

***Remington
Community Development District***

Agenda

May 27, 2025

AGENDA

Remington

Community Development District

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

May 20, 2025

Board of Supervisors
Remington Community
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, May 27, 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 April 22, 2025, Board of Supervisors Meeting
6. Consideration of DSI Security Services Rate Increase
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
 - iv. Presentation of Registered Voters
 - v. Reminder of Form1 Filing Deadline- July 1st
 - D. Field Manager's Report
8. Supervisor's Requests
9. Next Meeting Date- June 24, 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, **April 22, 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 | 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.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Soukup: That brings us to modifications to the agenda.

Mr. Showe: Staff has no changes to the agenda.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

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

Ms. Cardwell: This month, we had 85 violations, one tow and one attempt to tow. The E. Lakeshore Boulevard gate had 1,418 guests and 6,347 residents, for a total of 7,665. That's up from last month by approximately 500 people compared to last month. The Partin Settlement Road gate had 2,715 guests and 13,908 residents, for a total of 16,623, which was up by 100 people compared to last month. So, your grand totals are 4,133 guests and 20,155 residents, for a grand total of 24,200.

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

Mr. Mehrlich: No.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: That brings us to the Public Comment Period. Please state your name, address and we'll give you three minutes for your comments.

Resident (Justin Rees, 2701 Amanda Kay Way): I'm Justin Rees and I live at 2701 Amanda Kay Way. The reason why I'm here, is to discuss the parking situation. I know it's a topic that everyone hates, but I feel like there are other options, to make things a little bit easier on the residents. The application that you guys are using, is not user friendly, in the aspect of uploading Driver's Licenses or registration. I just wanted to throw up some ideas possibly, such as the police parking in the community or having a roaming towing service. That way it takes all of the policing off of you guys and all the responsibility goes to the roaming towing service. The homeowners or tenants would be issued some sort of permit or each tenant would pay \$5, like we do for a parking pass of up to two guests to be able to park at each place at a time. Something within reason, as you can't have people willy nilly, just being able to have a hundred people park here, bringing a bunch of cars. Something a little bit better than what we have, because what we have right now is very inconsiderate to the homeowner. When we want to have guests over, if I have someone coming to my house, I have to say, *"Hey man, I need you to pull out your registration to your car"* and they're like, *"Oh, why would you need my registration?"* Then I would say, *"Well, the place I live, wants your registration and stuff."* I am really big on privacy as well, in the aspect of, if there's an issue, we can police our own properties. It ultimately comes down to us, to take care of our place anyway. So, if something happens on our property, we're responsible for it. That being said, I don't think it's something necessary for the community to know the names and addresses of everyone that is my guest at my home. I understand that people live somewhere else and choose not to live

here. But I think we could make it easier and more enjoyable for the residents of the community, figuring out another way for the policing of the parking issues that we may have. I didn't know if we'd have like a discussion or something we could probably come up with, in that aspect. I know you guys have put in a lot of work into what's already here, into the processes.

Mr. Soukup: Yeah, and a lot of that's been because of people that rent out rooms in their houses and there are multiple cars. Since they don't own the house and there's no way to track it to a person, they don't reply. The business that owns a home in California does not reply to any of our emails or anything else, so we had to come up with something, to try to control this parking issue, especially for problem houses.

Resident (Justin Rees, 2701 Amanda Kay Way): You could have each registered resident, like if someone rents, present a lease agreement, to get access to the pool and this facility. So, if you have that, you could create some sort of online account portal that only residents that have actual leases here, can have, to restrict the amount of people that can have a card. It's a little bit tough on Thanksgiving, but obviously people understand.

Mr. Soukup: Yeah, it's a holiday.

Resident (Justin Rees, 2701 Amanda Kay Way): But if for my son's birthday party, if have six people here, I can't upload everybody onto the app.

Mr. Showe: Just for those instances, right now to make it easier for you, there's a drop-down tab that you can put in that you're a party. Put various under all those categories and just upload s picture. Security knows that if you flag it as a party, there's going to be multiple vehicles there. You don't need it for every single one of those cases.

Mr. Soukup: Residents can't even get barcodes, as it is, just for the gates.

Mr. Brown: Yeah, because we can't force them to.

Mr. Soukup: No.

Mr. Brown: We offer them. We try to get everybody to do it.

Resident (Justin Rees, 2701 Amanda Kay Way): I know you guys run into an issue with this main street right here being a public road.

Mr. Showe: All of the streets are public.

Resident (Justin Rees, 2701 Amanda Kay Way): You can't restrict who comes in and out, like if someone just gave the security guard at the gate the finger and said, *"I'm going through."* They can't say no, because it is a public road. So, if you had some sort of roaming towing set up,

where someone had to hang a little thing in the rearview mirror or put it on the dash, if someone parked on the side of the road, the roving towing service can just come up and take the car at the owner's expense. There would be no policing for you guys whatsoever. It would take all of the responsibility off of you would take all of the work off of security. They could spend more time doing other things, like roaming around. The other day, there were two homeless people sleeping behind the phone service box. You can't really do anything about it.

Mr. Mehrlich: The problem I had, was there were a handful of houses in the community that weren't compliant at all. They were matter of fact, just parking in the road. The attorneys spent a lot of time, a lot of money, finding out a way to enforce the rules on individual houses that are not abiding by the rules. So, that's why this thing has gotten to the point that it has. It used to be everybody just lived by the rules, but if you have a handful of people that don't abide by them and you have no way of enforcing anything, the way the laws are written and everything else, this was the best solution that we've come up with.

Resident (Justin Rees, 2701 Amanda Kay Way): Right.

Mr. Mehrlich: To be honest with you, the people that on my particular street, where we had problems, it's under control.

Resident (Justin Rees, 2701 Amanda Kay Way): Right. Yeah. I was just thinking if you had like a roaming towing service.

Mr. Showe: The one challenge with that, by Florida Statutes, we have to provide a warning. So, the rules that the Board has come up with, also allow residents to be in the road for 30 minutes, if you're cleaning out your garage or doing some other work. It also allows you to have more than two visitors, if you want.

Resident (Justin Rees, 2701 Amanda Kay Way): Right.

Mr. Showe: We are also required by Florida Statutes to provide a warning. So, we can't just tow a vehicle off of the road. By Florida Statutes, we must put a warning on that vehicle first and then we could tow it the second time. Most tow vendors won't go through and place stickers on cars and then track those stickers. They either want to yank and go or they don't want to do it at all.

Resident (Justin Rees, 2701 Amanda Kay Way): Right. Yeah. So, I was thinking, since it was owned by a private entity, you can do the same thing.

Mr. Soukup: Unfortunately, not.

Mr. Showe: Well, the entity that it's owned by, is the Remington CDD and we're public. We are a government, just like Osceola County. We have to operate under the Florida Statutes.

Resident (Justin Rees, 2701 Amanda Kay Way): Right. I was under the impression that it was almost like a private entity, like if I owned a bar and I had a parking lot beside it and somebody didn't have permission to park there. I would just have a roaming tow service.

Mr. Showe: We can't. It would be much easier if we could.

Mr. Soukup: Yeah.

Ms. Zaresk: I think it's also important that you understand what we do with the information, because I heard a concern about that. It's not something we maintain.

Mr. Showe: Correct. The only reason we're asking for a registration or Driver's License, is because, per the rules, we need to know that the person doesn't live in Remington. Those are the rules. Visitors can park on the road, but residents can't. So, the challenge that we had before, people were essentially just rotating vehicles. They know they were going to get a warning if they park at night, but if they rotate the next one out a couple nights later, then that one gets a warning and they get 30 days and reset. So, they were just rotating.

Mr. Soukup: Yeah.

Resident (Justin Rees, 2701 Amanda Kay Way): My in-laws are staying at my house while they're trying to sell their place. My wife's there. I have a vehicle. Say one day I get a delivery and I need to take up the garage space and I need to park my vehicle for one night in the road. I'm the person that's part of this community. It seems that it would be only fair that I'd be able to park my vehicle there. I understand not being able to park a vehicle there continuously.

Mr. Soukup: There are exceptions to that, when you send a form in or send an email saying, *"Here is my situation."*

Mr. Brown: Yeah, we do it constantly for re-roofs.

Mr. Soukup: Yeah. Re-roofs.

Mr. Showe: Correct. If people have issues and they have access issues to their garage or they're doing reconstruction of their house, we make exceptions all the time.

Mr. Soukup: Yeah.

Mr. Showe: So, I can give you my business card. It's on the website. You can just email me and let me know what's going on. We try to make as much accommodations as possible,

especially if people are contacting us, letting us know what's going on and it's not a continuous situation.

Mr. Scheerer: This is a relatively new system.

Mr. Showe: That's the other thing. We actually just rolled it out. We know it's rough, because we kind of made it in-house. We're trying to see how people are using it, trying to figure the ins and outs and then we'll make improvements to it down the road to make it a little more user friendly.

Resident (Justin Rees, 2701 Amanda Kay Way): The only thing that I have a problem with, is being able to upload a picture. Every time it says that the file is too large.

Mr. Showe: You have to downsize. Especially photos from iPhones.

Resident (Justin Rees, 2701 Amanda Kay Way): That's one thing I was talking about making it easier for the residents.

Mr. Showe: We just implemented it about two months ago, so we're taking all of that feedback and making some updates.

Resident (Justin Rees, 2701 Amanda Kay Way): You guys have no way of policing whether or not someone is a resident or not?

Mr. Soukup: That's why we do it. Alright, thanks for your comments on that.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the March 25, 2025, Board of Supervisors Meeting

Mr. Soukup: That brings us to the approval of the minutes of the March 25th meeting.

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

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing

Mr. Soukup: That brings us to the consideration of Resolution 2025-04, approving the Fiscal Year 2026 Proposed Budget and setting a public hearing.

Mr. Showe: It's a little crazy that we're starting the Fiscal Year (FY) 2026 budget, but here we are. We have the resolution here in front of you. It does a couple of things for the Board. The

first thing it does, is approve Exhibit A, which will be attached to this resolution. A sample of that is attached, based on staff updates. It does set a public hearing for July 22nd here at this building and directs us to transmit it to Osceola County, as well as post it to your website. Behind that, is your budget. We've been able to keep the assessments level for this year, unless the Board is inclined to go through the assessment process again this year. We feel like it's pretty comfortable and pretty much in line with the budgets that you've seen in the past. We did our best to trim a couple line items where we could, based on actuals.

Mr. Soukup: Good.

Mr. Showe: We'll continue to refine that process as we go through this process. Obviously, the landscape contract that we have with your vendor, was for a five-year term. It has a dollar amount in it, so there were some savings there as well. We're still transferring the \$235,000 out to your *Pavement Management Fund*, which was the amount recommended by the engineer, as well as the other items to the *Capital Projects Fund*. So, your *Capital Projects Fund*, which is the last page of your budget, we've again allocated a significant amount for sidewalk repairs, that seems to be coming in pretty significantly. We also have an estimate for the wall repair, which was \$88,000. So, we've included that. It doesn't obligate you to do that work, but we received a quote and wanted to put it in and make sure you could accommodate it, if it needs to be done. Then we put our standard amounts in there for fitness equipment, pressure washing, etc. We feel like it's a good budget, as it leaves everything kind of where we had it. All of the proper reserves are going to the right places and we're not underfunded on anything. So, I think staff feels very comfortable with the budget, but we certainly can take any questions or comments from the Board.

Mr. Soukup: Okay. Are there any questions regarding Resolution 2025-04?

Ms. Zaresk: It looks good.

Mr. Scheerer: Just so you know, there are three places where we have to fix the wall, not just the one out by Partin Settlement Road.

Mr. Soukup: Right.

Mr. Scheerer: There's another one that I believe Mr. Red Miller brought up, over by his neighborhood. Then there's a small piece on Knightsbridge. It's not just \$88,000 for just that corner. There are three different locations.

Mr. Showe: Additionally, again, this is just the start of the process. Essentially, the mechanical part of today, is you're setting your assessment level. We can make adjustments to the

line items as we go through the process between now and July. Certainly, it's always difficult, as we're projecting what we're going to spend through September of 2026, as we are in April of 2025. So, it's kind of a little bit of a magic trick, a little bit of science and math and also some art as to how we get there.

Mr. Soukup: It's an alchemy.

Mr. Showe: That's a good description. We use a little bit of intuition plus math and history.

Mr. Soukup: Magic 8 Ball.

Mr. Showe: We look at trends and where we're going. I will note, obviously, as anybody who's paying homeowners insurance, our insurance is going up as well, along with everything else. So again, we'll make some changes to it. We'll keep you in the loop as we go through the process, but we feel comfortable that we can keep assessments level for this year.

Mr. Brown: Do we have, I guess for lack of a better term, CIP of which roads are coming next, now that we've funded again.

Mr. Showe: Yeah, I can pull that list up.

Mr. Glasscock: I would say Remington Boulevard would be first.

Mr. Scheerer: Yeah.

Mr. Glasscock: That's going to be probably almost half of the cost, because of the thickness of the pavement. It is doing good, but it's not doing great. The rest of them, I think they're still pretty good. With Remington Boulevard, you probably have a couple years gap, before you start to build the internal roads.

Mr. Soukup: Right.

Mr. Glasscock: So, probably Remington would be the next one. It would be Remington Boulevard and then Knightsbridge.

Mr. Brown: I never drive in Water's Edge very much and that's the one we had to do the most stuff to. How is that road?

Mr. Glasscock: Well, if you remember, there were failures in the underdrain, which is deteriorating the road itself, not just the asphalt. So, we had to go in there and redo the under drains and everything else, but it's going great. The rest of that neighborhood looks pretty good too. I mean, you do have problems with the curb in certain areas, but the roadway is doing so good, that I would probably recommend we stagger them a little bit, so we can hit the curbing harder on this side. It's going to be more expensive, but the roads themselves are doing good. So, I think we'd

stagger the neighborhood streets, so that we can hit the curbing a little bit harder than we did last time.

Mr. Brown: Yeah, well, I mean, last time it was like a 10-year project, wasn't it?

Mr. Glasscock: I think so.

Mr. Brown: All of them were done in 10 years.

Mr. Glasscock: I think we did one every other year.

Mr. Scheerer: The curbs are going to be the big thing.

Mr. Glasscock: It will make it expensive.

Mr. Scheerer: You did a bunch of them in Phase 2 the last time. We had to pull the curbs up.

Mr. Glasscock: That's because of the trees. It's 100% due to the trees that were maturing.

Mr. Brown: Same as the sidewalks.

Mr. Glasscock: The landscaper huggers said that they will grow to their environment.

Mr. Brown: I know the landscape hugger that says that. I tell them all the time, "*Yeah, no.*"

Mr. Glasscock: I don't know why they keep forcing that. I'd say put a whole bunch of trees in the park, but in the roadways, there should be less aggressive trees.

Mr. Brown: I point to the handout that Jason sent me that summed up, whereby in 2023, it would cost \$250,000 to repair the sidewalks.

Mr. Showe: Yeah.

Mr. Brown: That's a lot of money to spend on sidewalks.

Mr. Glasscock: Think about all of the subdivisions that came in after Remington. Everybody is looking at it right now.

Mr. Soukup: Yep. Any other questions?

Mr. Showe: I just want to look to see where we're at.

Mr. Soukup: Sure.

Mr. Showe: We will have \$1.2 million next year in that fund.

Mr. Brown: That will be enough to do from the gate to Partin Settlement Road. Right?

Mr. Showe: That was \$1.4 million, but I think you said it was one more year, which is why we started saving for it. Andy said that it was going to be about 2027 to 2028, when we had to do it. So, by the time we get there, that's why we started allocating that funding.

Mr. Scheerer: We might have to do some cold patching.

Mr. Jaisingh: Right.

Mr. Scheerer: Which we do, especially on Partin Settlement Road.

Ms. Zaresk: What is your sense, Pete, with all of this extra traffic that we're getting. If you say we're kind of staggering, is it worth considering that and holding off

Mr. Glasscock: I think so.

Ms. Zaresk: Because I mean I'm hearing these numbers go up dramatically and I'm seeing it.

Mr. Glasscock: Well, there's another community that we deal with and that Board stated that it wasn't fair to the residents for this part, because it is a 10-year process and they said, "*No, we're going to do it all at once.*" We repaved a whole bunch of roads that were fine.

Mr. Scheerer: Do it all at once.

Mr. Glasscock: So, our position is to stagger it. There's no sense doing work that you frankly don't really need.

Mr. Scheerer: Let the county finish what they're doing. We're getting a lot of cut through traffic, because of the construction. So, a couple years from now makes sense.

Ms. Zaresk: Yeah.

Mr. Scheerer: Let's get the bridge in. Let's get the road in.

Mr. Showe: With your estimates again, we would look at 2027. It looks like that we would have enough. You didn't have enough for Hawks Nest or the other one that you had on the list, Knightsbridge Boulevard and then from Knightsbridge to Brookstone. You had that one plus Remington Boulevard.

Mr. Glasscock: Yes.

Mr. Showe: It is about \$1.5 million. So, in 2027, if we don't touch that money and continue getting a little bit of interest, you will have enough, to be able to do both of those projects, as long as the funding holds. You put some contingency in there.

Mr. Glasscock: Yeah. I'm sure we would do Remington Boulevard and then we would probably do the speed humps as an ad and a piece of Knightsbridge as an ad. We can cut pieces out as needed.

Mr. Showe: We should be in good shape. That's why we bumped that up to accommodate those. If you continue to assess at that level, that should be enough to continue the project, because it is a 10-year process.

Mr. Soukup: Okay. Are there any other questions?

Ms. Zaresk: No.

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor Resolution 2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing for July 22, 2024 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida was adopted.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: That brings us to Staff Reports. We'll start with Scott.

Mr. Clark: I don't have anything tonight unless you have questions for me.

Ms. Zaresk: Can you hear any better? That's the first question.

Mr. Clark: I can hear better. It's probably a combination of re-arranging the room and me being on a landline instead of a cellphone.

Mr. Scheerer: We miss you, Scott.

B. Engineer

Mr. Soukup: Pete?

Mr. Glasscock: I don't have anything.

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 #7548 through #7565 and Supervisor Fees, for a total of \$56,853.34. A summary of those invoices was included. Alan and I can take any questions you might have or we can take a motion to approve.

Mr. Soukup: Are there any questions? Hearing none, we need a motion for approval.

On MOTION by Mr. Jaisingh seconded by Mr. Brown with all in favor the March 18, 2025 through April 15, 2025 Check Register in the amount of \$56,853.34 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. The District is performing much better than budget to actuals in your General Fund. We are \$100,000 better than our budget to actuals and you're in great shape on your assessments, as you are 95% collected.

iii. Presentation of OCSO Reports

Mr. Showe: We included all of the Osceola County Sheriff's Office Reports.

D. Field Manager's Report

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

Mr. Scheerer: Yeah, we got a little bit of stuff going on out here. We're continuing to work on the landscape upgrades. Annuals have been installed, with the exception of Harwood and Hawks Nest. John will be here tomorrow or Thursday and we'll get those installed. We basically have done Harwood, Hawks Nest, Westmoreland, Waters Edge, portions of Brookstone, Southampton, Crown Ridge and Parkland Square. We're tracking the dollar amounts right now. I think we have \$132,000 in the budget and are close to \$100,000 right now. We were just waiting for all of the financials, to add the numbers up. The next community will be Club Villas. It's a rather costly one, because they have a real large front end. So, we'll be tackling that. I already have the numbers and the plants, but I think with the new annuals, if you haven't seen them, I think the new entrances will grow up. I think once we get Club Villas done, we can start working on Oakview and Somerset. The last community is Arden Place in Knightsbridge. Then whatever funding we have left over, we can allocate it to maybe some of the side wall strips and start filling some of those in. So, that's kind of where we are with that. We also cut the bushes down in the buffer area next to Ms. Patrick's property. It's going to take a while for that to grow in. We'll just keep an eye on it and monitor it. We will be coming in to trim the Palm trees as well.

Mr. Soukup: Good.

Mr. Scheerer: Hopefully that will allow that hedge to grow in a little more, get a little bit thicker. The landscaper understands that they need to be maintaining that, now that they've cut it down, on a more consistent basis. We had a backflow test here. We had three of them on the property. We had to get them all tested. Those are all tested and inspected. We had the lights

replaced at Strathmore. The sign lights were out at Strathmore on the entry signs. We had that done. I got some good news on the E. Lakeshore Boulevard entrance. The conduit has been installed. The wires have been pulled. They've been hooked up to the transformer. The final inspection was today. I'll get a hold of them tomorrow. If we pass, we get our meter back. After a year, we finally have the E. Lakeshore Boulevard sidewalk widening program completed with our lights. So, that will take care of that. We have yet to get temporary pickleball striping from anybody. They only want to do permanent striping. I've been talking to Jason about the pickleball stuff, to maybe allow whoever wants to, bring their own net or just temporarily do one court, if they have the ability to do the marking. But right now, everybody we've talked with, said they don't do it. We'll keep looking as well, as far as that goes. We own the school flashers. We have that on a test schedule and maintenance program. Those were tested and everything is good. We continue to go through the guard houses. We did put two new chairs, one in each guard house and removed the old ones. So, hopefully the officers are happy with their new chairs, if they're using them. No? Okay. So anyway, that was done and we continued to do maintenance on the guardhouses each week as well. Other than that, I'll try to answer any questions you folks might have.

Mr. Jaisingh: I have one thing. The landscape lighting coming into the community, when I walk every day, I notice a lot of them are broken and on the ground.

Mr. Scheerer: We're waiting to get all of the power back up. You're talking about at the E Lakeshore Boulevard entrance on the Palm trees?

Mr. Jaisingh: Yeah.

Mr. Scheerer: That's all part of the overall plan. Right now, I don't want to start replacing anything without having the ability to test it.

Mr. Jaisingh: Right.

Mr. Scheerer: So, once we get that done, we'll come out and remove all of the damaged lights. We'll get those replaced to make sure they're working. If they're not at a tree, we'll just eliminate it, because Palm trees are susceptible to Fusarium Wilt.

Mr. Jaisingh: Right.

Mr. Scheerer: I just received a PowerPoint from another Arborist that says there is no cure for Fusarium Wilt.

Ms. Zaresk: What is it?

Mr. Scheerer: It's lethal bronzing Fusarium Wilt.

Mr. Showe: It will spread through the community if you don't catch it.

Mr. Brown: Is that what kills the Washingtonians?

Mr. Scheerer: That's what started with Queen Palms, went to Washingtonias and it's moved on to the Medjool Palms. Apparently, it's affecting several other species of Bismarck, which are the big white looking Palm trees. They're gorgeous trees. But once they get them, according to all of the information we're getting, the only way you can stop it, is by removing the tree.

Mr. Soukup: You can't even replant because the ground is infected too.

Mr. Scheerer: Well, there are some OTC injections, some different things you can try to do, but there's no guarantee it's going to save your tree. The other thing is, the original protocol was, if you wanted to replace it with another Palm tree, you had to dig all of the dirt out and replace the soil, because the soil was contaminated. Some of the things I'm hearing through all of the different people that we deal with, landscaper and arborist, the University of Florida Extension Office, is now saying that they're leaning more towards having no trees go back in there. No Palm tree, no replacement, but to wait five years.

Ms. Zaresk: Wow.

Mr. Scheerer: There is no exact confirmation yet, but as we continue to gather this information, we'll be sure to share it with everybody. It's good information, because we have so many Palm trees. One of the big 40 footers died recently and we had that cut down. Those are some of the tallest Palm trees that I've ever seen. But we're going to continue to work. We have had no rain for about 10 days, so we'll try to stay within our watering schedule. If we can sneak some extra water in, we will, without getting in any kind of trouble. But we do have a 30-day watering window for all new landscaping and we are coordinating that with the Toho Water Authority. So, they're not going to sit there and tell us that we can't water or we're using too much water. We have a 30-day window. That's all I have.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

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

Ms. Zaresk: I have nothing. Thank you.

Mr. Soukup: Mr. Jaisingh, do you have anything?

Mr. Jaisingh: No.

Mr. Soukup: Mr. Brown?

Mr. Brown: The only thing that I have is, are we good with meeting on May 27th, because it's a day after Memorial Day? I'll be here.

Mr. Soukup: I don't care.

Mr. Brown: In the past, sometimes we had trouble getting a quorum.

Mr. Showe: The week before we had a conflict, too.

Mr. Brown: As long as there are three of us, we should be good.

Mr. Soukup: There we go.

Mr. Showe: We've done that and we've also done the hard part, which was setting the proposed budget. So, if something comes up and we don't have a quorum, we'll coordinate with the Board.

Mr. Soukup: Right. Mr. Mehrlich?

Mr. Mehrlich: I'm good.

NINTH ORDER OF BUSINESS

Next Meeting Date – May 27, 2025

Mr. Soukup: With that, our next meeting is scheduled for May 27, 2025.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI



**REMINGTON COMMUNITY DEVELOPMENT
DISTRICT**

**2025 Proposed Wage/Rate Increase
Proposed Effective Date: 5/28/25**

| Position | Wage | Billing Rate | OT/Hol Billing Rate |
|---|-------|--------------|---------------------|
| Site Supervisor 40 hpw | 20.00 | 25.48 | 38.22 |
| Gate Officer Partin & Lakeshore 114 hpw | 17.00 | 25.48 | 38.22 |
| Rec Center Officer 58 hpw | 17.00 | 25.48 | 38.22 |
| Rover - 100 hpw Includes Vehicle, Vehicle Maint & Ins | 17.00 | 28.91 | 41.12 |

**REQUEST FOR PROPOSALS NUMBER 2020-100
SECURITY SERVICES**

PRICING FORM

The designated times for service at the two (2) front Remington guard houses is 11 hours a day, seven days a week (7 PM to 6 AM). Please provide the following information: 154 WEEKLY HOURS -

\$ 25.48 per hour \$ 204,593.19 Annual Cost (52.14 weeks per year)

,

\$ 38.22 per hour on holidays

The designated times for service at the Recreation Center is estimated at 58 hours a week. See Section 4 in Scope of Services for hours. Please provide the following information: 58 WEEKLY HOURS

\$ 25.48 per hour \$ 77,054.58 Annual Cost (52.14 weeks per year)

\$ 38.22 per hour on holidays

The designated times for service for Roving Patrol, including vehicle and all associated costs is 12 hours a day, seven days a week (6PM to 6AM). Additionally, District request two (2) daytime patrols per week at 8 hours each. Please provide the following information: 100 WEEKLY HOURS

\$ 28.91 per hour

\$ 150,736.74 Annual Cost (52.14 weeks per year)

\$ 41.12 per hour on holidays

\$ 25.48 per hour for any Additional Officers Needed BEYOND CONTRACTED 100 HOURS PER WEEK – HOLIDAYS @ \$35.63 PER HOUR

The District reserves the right to adjust the staffing and hours of operations as needed.

- ROVING PATROL RATE INCLUDES PATROL VEHICLE, MAINTENANCE, FUEL AND INSURANCE
- RATES INCLUDE A SMART PHONE
- TRACK-TIK GUARD TOUR SYSTEM WITH SMART PHONE WILL BE DIRECT BILLED SEPARATELY AT \$150/M

SECTION VII

SECTION C

SECTION 1

Remington

Community Development District

Summary of Check Register

April 16, 2025 to May 19, 2025

| Bank | Date | Check No.'s | Amount |
|-------------------------------------|---------|----------------|----------------------|
| General Fund | | | |
| | 4/24/25 | 7566-7574 | \$ 6,487.99 |
| | 5/1/25 | 7575 | \$ 3,000.00 |
| | 5/9/25 | 7576-7578 | \$ 2,776.48 |
| | 5/15/25 | 7579-7585 | \$ 20,596.48 |
| | | | <hr/> |
| | | | \$ 32,860.95 |
| Capital Reserve | | | |
| | 5/1/25 | 144 | \$ 50,805.00 |
| | 5/15/25 | 145 | \$ 25,089.00 |
| | | | <hr/> |
| | | | \$ 75,894.00 |
| <u>Supervisor Fees - March 2025</u> | | | |
| Brian K. Brown | | 51083412961994 | \$ 184.70 |
| David Jaisingh | | 51084 | \$ 184.70 |
| Kenneth R. Soukup | | 51085 | \$ 164.70 |
| Timothy P. Mehrlick | | 51086 | \$ 184.70 |
| Pamela M. Zaresk | | 51087 | \$ 184.70 |
| | | | <hr/> |
| | | | \$ 903.50 |
| <u>Supervisor Fees - April 2025</u> | | | |
| Brian K. Brown | | 51088412961994 | \$ 184.70 |
| David Jaisingh | | 51089 | \$ 184.70 |
| Kenneth R. Soukup | | 51090 | \$ 164.70 |
| Timothy P. Mehrlick | | 51091 | \$ 184.70 |
| Pamela M. Zaresk | | 51092 | \$ 184.70 |
| | | | <hr/> |
| | | | \$ 903.50 |
| Total Amount | | | \$ 110,561.95 |

| CHECK DATE | VEND# |INVOICE..... DATE | ...EXPENSED TO... INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT | # |
|---------------|-------|---------------------------|------------------------------|--------|-----------------|-------|-----|----------|-----------------------------------|--------|----------|-------------------------|--------|
| 4/24/25 | 00038 | 4/08/25 | 251946 | 202504 | 320-53800-34700 | | | | | * | 240.00 | | |
| | | 4/21/25 | 251697 | 202503 | 320-53800-34800 | | | | | * | 545.00 | | |
| | | | WI-PAK MONTHLY-APR25 | | | | | | | | | | |
| | | | QTRLY SVC INSPECTION | | | | | | | | | | |
| | | | | | | | | | ACCESS CONTROL SYSTEMS LLC DBA | | | 785.00 | 007566 |
| 4/24/25 | 00093 | 3/31/25 | 227210 | 202503 | 320-53800-47100 | | | | | * | 1,341.00 | | |
| | | | LAKE MAINTENANCE-MAR25 | | | | | | | | | | |
| | | | | | | | | | APPLIED AQUATIC MANAGEMENT, INC. | | | 1,341.00 | 007567 |
| 4/24/25 | 00321 | 3/31/25 | 1806951 | 202503 | 320-53800-34500 | | | | | * | 150.00 | | |
| | | | TRACK TIK-MAR25 | | | | | | | | | | |
| | | | | | | | | | DSI SECURITY SERVICES | | | 150.00 | 007568 |
| 4/24/25 | 00127 | 4/16/25 | 5293677 | 202503 | 310-51300-31100 | | | | | * | 251.25 | | |
| | | | ENGINEERING SVCS-MAR25 | | | | | | | | | | |
| | | | | | | | | | HANSON, WALTER & ASSOCIATES, INC. | | | 251.25 | 007569 |
| 4/24/25 | 00272 | 1/23/25 | 2018851 | 202504 | 310-51300-49400 | | | | | * | 527.96 | | |
| | | | 2024 TAX ROLL YEAR | | | | | | | | | | |
| | | | | | | | | | OSCEOLA COUNTY PROPERTY APPRAISER | | | 527.96 | 007570 |
| 4/24/25 | 00213 | 3/24/25 | 56874 | 202503 | 320-53800-34500 | | | | | * | 958.08 | | |
| | | | SECURITY SVCS-03/24-03/28 | | | | | | | | | | |
| | | | | | | | | | OSCEOLA COUNTY SHERIFF'S OFFICE | | | 958.08 | 007571 |
| 4/24/25 | 00125 | 4/18/25 | 22268 | 202504 | 300-15500-10000 | | | | | * | 125.00 | | |
| | | | CHEMICAL CONTROLLER-MAY25 | | | | | | | | | | |
| | | | | | | | | | SPIES POOL LLC | | | 125.00 | 007572 |
| 4/24/25 | 00335 | 4/08/25 | 138883 | 202503 | 320-53800-46300 | | | | | * | 465.40 | | |
| | | | RPR POP UP LEAK | | | | | | | | | | |
| | | 4/08/25 | 138884 | 202503 | 320-53800-46500 | | | | | * | 750.00 | | |
| | | | RPLCD IRRIGATION TIMER | | | | | | | | | | |
| | | 4/14/25 | 139177 | 202504 | 320-53800-46300 | | | | | * | 1,056.30 | | |
| | | | RPR PVC/POP UPS/NOZZLES | | | | | | | | | | |
| | | | | | | | | | SSS DOWN TO EARTH OPCO LLC DBA | | | 2,271.70 | 007573 |
| 4/24/25 | 00071 | 4/03/25 | 45826456 | 202504 | 320-53800-46800 | | | | | * | 78.00 | | |
| | | | PEST CONTROL-APR25 | | | | | | | | | | |
| | | | | | | | | | TERMINIX COMMERCIAL | | | 78.00 | 007574 |
| 5/01/25 | 00128 | 3/31/25 | FL122425 | 202503 | 320-53800-53000 | | | | | * | 1,500.00 | | |
| | | | MECHANICAL SWEEPING-03/25 | | | | | | | | | | |
| | | 4/16/25 | FL122448 | 202504 | 320-53800-53000 | | | | | * | 1,500.00 | | |
| | | | MECHANICAL SWEEPING-04/08 | | | | | | | | | | |
| | | | | | | | | | USA SERVICES OF FLORIDA, INC | | | 3,000.00 | 007575 |
| | | | | | | | | | | | | | |
| | | | | | | | | | REMI -REMINGTON - HHENRY | | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|----------|-----------------------------|
| 5/09/25 | 00213 | 4/07/25 56925 | 202504 320-53800-34500 | SECURITY SVCS-04/07-04/16 | * | 958.08 | |
| | | | | OSCEOLA COUNTY SHERIFF'S OFFICE | | | 958.08 007576 |
| 5/09/25 | 00125 | 3/11/25 315217 | 202503 320-53800-46500 | RPR VALVE BALL/PIPE/HOSE | * | 518.40 | |
| | | | | SPIES POOL LLC | | | 518.40 007577 |
| 5/09/25 | 00282 | 4/23/25 25-2100 | 202503 320-53800-46700 | CLUBHOUSE CLEAN-03/03-31 | * | 1,050.00 | |
| | | 4/23/25 25-2100 | 202503 320-53800-35000 | GUARDHOUSE CLEAN-MAR25 | * | 250.00 | |
| | | | | WESTWOOD INTERIOR CLEANING INC. | | | 1,300.00 007578 |
| 5/15/25 | 00268 | 2/26/25 40451 | 202502 320-53800-46300 | BACKFLOW REPAIRS | * | 455.00 | |
| | | | | AARON'S BACKFLOW SERVICES, INC. | | | 455.00 007579 |
| 5/15/25 | 00082 | 5/01/25 19142 | 202504 310-51300-31500 | ATTORNEY SVCS-APR25 | * | 650.00 | |
| | | | | CLARK & ALBAUGH LLP | | | 650.00 007580 |
| 5/15/25 | 00168 | 5/01/25 547 | 202505 310-51300-34000 | MANAGEMENT FEES-MAY25 | * | 6,879.17 | |
| | | 5/01/25 547 | 202505 310-51300-35200 | WEBSITE MANAGEMENT-MAY25 | * | 92.75 | |
| | | 5/01/25 547 | 202505 310-51300-34100 | INFORMATION TECH-MAY25 | * | 139.17 | |
| | | 5/01/25 547 | 202505 310-51300-51000 | OFFICE SUPPLIES | * | 1.14 | |
| | | 5/01/25 547 | 202505 310-51300-42000 | POSTAGE | * | 88.27 | |
| | | 5/01/25 547 | 202505 310-51300-42500 | COPIES | * | 21.45 | |
| | | 5/01/25 548 | 202505 320-53800-12000 | FIELD MANAGEMENT-MAY25 | * | 2,755.58 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 9,977.53 007581 |
| 5/15/25 | 00125 | 4/24/25 316756 | 202504 320-53800-46500 | BULK BLEACH-APR25 | * | 915.95 | |
| | | | | SPIES POOL LLC | | | 915.95 007582 |
| 5/15/25 | 00229 | 3/19/25 78992 | 202503 320-53800-47400 | RPR/RPLC GFI OUTLET | * | 6,949.00 | |
| | | | | TERRY'S ELECTRIC INC. | | | 6,949.00 007583 |

REMI -REMINGTON - HHENRY

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|--------------------------------|--------|-----------|----------------------------|
| 5/15/25 | 00292 | 5/01/25 2505-008 | 202505 320-53800-53300 | SCHOOL ZONE LIGHT MAINT | * | 149.00 | |
| | | | | TRAFFIC ENGINEERING & MGMT LLC | | | 149.00 007584 |
| 5/15/25 | 00128 | 4/30/25 FL122483 | 202504 320-53800-53000 | MECHANICAL SWEEPING-04/29 | * | 1,500.00 | |
| | | | | USA SERVICES OF FLORIDA, INC | | | 1,500.00 007585 |
| TOTAL FOR BANK A | | | | | | 32,860.95 | |
| TOTAL FOR REGISTER | | | | | | 32,860.95 | |

REMI -REMINGTON - HHENRY

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------------------|-------|-----------------------------------|--|--------------------------|--------|-----------|-----------------------------|
| 5/01/25 | 00273 | 4/11/25 139052 | 202504 600-53800-47600 | TREE/PLANT INSTALLATION | * | 15,475.00 | |
| | | 4/11/25 139053 | 202504 600-53800-47600 | TREE/PLANT INSTALLATION | * | 12,370.00 | |
| | | 4/11/25 139054 | 202504 600-53800-47600 | TREE/PLANT INSTALLATION | * | 12,335.00 | |
| | | 4/11/25 139055 | 202504 600-53800-47600 | TREE/PLANT INSTALLATION | * | 10,625.00 | |
| SSS DOWN TO EARTH OPCO LLC DBA | | | | | | | 50,805.00 000144 |
| 5/15/25 | 00256 | 4/25/25 79650 | 202504 600-53800-60000 | INSTALL WIRE TRANSFORMER | * | 25,089.00 | |
| TERRY'S ELECTRIC INC. | | | | | | | 25,089.00 000145 |
| TOTAL FOR BANK C | | | | | | 75,894.00 | |
| TOTAL FOR REGISTER | | | | | | 75,894.00 | |

REMI -REMINGTON - HHENRY

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
April 30, 2025



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Remington
Community Development District
Combined Balance Sheet
April 30, 2025

| | <i>General Fund</i> | <i>Capital Reserve Funds</i> | <i>Totals Governmental Funds</i> |
|--|-------------------------|----------------------------------|--------------------------------------|
| Assets: | | | |
| Cash: | | | |
| Operating Account | \$ 151,348 | \$ - | \$ 151,348 |
| Pavement Management | \$ - | \$ 247,444 | \$ 247,444 |
| Capital Projects Fund | \$ - | \$ 202,286 | \$ 202,286 |
| Investments: | | | |
| State Board Administration | \$ 1,237,711 | \$ 529,974 | \$ 1,767,685 |
| Prepaid Expenses | \$ 4,556 | \$ - | \$ 4,556 |
| Total Assets | \$ 1,393,615 | \$ 979,705 | \$ 2,373,319 |
| Liabilities: | | | |
| Accounts Payable | \$ 51,687 | \$ 75,894 | \$ 127,581 |
| Accrued Expenses | \$ 173 | \$ - | \$ 173 |
| Due to General Fund | \$ - | \$ - | \$ - |
| Deferred Revenue | \$ - | \$ - | \$ - |
| Total Liabilities | \$ 51,860 | \$ 75,894 | \$ 127,754 |
| Fund Balances: | | | |
| Assigned For: | | | |
| Capital Projects | \$ - | \$ 126,392 | \$ 126,392 |
| Pavement Management | \$ - | \$ 777,419 | \$ 777,419 |
| Nonspendable: | | | |
| Deposits and Prepaid Items | \$ 4,556 | \$ - | \$ 4,556 |
| Unassigned | \$ 1,337,199 | \$ - | \$ 1,337,199 |
| Total Fund Balances | \$ 1,341,754 | \$ 903,811 | \$ 2,245,565 |
| Total Liabilities & Fund Equity | \$ 1,393,615 | \$ 979,705 | \$ 2,373,319 |

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

| | Adopted | Prorated Budget | Actual | |
|------------------------|---------------------|---------------------|---------------------|------------------|
| | Budget | Thru 04/30/25 | Thru 04/30/25 | Variance |
| Revenues: | | | | |
| Maintenance Assessment | \$ 1,876,345 | \$ 1,848,649 | \$ 1,848,649 | \$ - |
| Miscellaneous Income | \$ 5,300 | \$ 3,092 | \$ 21,845 | \$ 18,753 |
| Interest Income | \$ 1,000 | \$ 583 | \$ 17,052 | \$ 16,469 |
| FEMA Reimbursement | \$ - | \$ - | \$ 30 | \$ 30 |
| Total Revenues | \$ 1,882,645 | \$ 1,852,324 | \$ 1,887,577 | \$ 35,252 |

Expenditures:

General & Administrative:

| | | | | |
|---|-------------------|-------------------|-------------------|------------------|
| Supervisors Fees | \$ 12,000 | \$ 7,000 | \$ 5,200 | \$ 1,800 |
| FICA | \$ 918 | \$ 536 | \$ 398 | \$ 138 |
| Engineer | \$ 15,000 | \$ 8,750 | \$ 701 | \$ 8,049 |
| Attorney | \$ 27,500 | \$ 16,042 | \$ 14,058 | \$ 1,984 |
| Annual Audit | \$ 3,150 | \$ - | \$ - | \$ - |
| Assessment Administration | \$ 5,565 | \$ 5,565 | \$ 5,565 | \$ - |
| Property Appraiser Fee | \$ 1,000 | \$ - | \$ 528 | \$ (528) |
| Management Fees | \$ 82,550 | \$ 48,154 | \$ 48,154 | \$ - |
| Information Technology | \$ 1,670 | \$ 974 | \$ 1,184 | \$ (210) |
| Website Maintenance | \$ 1,113 | \$ 649 | \$ 789 | \$ (140) |
| Telephone | \$ 80 | \$ 47 | \$ - | \$ 47 |
| Postage | \$ 1,200 | \$ 700 | \$ 3,294 | \$ (2,594) |
| Insurance | \$ 61,939 | \$ 61,939 | \$ 56,239 | \$ 5,700 |
| Printing and Binding | \$ 1,000 | \$ 583 | \$ 35 | \$ 549 |
| Newsletter | \$ 3,500 | \$ 2,042 | \$ - | \$ 2,042 |
| Legal Advertising | \$ 2,300 | \$ 1,342 | \$ 383 | \$ 959 |
| Office Supplies | \$ 200 | \$ 117 | \$ 8 | \$ 108 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Administrative Contingency | \$ 1,350 | \$ 802 | \$ 802 | \$ - |
| Total General & Administrative | \$ 222,210 | \$ 155,416 | \$ 137,513 | \$ 17,903 |

Operation and Maintenance

Environmental

| | | | | |
|------------------|-----------|-----------|----------|----------|
| Lake Maintenance | \$ 18,200 | \$ 10,617 | \$ 9,387 | \$ 1,230 |
|------------------|-----------|-----------|----------|----------|

Utilities

| | | | | |
|------------------------------|-----------|-----------|-----------|-------------|
| Kissimmee Utility Authority | \$ 10,560 | \$ 6,160 | \$ 3,737 | \$ 2,423 |
| Toho Water Authority | \$ 47,602 | \$ 27,768 | \$ 42,820 | \$ (15,052) |
| Orlando Utilities Commission | \$ 23,402 | \$ 13,651 | \$ 16,597 | \$ (2,946) |
| Centurylink | \$ 8,263 | \$ 4,820 | \$ 4,840 | \$ (20) |
| Bright House Network | \$ 5,775 | \$ 3,369 | \$ 2,900 | \$ 469 |

Roadways

| | | | | |
|-----------------|-----------|-----------|-----------|----------|
| Street Sweeping | \$ 36,000 | \$ 21,000 | \$ 19,500 | \$ 1,500 |
| Drainage | \$ 7,000 | \$ 4,083 | \$ - | \$ 4,083 |
| Signage | \$ 5,000 | \$ 12,058 | \$ 12,058 | \$ - |

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

| | Adopted | Prorated Budget | Actual | |
|--|---------------------|---------------------|-------------------|------------------|
| | Budget | Thru 04/30/25 | Thru 04/30/25 | Variance |
| Common Area | | | | |
| Landscaping | \$ 370,000 | \$ 215,833 | \$ 179,760 | \$ 36,073 |
| Feature Lighting | \$ 6,000 | \$ 3,500 | \$ 7,519 | \$ (4,019) |
| Irrigation | \$ 10,500 | \$ 6,125 | \$ 5,608 | \$ 517 |
| Trash Receptacles & Benches | \$ 1,000 | \$ 583 | \$ - | \$ 583 |
| Plant Replacement and Bed Enhancements | \$ 9,500 | \$ 5,542 | \$ - | \$ 5,542 |
| Miscellaneous Common Area Services | \$ 10,500 | \$ 14,000 | \$ 14,000 | \$ - |
| Soccer/Ball Field Maintenance | \$ 4,000 | \$ 2,333 | \$ 435 | \$ 1,898 |
| Holiday Lighting | \$ 6,300 | \$ 4,556 | \$ 4,556 | \$ - |
| Recreation Center | | | | |
| Pool Maintenance | \$ 22,461 | \$ 13,102 | \$ 13,816 | \$ (714) |
| Pool Cleaning | \$ 10,200 | \$ 5,950 | \$ 5,750 | \$ 200 |
| Pool Permits | \$ 550 | \$ - | \$ - | \$ - |
| Recreation Center Cleaning | \$ 16,695 | \$ 9,739 | \$ 7,017 | \$ 2,722 |
| Recreation Center Repairs & Maintenance | \$ 8,000 | \$ 4,667 | \$ 3,336 | \$ 1,331 |
| Pest Control | \$ 900 | \$ 525 | \$ 546 | \$ (21) |
| Security | | | | |
| Recreation Center Access | \$ 5,300 | \$ - | \$ - | \$ - |
| Security Guard | \$ 442,688 | \$ 258,235 | \$ 214,330 | \$ 43,904 |
| Gate Repairs | \$ 25,833 | \$ 9,071 | \$ 9,071 | \$ - |
| Guard House Cleaning | \$ 3,600 | \$ 2,100 | \$ 1,275 | \$ 825 |
| Guard House Repairs and Maintenance | \$ 3,500 | \$ 2,042 | \$ 630 | \$ 1,412 |
| Gate Maintenance Agreement | \$ 2,500 | \$ 1,458 | \$ 1,477 | \$ (19) |
| Other | | | | |
| Contingency | \$ 12,500 | \$ 10,002 | \$ 10,002 | \$ - |
| Field Management Services | \$ 33,067 | \$ 19,289 | \$ 19,289 | \$ - |
| Total O&M Expenditures | \$ 1,167,396 | \$ 692,177 | \$ 611,040 | \$ 81,137 |
| Total Expenditures | \$ 1,389,606 | \$ 847,593 | \$ 748,554 | \$ 99,039 |
| <u>Other Financing Uses</u> | | | | |
| Transfer Out - Pavement Management | \$ 235,000 | \$ - | \$ - | \$ - |
| Transfer Out - Capital Projects | \$ 258,039 | \$ 200,000 | \$ 200,000 | \$ - |
| Total Other Financing Uses | \$ 493,039 | \$ 200,000 | \$ 200,000 | \$ - |
| Total Expenditures & Other Financing Uses | \$ 1,882,645 | \$ 1,047,593 | \$ 948,554 | \$ 99,039 |
| Net Change in Fund Balance | \$ - | \$ 939,023 | | |
| Fund Balance - Beginning | \$ - | \$ 402,731 | | |
| Fund Balance - Ending | \$ - | \$ 1,341,754 | | |

Remington
Community Development District
Pavement Management Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

| | Adopted | Prorated Budget | Actual | |
|--------------------------------------|---------------------|-----------------|-------------------|------------------|
| | Budget | Thru 04/30/25 | Thru 04/30/25 | Variance |
| Revenues: | | | | |
| Interest Income | \$ 5,000 | \$ 2,917 | \$ 14,181 | \$ 11,264 |
| Total Revenues | \$ 5,000 | \$ 2,917 | \$ 14,181 | \$ 11,264 |
| Expenditures: | | | | |
| Contingency | \$ 600 | \$ 350 | \$ 289 | \$ 61 |
| Total Expenditures | \$ 600 | \$ 350 | \$ 289 | \$ 61 |
| Excess Revenues/Expenditures | \$ 4,400 | | \$ 13,892 | |
| Other Financing Sources: | | | | |
| Transfer In | \$ 235,000 | \$ - | \$ - | \$ - |
| Total Other Financing Sources | \$ 235,000 | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 239,400 | | \$ 13,892 | |
| Fund Balance - Beginning | \$ 810,675 | | \$ 763,527 | |
| Fund Balance - Ending | \$ 1,050,075 | | \$ 777,419 | |

Remington
Community Development District
Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

| | Adopted | Prorated Budget | Actual | |
|--|---------------------|-------------------|---------------------|-------------------|
| | Budget | Thru 04/30/25 | Thru 04/30/25 | Variance |
| Revenues: | | | | |
| Interest Income | \$ 10 | \$ 6 | \$ 6 | \$ (0) |
| Total Revenues | \$ 10 | \$ 6 | \$ 6 | \$ (0) |
| Expenditures: | | | | |
| Capital Outlay - Fitness Equipments | \$ 10,000 | \$ - | \$ - | \$ - |
| Capital Outlay - Pressure Washing | \$ 25,000 | \$ 17,900 | \$ 17,900 | \$ - |
| Capital Outlay - Landscape Improvements | \$ 132,190 | \$ 120,054 | \$ 120,054 | \$ - |
| 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 | \$ 350 | \$ 290 | \$ 60 |
| Total Expenditures | \$ 298,790 | \$ 199,879 | \$ 207,344 | \$ (7,465) |
| Excess Revenues/Expenditures | \$ (298,780) | | \$ (207,338) | |
| Other Financing Sources: | | | | |
| Transfer In | \$ 258,039 | \$ 200,000 | \$ 200,000 | \$ - |
| Total Other Financing Sources | \$ 258,039 | \$ 200,000 | \$ 200,000 | \$ - |
| Net Change in Fund Balance | \$ (40,741) | | \$ (7,338) | |
| Fund Balance - Beginning | \$ 129,118 | | \$ 133,730 | |
| Fund Balance - Ending | \$ 88,377 | | \$ 126,392 | |

Remington
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|------------------------|-----------------|-------------------|---------------------|------------------|------------------|------------------|------------------|-------------|-------------|-------------|-------------|-------------|---------------------|
| Revenues: | | | | | | | | | | | | | |
| Maintenance Assessment | \$ - | \$ 193,939 | \$ 1,493,412 | \$ 42,656 | \$ 27,779 | \$ 17,971 | \$ 72,894 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,848,649 |
| Miscellaneous Income | \$ 1,980 | \$ 640 | \$ 130 | \$ 585 | \$ 17,390 | \$ 550 | \$ 570 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 21,845 |
| Interest Income | \$ 1,516 | \$ 889 | \$ 891 | \$ 869 | \$ 3,640 | \$ 4,702 | \$ 4,546 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 17,052 |
| FEMA Reimbursement | \$ - | \$ - | \$ 30 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 30 |
| Total Revenues | \$ 3,496 | \$ 195,469 | \$ 1,494,462 | \$ 44,110 | \$ 48,808 | \$ 23,223 | \$ 78,009 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,887,577 |

Expenditures:

General & Administrative:

| | | | | | | | | | | | | | |
|---|------------------|------------------|------------------|------------------|------------------|-----------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| Supervisors Fees | \$ 800 | \$ - | \$ 1,800 | \$ - | \$ 1,600 | \$ - | \$ 1,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,200 |
| FICA | \$ 61 | \$ - | \$ 138 | \$ - | \$ 122 | \$ - | \$ 77 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 398 |
| Engineer | \$ 150 | \$ - | \$ - | \$ - | \$ 300 | \$ 251 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 701 |
| Attorney | \$ 3,114 | \$ 3,413 | \$ 1,983 | \$ 3,549 | \$ 1,333 | \$ 18 | \$ 650 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 14,058 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Assessment Administration | \$ 5,565 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,565 |
| Property Appraiser Fee | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 528 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 528 |
| Management Fees | \$ 6,879 | \$ 6,879 | \$ 6,879 | \$ 6,879 | \$ 6,879 | \$ 6,879 | \$ 6,879 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 48,154 |
| Information Technology | \$ 139 | \$ 139 | \$ 139 | \$ 349 | \$ 139 | \$ 139 | \$ 139 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,184 |
| Website Maintenance | \$ 93 | \$ 93 | \$ 93 | \$ 233 | \$ 93 | \$ 93 | \$ 93 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 789 |
| Telephone | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Postage | \$ 138 | \$ 61 | \$ 232 | \$ 2,004 | \$ 214 | \$ 434 | \$ 211 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,294 |
| Insurance | \$ 56,239 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 56,239 |
| Printing and Binding | \$ 3 | \$ 3 | \$ 3 | \$ 4 | \$ 8 | \$ 9 | \$ 4 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 35 |
| Newsletter | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Legal Advertising | \$ 383 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 383 |
| Office Supplies | \$ 1 | \$ 1 | \$ 1 | \$ 1 | \$ 1 | \$ 1 | \$ 1 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 8 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Administrative Contingency | \$ 300 | \$ 165 | \$ 133 | \$ - | \$ 35 | \$ 69 | \$ 100 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 802 |
| Total General & Administrative | \$ 74,040 | \$ 10,754 | \$ 11,401 | \$ 13,019 | \$ 10,724 | \$ 7,893 | \$ 9,681 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 137,513 |

Operation and Maintenance

Environmental

| | | | | | | | | | | | | | |
|------------------|----------|----------|----------|----------|----------|----------|----------|------|------|------|------|------|----------|
| Lake Maintenance | \$ 1,341 | \$ 1,341 | \$ 1,341 | \$ 1,341 | \$ 1,341 | \$ 1,341 | \$ 1,341 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 9,387 |
|------------------|----------|----------|----------|----------|----------|----------|----------|------|------|------|------|------|----------|

Utilities

| | | | | | | | | | | | | | |
|------------------------------|----------|----------|----------|----------|----------|-----------|-----------|------|------|------|------|------|-----------|
| Kissimmee Utility Authority | \$ 530 | \$ 543 | \$ 526 | \$ 531 | \$ 542 | \$ 543 | \$ 522 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,737 |
| Toho Water Authority | \$ 8,678 | \$ 1,906 | \$ 245 | \$ 318 | \$ 359 | \$ 17,473 | \$ 13,841 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 42,820 |
| Orlando Utilities Commission | \$ 1,589 | \$ 1,611 | \$ 1,898 | \$ 1,652 | \$ 6,709 | \$ 1,517 | \$ 1,620 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 16,597 |
| Centurylink | \$ 1,033 | \$ 676 | \$ 318 | \$ 677 | \$ 319 | \$ 678 | \$ 1,140 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,840 |
| Bright House Network | \$ 410 | \$ 410 | \$ 410 | \$ 410 | \$ 410 | \$ 420 | \$ 430 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,900 |

Roadways

| | | | | | | | | | | | | | |
|-----------------|----------|----------|----------|----------|----------|----------|----------|------|------|------|------|------|-----------|
| Street Sweeping | \$ 1,500 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 19,500 |
| Drainage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Signage | \$ 9,379 | \$ 149 | \$ 834 | \$ 584 | \$ 814 | \$ 149 | \$ 149 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 12,058 |

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 |
| 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 |
| TOTAL | | \$ 1,884,182.87 | \$ (37,683.62) | \$ (72,231.78) | \$ 1,488.48 | \$ 1,775,755.95 | \$ 1,775,755.95 | \$ 1,775,755.95 |

| | |
|---------------------|-------------------------------------|
| 95% | Net Percent Collected |
| \$100,581.96 | Balance Remaining to Collect |

SECTION 3

Detail Activity Sheet

Job Site: Remington Community

[illegible]

| Calls for Service | | Arrests | | Traffic Stops | | Parking Violations | | Routine Checks | |
|-------------------|--|-------------|--|-----------------|--|--------------------|---|-----------------|----|
| Calls Taken | | Misdemeanor | | Citations | | Citations | | Parks | 10 |
| Back-up | | Felony | | Written Warning | | Written Warning | 3 | Schools/Library | |
| Self Initiated | | Traffic | | Verbal Warning | | Verbal Warning | | Businesses | 10 |
| Reports | | Ordinance | | | | | | Construction | |



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON CDD # 105971

| DATE | TIME | LOCATION | ACTIVITY | INCIDENT # |
|-----------|------|---------------------|----------|------------|
| 4/30/2025 | 1300 | 2561 REMINGTON BLVD | ARRIVED | |
| 4/30/2025 | 1315 | STRATHMORE | PATROL | |
| 4/30/2025 | 1330 | ARDEN PLACE | PATROL | |
| 4/30/2025 | 1345 | WESTMORELAND | PATROL | |
| 4/30/2025 | 1400 | HARWOOD | PATROL | |
| 4/30/2025 | 1415 | HAWKS NEST | PATROL | |
| 4/30/2025 | 1430 | WATER'S EDGE | PATROL | |
| 4/30/2025 | 1445 | BROOKSTONE | PATROL | |
| 4/30/2025 | 1500 | SOUTHAMPTON | PATROL | |
| 4/30/2025 | 1515 | CROWN RIDGE | PATROL | |
| 4/30/2025 | 1530 | WINDSOR PARK | PATROL | |
| 4/30/2025 | 1545 | OAKVIEW | PATROL | |
| 4/30/2025 | 1600 | PARKLAND SQAURE | PATROL | |
| 4/30/2025 | 1615 | WATER'S EDGE | PATROL | |
| 4/30/2025 | 1630 | EAGLES LANDING | PATROL | |
| 4/30/2025 | 1645 | SOMERSET | PATROL | |
| 4/30/2025 | 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: 4/30/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON CDD

| DATE | TIME | LOCATION | ACTIVITY | INCIDENT # |
|------------|------|------------------------------------|----------------------------------|--------------------------|
| 05/14/2025 | 1800 | REMINGTON CDD | Begin detail | |
| 05/14/2025 | 1803 | Knightsbridge Blvd/ Remington Blvd | Traffic Stop | Citation |
| 05/14/2025 | 1823 | 2715 WORTHAM LN | Parking violation | Verbal |
| 05/14/2025 | 1840 | 2735 Amanda Kay Way | Parking violation | Verbal |
| 05/14/2025 | 1837 | 179 CLUB VILLAS LN | Checked Area | 25I052252 |
| 05/14/2025 | 1900 | 179 CLUB VILLAS LN | ATC Caller | Appeared to be in order. |
| 05/14/2025 | 1946 | 261 OWENSHIRE CIR | Loose Animal | 25I052275 |
| 05/14/2025 | 2000 | REMINGTON | Checked the area. All appears to | Be in order. |
| 05/14/2025 | 2011 | 179 CLUB VILLAS LN; GOLF CLUB | SUSP VEH | 25I052282 |
| 05/14/2025 | 2030 | CLUB VILLAS | PATROLLED AREA | No disturbances |
| 05/14/2025 | 2044 | 179 CLUB VILLAS | CALLER REQ CONT | 25I052282 |
| 05/14/2025 | 2100 | CHECKED PLAZA | PATROL AREA | Appeared to be in order. |
| 05/14/2025 | 2110 | FLAG DOWN REF NOICE COMPL | NOICE COMPL | 23C189924 |
| 05/14/2025 | 2140 | 179 CLUB VILLAS LN | CHECKED AREA | NO DISTURBANCES |
| 05/14/2025 | 2200 | 1005 BERKELEY DR | LOOSE SOG | NO CALL |
| 05/14/2025 | 2200 | END DETAIL | END | END |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| 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 | 2 |
| Reports | | Ordinance | | | | | | Construction | |

Name: Brad Butler #1209 Date: 9/3/2023

SECTION 4



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 21, 2025

Ms. Brittany Brookes
Recording Secretary
Remington Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Remington Community Development District – Registered Voters

Dear Ms. Brookes:

Thank you for your letter requesting confirmation of the number of registered voters within the Remington Community Development District as of April 15, 2025.

The number of registered voters within the Remington CDD is 3,080 as of April 15, 2025.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mj Arrington".

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola