yeah, when I was going out I was kind of like, "*I thought this was fixed.*"

Mr. Scheerer: Well, we just had a little asphalt to keep the depression from growing until we could get a TV camera in there. Pete had mentioned that we probably need to TV that line.

Ms. Zaresk: Okay.

Mr. Scheerer: I guess I can call Brownies or whatever they're calling themselves today. I actually spoke with them today, just in advance of hurricane season. You know, we have our handful of friendly storm inlets along Remington Boulevard. A resident in Strathmore, sent us a voicemail, asking us to take a look at hers. So, we're going to be coming through, now that the leaf drop seems to be subsiding. We'll come through and start cleaning those out and I'll have them TV that drain.

Ms. Zaresk: Okay. Sounds good.



Mr. Soukup: Mr. Jaisingh?

Mr. Jaisingh: Nothing.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date – April 22, 2025**

Mr. Soukup: With that, our next meeting is scheduled for April 22, 2025.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Soukup adjourned the meeting.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION VI

**RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Remington Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 22, 2025  
HOUR: 6:00 PM  
LOCATION: 2651 Remington Blvd.  
Kissimmee, FL 34744

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 22nd DAY OF APRIL, 2025.**

ATTEST:

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

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

***Proposed Budget***  
***FY 2026***



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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Maintenance Assessment	\$ 1,876,345	\$ 1,775,756	\$ 100,589	\$ 1,876,345	\$ 1,876,345
Miscellaneous Income	\$ 5,300	\$ 21,275	\$ 500	\$ 21,775	\$ 5,300
Interest Income	\$ 1,000	\$ 7,804	\$ 1,000	\$ 8,804	\$ 1,000
FEMA Reimbursement	\$ -	\$ 30	\$ -	\$ 30	\$ -
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 1,882,645</b>	<b>\$ 1,804,865</b>	<b>\$ 102,089</b>	<b>\$ 1,906,954</b>	<b>\$ 1,882,645</b>

**Expenditures**

*Administrative:*

Supervisor Fees	\$ 12,000	\$ 4,200	\$ 5,000	\$ 9,200	\$ 12,000
FICA Expense	\$ 918	\$ 321	\$ 383	\$ 704	\$ 918
Engineer	\$ 15,000	\$ 450	\$ 1,500	\$ 1,950	\$ 15,000
Attorney	\$ 27,500	\$ 13,408	\$ 13,408	\$ 26,816	\$ 27,500
Annual Audit	\$ 3,150	\$ -	\$ 3,000	\$ 3,000	\$ 3,150
Assessment Administration	\$ 5,565	\$ 5,565	\$ -	\$ 5,565	\$ 5,732
Property Appraiser Fee	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Management Fees	\$ 82,550	\$ 41,275	\$ 41,275	\$ 82,550	\$ 85,027
Information Technology	\$ 1,670	\$ 1,045	\$ 834	\$ 1,879	\$ 1,720
Website Maintenance	\$ 1,113	\$ 697	\$ 558	\$ 1,255	\$ 1,146
Telephone	\$ 80	\$ -	\$ 50	\$ 50	\$ 80
Postage	\$ 1,200	\$ 3,083	\$ 600	\$ 3,683	\$ 1,200
Insurance	\$ 61,939	\$ 56,239	\$ -	\$ 56,239	\$ 71,230
Printing & Binding	\$ 1,000	\$ 31	\$ 250	\$ 281	\$ 1,000
Newsletter	\$ 3,500	\$ -	\$ 1,000	\$ 1,000	\$ 3,500
Legal Advertising	\$ 2,300	\$ 383	\$ 750	\$ 1,133	\$ 2,300
Office Supplies	\$ 200	\$ 7	\$ 75	\$ 82	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Contingency	\$ 1,350	\$ 702	\$ 300	\$ 1,002	\$ 1,350
<b>Total Administrative</b>	<b>\$ 222,210</b>	<b>\$ 127,581</b>	<b>\$ 69,483</b>	<b>\$ 197,064</b>	<b>\$ 234,228</b>

*Operations & Maintenance:*

**Environmental**

Lake Maintenance	\$ 18,200	\$ 8,046	\$ 8,046	\$ 16,092	\$ 18,200
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**Utilities**

Kissimmee Utility Authority	\$ 10,560	\$ 3,215	\$ 3,215	\$ 6,429	\$ 7,072
Toho Water Authority	\$ 47,602	\$ 28,979	\$ 16,108	\$ 45,087	\$ 30,376
Orlando Utilities Commission	\$ 23,402	\$ 14,977	\$ 14,977	\$ 29,953	\$ 25,742
CenturyLink	\$ 8,263	\$ 3,700	\$ 3,700	\$ 7,400	\$ 8,263
Spectrum	\$ 5,775	\$ 2,470	\$ 2,470	\$ 4,939	\$ 5,775

**Roadways**

Street Sweeping	\$ 36,000	\$ 15,000	\$ 18,000	\$ 33,000	\$ 36,000
Drainage	\$ 7,000	\$ -	\$ 2,500	\$ 2,500	\$ 7,000
Signage	\$ 5,000	\$ 11,909	\$ 1,000	\$ 12,909	\$ 10,000
Roadway Repairs	\$ -	\$ 785	\$ 1,099	\$ 1,884	\$ -

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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Common Area</b>					
Landscaping	\$ 370,000	\$ 154,080	\$ 154,080	\$ 308,160	\$ 317,405
Feature Lighting	\$ 6,000	\$ 570	\$ 500	\$ 1,070	\$ 6,000
Irrigation	\$ 10,500	\$ 3,632	\$ 3,500	\$ 7,132	\$ 10,500
Trash Receptacles & Benches	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Plant Replacement & Bed Enhancements	\$ 9,500	\$ -	\$ 2,500	\$ 2,500	\$ 9,500
Miscellaneous Common Area Services	\$ 10,500	\$ 14,000	\$ 2,500	\$ 16,500	\$ 10,500
Soccer/Ball Field Maintenance	\$ 4,000	\$ 435	\$ 1,000	\$ 1,435	\$ 4,000
Holiday Lighting	\$ 6,300	\$ 4,556	\$ 4,556	\$ 9,112	\$ 9,112
<b>Recreation Center</b>					
Pool Maintenance	\$ 22,461	\$ 10,831	\$ 9,000	\$ 19,831	\$ 22,461
Pool Cleaning	\$ 10,200	\$ 5,000	\$ 4,500	\$ 9,500	\$ 10,200
Pool Permits	\$ 550	\$ -	\$ 550	\$ 550	\$ 550
Recreation Center Cleaning	\$ 16,695	\$ 5,967	\$ 6,000	\$ 11,967	\$ 16,695
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 3,336	\$ 2,500	\$ 5,836	\$ 8,000
Pest Control	\$ 900	\$ 468	\$ 468	\$ 936	\$ 936
<b>Security</b>					
Recreation Center Access	\$ 5,300	\$ -	\$ 2,000	\$ 2,000	\$ 5,300
Security Guard	\$ 442,688	\$ 178,164	\$ 249,430	\$ 427,594	\$ 442,688
Gate Repairs	\$ 25,833	\$ 8,286	\$ 1,000	\$ 9,286	\$ 25,833
Guard House Cleaning	\$ 3,600	\$ 1,025	\$ 1,435	\$ 2,460	\$ 3,600
Guard House Repairs & Maintenance	\$ 3,500	\$ 630	\$ 882	\$ 1,512	\$ 3,500
Gate Maintenance Agreement	\$ 2,500	\$ 1,477	\$ 2,068	\$ 3,545	\$ 2,500
<b>Other</b>					
Contingency	\$ 12,500	\$ 10,002	\$ 5,000	\$ 15,002	\$ 15,000
Field Management Services	\$ 33,067	\$ 16,533	\$ 16,536	\$ 33,069	\$ 34,059
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,167,396</b>	<b>\$ 508,071</b>	<b>\$ 541,618</b>	<b>\$ 1,049,689</b>	<b>\$ 1,107,767</b>
<b>Total Expenditures</b>	<b>\$ 1,389,606</b>	<b>\$ 635,652</b>	<b>\$ 611,101</b>	<b>\$ 1,246,753</b>	<b>\$ 1,341,995</b>
<b>Other Financing Uses</b>					
Transfer Out - Pavement Management	\$ 235,000	\$ -	\$ 235,000	\$ 235,000	\$ 235,000
County Easement Portion	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ 258,039	\$ -	\$ 258,039	\$ 258,039	\$ 305,650
County Easement Portion	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Uses</b>	<b>\$ 493,039</b>	<b>\$ -</b>	<b>\$ 493,039</b>	<b>\$ 493,039</b>	<b>\$ 540,650</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 1,882,645</b>	<b>\$ 635,652</b>	<b>\$ 1,104,140</b>	<b>\$ 1,739,792</b>	<b>\$ 1,882,645</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 1,169,213</b>	<b>\$ (1,002,051)</b>	<b>\$ 167,162</b>	<b>\$ -</b>

	FY 2025	FY 2026
Net Assessments	\$ 1,876,345	\$ 1,876,345
Add: Discounts & Collections 6%	\$ 119,767	\$ 119,767
Gross Assessments	\$ 1,996,112	\$ 1,996,112
	1783	1783
Net Per Unit	\$ 1,052.35	\$ 1,052.35
Gross Per Unit	\$ 1,119.52	\$ 1,119.52
Increase Per Unit		\$0.00
Assessment Increase %		0.00%



**REMINGTON**  
Community Development District  
*Fiscal Year 2026*

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

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

**Miscellaneous Income**

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

**Interest Income**

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

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

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

**FICA Expense**

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

**Engineering**

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

**Attorney**

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

**Annual Audit**

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

**Assessment Administration**

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

**Property Appraiser Fee**

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

**REMINGTON**  
Community Development District  
*Fiscal Year 2026*

**Management Fees**

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

**Information Technology**

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

**Website Maintenance**

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

**Telephone**

The District incurs charges for telephone and facsimile services.

**Postage**

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

**Insurance**

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

**Printing & Binding**

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

**Newsletter**

The District incurs charges for delivering of the community newsletter.

**Legal Advertising**

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

**Office Supplies**

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

**Dues, Licenses & Subscriptions**

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

**REMINGTON**  
Community Development District  
*Fiscal Year 2026*

**Administrative Contingency**

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

EXPENDITURES – Operations and Maintenance
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**ENVIRONMENTAL**

**Lake Maintenance**

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

Description	Monthly Amount	Annual Amount
Lake Maintenance	\$1,378	\$16,536
Contingency		\$1,664
<b>Total</b>		<u>\$18,200</u>

**UTILITIES**

**Kissimmee Utility Authority**

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

Account #	Address	Monthly Amount	Annual Amount
927130-652350	Master Acct-Remington CDD	\$525	\$6,300
	Contingency		\$753
			<u>\$7,053</u>

**Toho Water Authority**

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

Account #	Address	Monthly Amount	Annual Amount
927130-652350	Remington CDD - Master Account	\$2,000	\$24,000
1943950-775010	Rem. Blvd & Prestwick Ln Irr	\$45	\$540
1943950-784350	2706 Prestwick Ln	\$15	\$180
1943950-946850	2751 Partin Settlement Rd	\$150	\$1,800
1943950-946890	260 E Lakeshore Blvd	\$100	\$1,200
1943950-809250	456 Janice Kay Pl R,	\$100	\$1,200
	Contingency		\$1,456
			<u>\$30,376</u>

**REMINGTON**  
Community Development District  
*Fiscal Year 2026*

**Orlando Utilities Commission**

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

<b>Account#</b>	<b>Address</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
	<b>2900 Remington Blvd</b>		
07058-52257	SS	\$45	\$540
24545-09417	2400 Block Odd Remington Blvd	\$30	\$360
63031-86907	2901 Remington Blvd	\$30	\$360
69798-66736	260 East Lakeshore Blvd HSL	\$100	\$1,200
41621-82149	2995 Remington Blvd Irr	\$20	\$240
74288-14558	2651 Remington Blvd Irr (Streetlights)	\$275	\$3,300
07261-84434	2651 Remington Blvd	\$1,000	\$12,000
60455-74548	2651 Partin Settlement Rd	\$40	\$480
	2700 Remington Blvd		
44837-46246	SS	\$40	\$480
61425-13386	2699 Remington Blvd Gate	\$15	\$180
	2999 Remington Blvd		
51194-67580	SS	\$150	\$1,800
57459-11606	2500 Block Even Remington Blvd	\$20	\$240
02748-56035	2700 Block Odd	\$30	\$360
28337-61469	2706 Prestwick Ln	\$30	\$360
	Contingency		\$3,842
			\$25,742

**Centurylink**

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

<b>Account#</b>	<b>Address</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
312091012	2651 Remington Blvd (Rec. Center)	\$325	\$3,900
311297420	260 E Lakeshore Blvd	\$135	\$1,620
311154656	2751 Partin Settlement Rd	\$135	\$1,620
	Contingency		\$1,123
<b>Total</b>			<b>\$8,263</b>

**REMINGTON**  
Community Development District  
*Fiscal Year 2026*

**Spectrum**

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

<b>Account#</b>	<b>Address</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
50232509-03	206 E Lakeshore Blvd	\$135	\$1,620
50232515-03	2751 Partin Settlement Rd	\$140	\$1,680
50249062-02	2651 Remington Blvd	\$145	\$1,740
	<b>Contingency</b>		\$735
<b>Total</b>			<b>\$5,775</b>

**ROADWAYS**

**Street Sweeping**

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

<b>Description</b>	<b>Annual Amount</b>
Street Sweeping \$1,500 Bi-Weekly	\$36,000

**Drainage**

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

**Signage**

Unscheduled maintenance of signage consists of cleaning and general maintenance.

**COMMON AREA**

**Landscaping**

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

<b>Description</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Landscaping Maintenance	\$25,680	\$308,160
Contingency		\$9,245
<b>Total</b>		<b>\$317,405</b>

**Feature Lighting**

Unscheduled maintenance consists of replacing damaged fixtures or inoperable fixtures.

**REMINGTON**  
Community Development District  
*Fiscal Year 2026*

**Irrigation**

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

**Trash Receptacles & Benches**

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

**Plant Replacement & Bed Enhancements**

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

**Miscellaneous Common Area Services**

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

**Soccer/Ball Field Maintenance**

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

**Holiday Lighting**

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

**RECREATION CENTER**

**Pool Maintenance**

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

**Pool Cleaning**

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

<b>Description</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
<b>Pool Cleaning Services</b>	<b>\$750</b>	<b>\$9,000</b>
<b>Contingency</b>		<b>\$1,200</b>
<b>Total</b>		<b>\$10,200</b>

**Pool Permits**

Permit fees for required occupational and pool permits.

**REMINGTON**  
Community Development District  
*Fiscal Year 2026*

**Recreation Center Cleaning**

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

Description	Weekly Amount	Annual Amount
Recreation Center Cleaning Services	\$250	\$13,000
Supplies for Recreation Center		\$2,500
Contingency		\$1,195
<b>Total</b>		<b>\$16,695</b>

**Recreation Center Repairs & Maintenance**

Unscheduled maintenance consists of repairs and replacement of damaged areas.

**Pest Control**

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

Description	Monthly Amount	Annual Amount
Pest Control Services	\$78	\$936
Contingency		\$0
<b>Total</b>		<b>\$936</b>

**SECURITY**

**Recreation Center Access**

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

**Security Guard**

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

Description	Variable Cost	Annual Amount
Contract Cost for Guardhouses	\$23.75	\$190,702
Contract Cost for Recreation Center	\$23.75	\$71,823
Contract Cost for Roving Patrol	\$27.46	\$143,176
Holiday Contract Costs Guardhouse/Rec Center	\$35.63	\$6,093
Holiday Contract Costs for Roving Patrol	\$38.94	\$4,206
Track Tik	\$150.00	\$1,800
Sheriff's Office	\$79.77	\$24,888
		<b>\$442,688</b>

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

Unscheduled maintenance consists of repairing damages.

**REMINGTON**  
Community Development District  
*Fiscal Year 2026*

**Guard House Cleaning**

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

<b>Description</b>	<b>Weekly Amount</b>	<b>Annual Amount</b>
<b>Guardhouses Cleaning Services</b>	<b>\$50</b>	<b>\$2,600</b>
<b>Contingency</b>		<b>\$1,000</b>
<b>Total</b>		<b>\$3,600</b>

**Guard House Repairs & Maintenance**

Unscheduled maintenance consists of repairs and replacement of damaged areas.

**Gate Maintenance Agreement**

Agreement for managing access control system.

**OTHER**

**Contingency**

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

**Field Management Services**

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

**OTHER FINANCING USES**

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

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



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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Carryforward Surplus	\$ 810,675	\$ 763,527	\$ -	\$ 763,527	\$ 1,018,200
Transfer In	\$ 235,000	\$ -	\$ 235,000	\$ 235,000	\$ 235,000
County Easement	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 5,000	\$ 10,219	\$ 10,000	\$ 20,219	\$ 5,000
<b>Total Revenues</b>	<b>\$ 1,050,675</b>	<b>\$ 773,746</b>	<b>\$ 245,000</b>	<b>\$ 1,018,746</b>	<b>\$ 1,258,200</b>
<b>Expenditures</b>					
Capital Outlay - Engineering	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Roadway Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 600	\$ 246	\$ 300	\$ 546	\$ 600
<b>Total Expenditures</b>	<b>\$ 600</b>	<b>\$ 246</b>	<b>\$ 300</b>	<b>\$ 546</b>	<b>\$ 600</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 1,050,075</b>	<b>\$ 773,500</b>	<b>\$ 244,700</b>	<b>\$ 1,018,200</b>	<b>\$ 1,257,600</b>

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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Carryforward Surplus	\$ 129,118	\$ 133,730	\$ -	\$ 133,730	\$ 95,059
Transfer In	\$ 258,039	\$ -	\$ 258,039	\$ 258,039	\$ 305,650
County Easement	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 10	\$ 5	\$ 6	\$ 11	\$ 10
<b>Total Revenues</b>	<b>\$ 387,167</b>	<b>\$ 133,736</b>	<b>\$ 258,045</b>	<b>\$ 391,781</b>	<b>\$ 400,719</b>
<b>Expenditures</b>					
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Capital Outlay - Pressure Washing	\$ 25,000	\$ 17,900	\$ -	\$ 17,900	\$ 25,000
Capital Outlay - Landscape Improvements	\$ 132,190	\$ 44,160	\$ 100,000	\$ 144,160	\$ -
Capital Outlay - Sidewalk/Roadway Improvements	\$ 120,000	\$ 61,575	\$ 55,000	\$ 116,575	\$ 120,000
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ -	\$ -	\$ 11,000
Capital Outlay - Street Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Wall Repairs	\$ -	\$ -	\$ -	\$ -	\$ 88,000
Capital Outlay - Storm Water	\$ -	\$ 7,525	\$ -	\$ 7,525	\$ -
Contingency	\$ 600	\$ 247	\$ 315	\$ 562	\$ 600
<b>Total Expenditures</b>	<b>\$ 298,790</b>	<b>\$ 131,407</b>	<b>\$ 165,315</b>	<b>\$ 296,722</b>	<b>\$ 254,600</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 88,377</b>	<b>\$ 2,329</b>	<b>\$ 92,730</b>	<b>\$ 95,059</b>	<b>\$ 146,119</b>

# SECTION VII

# SECTION 1

# Remington Community Development District

## Summary of Check Register

March 18, 2025 to April 15, 2025

Bank	Date	Check No.'s	Amount
General Fund			
	3/21/25	7548-7549	\$ 5,957.44
	3/27/25	7550-7556	\$ 8,914.82
	4/11/25	7557-7565	\$ 41,796.38
			\$ 56,668.64
Capital Reserve			
			\$ -
			\$ -
	<u>Supervisor Fees</u>		
	David Jaisingh	51082	\$ 184.70
			\$ 184.70
<b>Total Amount</b>			<b>\$ 56,853.34</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/21/25	00213	2/24/25	56772-A	202502	320-53800-34500		SECURITY SVCS-02/24-28	*	958.08		
		2/24/25	56772-B	202503	320-53800-34500		SECURITY SVCS-03/06-06	*	319.36		
OSCEOLA COUNTY SHERIFF'S OFFICE										1,277.44	007548
3/21/25	00335	3/17/25	136457	202503	320-53800-47300		MISC COMMON AREA	*	4,275.00		
		3/17/25	136458	202503	320-53800-46300		RPLCS VALVE	*	405.00		
SSS DOWN TO EARTH OPCO LLC DBA										4,680.00	007549
3/27/25	00038	3/19/25	251447	202503	320-53800-34700		WI-PAK MONTHLY-MAR25	*	240.00		
		3/25/25	251505	202503	320-53800-34800		BARRIER GATE REPAIR	*	265.00		
ACCESS CONTROL SYSTEMS LLC DBA										505.00	007550
3/27/25	00268	3/19/25	40754	202503	320-53800-35100		ANNUAL BACKFLOW TEST 3/25	*	160.00		
AARON'S BACKFLOW SERVICES, INC.										160.00	007551
3/27/25	00290	3/22/25	5776	202503	320-53800-46500		RPLCD POST & POST CLIPS	*	435.00		
		3/23/25	5788	202503	320-53800-63100		INSTALL CHAIR AT GH	*	385.00		
		3/23/25	5789	202503	320-53800-53100		PATCH/RPR POT HOLES	*	785.00		
		3/23/25	5791	202503	320-53800-47400		RPLCD LED SIGN LIGHTS	*	385.00		
BERRY CONSTRUCTION INC.										1,990.00	007552
3/27/25	00127	2/13/25	5293149	202502	310-51300-31100		ENGINEERING SVCS-FEB25	*	150.00		
HANSON, WALTER & ASSOCIATES, INC.										150.00	007553
3/27/25	00125	3/14/25	315399	202503	320-53800-46500		INSTALL POOL LADDER	*	354.00		
SPIES POOL LLC										354.00	007554
3/27/25	00334	3/25/25	100066	202503	300-15500-10000		50% DEP-XMAS LIGHTS 2025	*	4,555.82		
TPG LIGHTING LLC										4,555.82	007555
3/27/25	00282	3/19/25	25-1767	202502	320-53800-46700		CLUBHOUSE CLEAN-02/03-28	*	1,000.00		

REMI -REMINGTON - HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/19/25	25-1767	202502	320	53800	35000		GUARDHOUSE CLEAN-FEB25	*	200.00		
									WESTWOOD INTERIOR CLEANING INC.			1,200.00	007556
4/11/25	00038	3/27/25	251287	202503	320	53800	34800		REBOOT WI-PAK	*	265.00		
		3/27/25	251298	202503	320	53800	34800		ENT BARRIER GATE RPR	*	363.26		
									ACCESS CONTROL SYSTEMS LLC DBA			628.26	007557
4/11/25	00082	4/01/25	19110	202503	310	51300	31500		ATTORNEY SVCS-MAR25	*	617.50		
									CLARK & ALBAUGH LLP			617.50	007558
4/11/25	00168	4/01/25	545	202504	310	51300	34000		MANAGEMENT FEES-APR25	*	6,879.17		
		4/01/25	545	202504	310	51300	35200		WEBSITE MANAGEMENT-APR25	*	92.75		
		4/01/25	545	202504	310	51300	34100		INFORMATION TECH-APR25	*	139.17		
		4/01/25	545	202504	310	51300	51000		OFFICE SUPPLIES	*	1.17		
		4/01/25	545	202504	310	51300	42000		POSTAGE	*	210.50		
		4/01/25	545	202504	310	51300	42500		COPIES	*	3.75		
		4/01/25	546	202504	320	53800	12000		FIELD MANAGEMENT-APR25	*	2,755.58		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			10,082.09	007559
4/11/25	00213	3/13/25	56836	202503	320	53800	34500		SECURITY SVCS-03/13-03/20	*	958.08		
									OSCEOLA COUNTY SHERIFF'S OFFICE			958.08	007560
4/11/25	00291	4/01/25	102007	202503	320	53800	46400		POOL MAINTENANCE-APR25	*	750.00		
									ROBERTS POOL SERVICE AND REPAIR INC			750.00	007561
4/11/25	00125	3/25/25	315754	202503	320	53800	46500		BULK BLEACH-MAR25	*	1,182.95		
		3/28/25	315962	202503	320	53800	46500		INSTALL ANCHORS AND SCREW	*	248.50		
									SPIES POOL LLC			1,431.45	007562
4/11/25	00335	4/01/25	138071	202504	320	53800	46200		LANDSCAPE MAINT-APR25	*	25,680.00		
									SSS DOWN TO EARTH OPCO LLC DBA			25,680.00	007563

REMI -REMINGTON - HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/11/25	00292	4/01/25 2504-008	202504 320-53800-53300	SCHOOL ZONE LIGHT MAINT TRAFFIC ENGINEERING & MGMT LLC	*	149.00	149.00 007564
4/11/25	00128	3/25/25 FL100744	202503 320-53800-53000	MECHANICAL SWEEPING-03/11 USA SERVICES OF FLORIDA, INC	*	1,500.00	1,500.00 007565
TOTAL FOR BANK A						56,668.64	
TOTAL FOR REGISTER						56,668.64	

REMI -REMINGTON - HHENRY



# SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2025***



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**Remington**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2025**

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
Cash:			
Operating Account	\$ 345,402	\$ -	\$ 345,402
Pavement Management	\$ -	\$ 247,485	\$ 247,485
Capital Projects Fund	\$ -	\$ 2,329	\$ 2,329
Investments:			
State Board Administration	\$ 1,228,463	\$ 526,015	\$ 1,754,477
Prepaid Expenses	\$ 5,306	\$ -	\$ 5,306
<b>Total Assets</b>	<b>\$ 1,579,171</b>	<b>\$ 775,829</b>	<b>\$ 2,355,000</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 7,226	\$ -	\$ 7,226
<b>Total Liabilities</b>	<b>\$ 7,226</b>	<b>\$ -</b>	<b>\$ 7,226</b>
<b>Fund Balances:</b>			
Assigned For:			
Capital Projects	\$ -	\$ 2,329	\$ 2,329
Pavement Management	\$ -	\$ 773,500	\$ 773,500
Nonspendable:			
Deposits and Prepaid Items	\$ 5,306	\$ -	\$ 5,306
Unassigned	\$ 1,566,639	\$ -	\$ 1,566,639
<b>Total Fund Balances</b>	<b>\$ 1,571,944</b>	<b>\$ 775,829</b>	<b>\$ 2,347,773</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,579,171</b>	<b>\$ 775,829</b>	<b>\$ 2,355,000</b>

**Remington**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues:</b>				
Maintenance Assessment	\$ 1,876,345	\$ 1,775,756	\$ 1,775,756	\$ -
Miscellaneous Income	\$ 5,300	\$ 2,650	\$ 21,275	\$ 18,625
Interest Income	\$ 1,000	\$ 500	\$ 7,804	\$ 7,304
FEMA Reimbursement	\$ -	\$ -	\$ 30	\$ 30
<b>Total Revenues</b>	<b>\$ 1,882,645</b>	<b>\$ 1,778,906</b>	<b>\$ 1,804,865</b>	<b>\$ 25,959</b>

**Expenditures:**

**General & Administrative:**

Supervisors Fees	\$ 12,000	\$ 6,000	\$ 4,200	\$ 1,800
FICA	\$ 918	\$ 459	\$ 321	\$ 138
Engineer	\$ 15,000	\$ 7,500	\$ 450	\$ 7,050
Attorney	\$ 27,500	\$ 13,750	\$ 13,408	\$ 342
Annual Audit	\$ 3,150	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Property Appraiser Fee	\$ 1,000	\$ -	\$ -	\$ -
Management Fees	\$ 82,550	\$ 41,275	\$ 41,275	\$ -
Information Technology	\$ 1,670	\$ 835	\$ 1,045	\$ (210)
Website Maintenance	\$ 1,113	\$ 557	\$ 697	\$ (140)
Telephone	\$ 80	\$ 40	\$ -	\$ 40
Postage	\$ 1,200	\$ 600	\$ 3,083	\$ (2,483)
Insurance	\$ 61,939	\$ 61,939	\$ 56,239	\$ 5,700
Printing and Binding	\$ 1,000	\$ 500	\$ 31	\$ 469
Newsletter	\$ 3,500	\$ 1,750	\$ -	\$ 1,750
Legal Advertising	\$ 2,300	\$ 1,150	\$ 383	\$ 767
Office Supplies	\$ 200	\$ 100	\$ 7	\$ 93
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,350	\$ 702	\$ 702	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 222,210</b>	<b>\$ 142,897</b>	<b>\$ 127,581</b>	<b>\$ 15,316</b>

**Operation and Maintenance**

**Environmental**

Lake Maintenance	\$ 18,200	\$ 9,100	\$ 8,046	\$ 1,054
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**Utilities**

Kissimmee Utility Authority	\$ 10,560	\$ 5,280	\$ 3,215	\$ 2,065
Toho Water Authority	\$ 47,602	\$ 23,801	\$ 28,979	\$ (5,178)
Orlando Utilities Commission	\$ 23,402	\$ 11,701	\$ 14,977	\$ (3,276)
Centurylink	\$ 8,263	\$ 4,132	\$ 3,700	\$ 432
Bright House Network	\$ 5,775	\$ 2,888	\$ 2,470	\$ 418

**Roadways**

Street Sweeping	\$ 36,000	\$ 18,000	\$ 15,000	\$ 3,000
Drainage	\$ 7,000	\$ 3,500	\$ -	\$ 3,500
Signage	\$ 5,000	\$ 11,909	\$ 11,909	\$ -

**Remington**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Common Area</b>				
Landscaping	\$ 370,000	\$ 185,000	\$ 154,080	\$ 30,920
Feature Lighting	\$ 6,000	\$ 3,000	\$ 570	\$ 2,430
Irrigation	\$ 10,500	\$ 5,250	\$ 3,632	\$ 1,618
Trash Receptacles & Benches	\$ 1,000	\$ 500	\$ -	\$ 500
Plant Replacement and Bed Enhancements	\$ 9,500	\$ 4,750	\$ -	\$ 4,750
Miscellaneous Common Area Services	\$ 10,500	\$ 14,000	\$ 14,000	\$ -
Soccer/Ball Field Maintenance	\$ 4,000	\$ 2,000	\$ 435	\$ 1,565
Holiday Lighting	\$ 6,300	\$ 4,556	\$ 4,556	\$ -
<b>Recreation Center</b>				
Pool Maintenance	\$ 22,461	\$ 11,231	\$ 10,831	\$ 400
Pool Cleaning	\$ 10,200	\$ 5,100	\$ 5,000	\$ 100
Pool Permits	\$ 550	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 16,695	\$ 8,348	\$ 5,967	\$ 2,380
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 4,000	\$ 3,336	\$ 665
Pest Control	\$ 900	\$ 450	\$ 468	\$ (18)
<b>Security</b>				
Recreation Center Access	\$ 5,300	\$ -	\$ -	\$ -
Security Guard	\$ 442,688	\$ 221,344	\$ 178,164	\$ 43,180
Gate Repairs	\$ 25,833	\$ 8,286	\$ 8,286	\$ -
Guard House Cleaning	\$ 3,600	\$ 1,800	\$ 1,025	\$ 775
Guard House Repairs and Maintenance	\$ 3,500	\$ 1,750	\$ 630	\$ 1,120
Gate Maintenance Agreement	\$ 2,500	\$ 1,250	\$ 1,477	\$ (227)
<b>Other</b>				
Contingency	\$ 12,500	\$ 10,002	\$ 10,002	\$ -
Field Management Services	\$ 33,067	\$ 16,534	\$ 16,533	\$ -
<b>Total O&amp;M Expenditures</b>	<b>\$ 1,167,396</b>	<b>\$ 599,459</b>	<b>\$ 508,071</b>	<b>\$ 91,388</b>
<b>Total Expenditures</b>	<b>\$ 1,389,606</b>	<b>\$ 742,355</b>	<b>\$ 635,652</b>	<b>\$ 106,703</b>
<b><i>Other Financing Uses</i></b>				
Transfer Out - Pavement Management	\$ 235,000	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ 258,039	\$ -	\$ -	\$ -
<b>Total Other Financing Uses</b>	<b>\$ 493,039</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 1,882,645</b>	<b>\$ 742,355</b>	<b>\$ 635,652</b>	<b>\$ 106,703</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,169,213</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 402,731</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,571,944</b>	

**Remington**  
**Community Development District**  
**Pavement Management Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues:</b>				
Interest Income	\$ 5,000	\$ 2,500	\$ 10,219	\$ 7,719
<b>Total Revenues</b>	<b>\$ 5,000</b>	<b>\$ 2,500</b>	<b>\$ 10,219</b>	<b>\$ 7,719</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 300	\$ 246	\$ 54
<b>Total Expenditures</b>	<b>\$ 600</b>	<b>\$ 300</b>	<b>\$ 246</b>	<b>\$ 54</b>
<b>Excess Revenues/Expenditures</b>	<b>\$ 4,400</b>		<b>\$ 9,973</b>	
<b>Other Financing Sources:</b>				
Transfer In	\$ 235,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources</b>	<b>\$ 235,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 239,400</b>		<b>\$ 9,973</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 810,675</b>		<b>\$ 763,527</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,050,075</b>		<b>\$ 773,500</b>	

**Remington**  
**Community Development District**  
**Capital Projects Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues:</b>				
Interest Income	\$ 10	\$ 5	\$ 5	\$ 0
<b>Total Revenues</b>	<b>\$ 10</b>	<b>\$ 5</b>	<b>\$ 5</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ -	-
Capital Outlay - Pressure Washing	\$ 25,000	\$ 17,900	\$ 17,900	-
Capital Outlay - Landscape Improvements	\$ 132,190	\$ 44,160	\$ 44,160	-
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	\$ 300	\$ 247	53
<b>Total Expenditures</b>	<b>\$ 298,790</b>	<b>\$ 123,935</b>	<b>\$ 131,407</b>	<b>\$ (7,472)</b>
<b>Excess Revenues/Expenditures</b>	<b>\$ (298,780)</b>		<b>\$ (131,401)</b>	
<b>Other Financing Sources:</b>				
Transfer In	\$ 258,039	\$ -	\$ -	-
<b>Total Other Financing Sources</b>	<b>\$ 258,039</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (40,741)</b>		<b>\$ (131,401)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 129,118</b>		<b>\$ 133,730</b>	
<b>Fund Balance - Ending</b>	<b>\$ 88,377</b>		<b>\$ 2,329</b>	







**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&amp;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
03/08/25	3/11/25	\$17,912.32	(\$358.25)	(\$175.55)	\$0.00	\$17,378.52	\$17,378.52	\$17,378.52
03/08/25	3/11/25	\$604.12	(\$12.08)	\$0.00	\$0.00	\$592.04	\$592.04	\$592.04
<b>TOTAL</b>		<b>\$ 1,884,182.87</b>	<b>\$ (37,683.62)</b>	<b>\$ (72,231.78)</b>	<b>\$ 1,488.48</b>	<b>\$ 1,775,755.95</b>	<b>\$ 1,775,755.95</b>	<b>\$ 1,775,755.95</b>

<b>95%</b>	Net Percent Collected
<b>\$100,581.96</b>	Balance Remaining to Collect

# SECTION 3



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: REMINGTON CDD # 105738

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
3/28/2025	1300	2561 REMINGTON BLVD	ARRIVED	
3/28/2025	1315	STRATHMORE	PATROL	
3/28/2025	1330	ARDEN PLACE	PATROL	
3/28/2025	1345	WESTMORELAND	PATROL	
3/28/2025	1400	HARWOOD	PATROL	
3/28/2025	1415	HAWKS NEST	PATROL	
3/28/2025	1430	WATER'S EDGE	PATROL	
3/28/2025	1445	BROOKSTONE	PATROL	
3/28/2025	1500	SOUTHAMPTON	PATROL	
3/28/2025	1515	CROWN RIDGE	PATROL	
3/28/2025	1530	WINDSOR PARK	PATROL	
3/28/2025	1545	OAKVIEW	PATROL	
3/28/2025	1600	PARKLAND SQAURE	PATROL	
3/28/2025	1615	WATER'S EDGE	PATROL	
3/28/2025	1630	EAGLES LANDING	PATROL	
3/28/2025	1645	SOMERSET	PATROL	
3/28/2025	1700	REMINGTON BLVD & FARRINGTON	MED CALL	251033418
3/28/2025	1720	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:    3/28/2025



**Osceola County  
Sheriff's Office**

**Detail Activity Sheet**

Job Site: REMINGTON CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
4/7/2025	1325	JANICE KAY PLACE & AMANDA KAY	PARKING CITATION	
4/7/2025	1358	421 JANICE KAY PLACE	PARKING CITATION	
4/7/2025	1407	2713 AMANDA KAY WAY	PARKING CITATION	
4/7/2025	1515	KNIGHTBRIDGE	CITIZEN CONTACT REGARDING FISHING	
4/7/2025	1600	REMINGTON AND KNIGHTSBRIDGE	CITATION X'S 3	
		CHECKED PARKS/		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	3	Citations	3	Parks	4
Back-up		Felony		Written Warning		Written Warning		Schools/Library	1
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: DS KRISTINA MALONE ID #: 2945 Date: 4/7/25



**Osceola County  
Sheriff's Office**

**Detail Activity Sheet**

Job Site: REMINGTON

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
04/15/2025	1805	REMINGTON / KNIGHTSBRIDGE	TRAFFIC STOP – FAILURE TO YIELD	25I040271 CITATION / FOUND PROPERTY (PARARPHERNALIA)
	1920	BURRELL CIR	TRAFFIC STOP – DRIVER SUSP	25I040285 CITATION / SEIZE TAG ORDER
	2010	LUCAS LAKES	TRAFFIC STOP – EXP TAG	WRITTEN WARNING
	2030	REMINGTON / KNIGHTSBRIDGE	TRAFFIC STOP – LIGHTS	WRITTEN WARNING
	2045	163 WESTMORELAND CIR	NOISE COMPLAINT	25I040292
	2050	2551 REMINGTON	SUSP VEHICLE	25I040317
	2115	REMINGTON / HARDWOOD	TRAFFIC STOP – EQUIPMENT	VERBAL WARNING
	2135	REMINGTON	TRAFFIC STOP – MUSIC / EXHAUST	WRITTEN WARNING X 2

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: DS Heller      ID #: 2948      Date: 04/14/2025