

***Remington  
Community Development District***

***Agenda***

***June 24, 2025***

# AGENDA

# *Remington*

## *Community Development District*

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June 17, 2025

Board of Supervisors  
Remington Community  
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, June 24, 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 May 27, 2025, Board of Supervisors Meeting
6. Consideration of Agreement with DSI Security Services
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- July 22, 2025
10. Adjournment

# MINUTES

**MINUTES OF MEETING  
REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, **May 27, 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 <i>by phone</i>	Assistant Secretary
David Jaisingh <i>joined late 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
Cecilia Gonzalez	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Soukup called the meeting to order at 6:00 p.m. and Mr. Showe called the roll. Mr. Soukup, Ms. Zaresk and Mr. Brown were present in person, Mr. Mehrlich was present via phone and Mr. Jaisingh was not present at roll call.

**SECOND ORDER OF BUSINESS**

**Modifications to Agenda**

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

Mr. Showe: We did make a modification a few days ago, which is under the Field Manager's Report. We will get to that on the agenda, but we have no other modifications.

**THIRD ORDER OF BUSINESS**

**Security Report from DSI Security Services**

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

*\*Mr. Jaisingh joined the meeting at this time.*

Ms. Cardwell: This month, at the gates, we had 5,231 residents and 25,345 guests for a total of 30,576. The Partin Settlement Road gate had a total of 20,926; 3,382 guests and 17,605 residents. The E. Lakeshore Boulevard gate had a total of 9,653; 1,913 guests and 7,740 residents. There were 107 violations; 86 of which were for overnight parking.

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

Mr. Mehrlich: No.

Mr. Soukup: Okay, thank you for that.

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Soukup: That brings us to the Public Comment Period. Please state your name, address.

Resident (Cecilia Gonzalez, 939 Tramells Trail): Ms. Cecilia Gonzalez and I live at 939 Tramells Trail.

Mr. Showe: Do you have any comments?

Resident (Cecilia Gonzalez, 939 Tramells Trail): Yes.

Mr. Showe: This would be the time.

Resident (Cecilia Gonzalez, 939 Tramells Trail): Okay. Excellent. Are you Jason?

Mr. Showe: Yes.

Resident (Cecilia Gonzalez, 939 Tramells Trail): I'm the one harassing you on the phone about the sticker. I had talked to a few of my neighbors and they're complaining about the same issue with the stickers at the Partin Settlement Road gate.

Mr. Showe: Okay.

Resident (Cecilia Gonzalez, 939 Tramells Trail): The stickers work at Fortune Road. Excellent. No problem, but they don't work at the Partin Settlement Road gate. I just heard the report and that sounds like big numbers to go through the Partin Settlement Road gates. It's the same issue with the sticker. No matter how many times the company that provides a service for the gate like you explained to me, they have come and fixed it. She is aware that many residents have very few.

Mr. Scheerer: We require people to change their sticker out and it seems to work very well.

Resident (Cecilia Gonzalez, 939 Tramells Trail): What if you pay for a new sticker? It's not my fault. I have not changed vehicle or lost it. If it works at that old game, the old machine, how come they cannot reprogram that gate at Partin Settlement, the same way it's reprogrammed at the other gate. Of course, no one comes to the meetings or to the website to get the address to send a check to rent the room. I see you taking care of some residents.

Ms. Caldwell: Some don't have stickers at all. Some are uber people. Some are guests.

Resident (Cecilia Gonzalez, 939 Tramells Trail): What do you think will be a better solution for the residents that do have the stickers that access the gate through Fortune Road?

Mr. Scheerer: We had the gate company spend an evening out here. The circumstances at Fortune Road and the way the operator faces, is different than the one at Partin Settlement Road. The conclusion that our access control Guardian Systems came up with, is the problem is with the sticker. Just because it works at one gate doesn't mean it's going to pick up the barcode at the one at Partin Settlement Road. I can't tell you how many calls a week that we were dealing with, but once we started with the evening observation by the gate company, the guy came in after hours, 7:00 p.m., he observed all of the vehicles. His recommendation, which seems to be working pretty well, is even though it's working here, if your sticker is X amount of years old, you need a new sticker. So, people need to purchase the new sticker. I don't know how many we've had. I haven't heard a complaint up until today from you. So, we're sorry you're going through that, but having the mechanic physically here and doing an observation after hours, to watch the vehicles, since that's been done, since residents have purchased new stickers, that seems to have corrected probably about 98% or so of the problems that we're having. So, that's what we got from the manufacturer and the people that do the gates. That's our recommendation to any residents. We've heard that E. Lakeshore works good or Fortune Road looks really good, but they're not working at Partin Settlement Road, but as soon as they changed the sticker, that was corrected.

Resident (Cecilia Gonzalez, 939 Tramells Trail): Thank you.

Mr. Scheerer: Again, they face two different directions. So, depending on...

Resident (Cecilia Gonzalez, 939 Tramells Trail): I have tried. My sticker is three years old. It's not that old. It's my vehicle. I just got a new vehicle and of course I had to replace it.

Mr. Soukup: It gets stuff on it, if it sits outside.

Mr. Scheerer: Well, the other thing you can do too, is if there's an issue and you've already communicated with Jason, just give us your bar code number. Send us the number and then we

will get with the company and say, *"Hey, are you finding this coming through here?"* We did specialty visits.

Resident (Cecilia Gonzalez, 939 Tramells Trail): She was very generous. She uploaded it two times already.

Mr. Scheerer: Yeah, yeah.

Resident (Cecilia Gonzalez, 939 Tramells Trail): I feel guilty with the security people, because I come in late at night. Today is my day off. So, I'm early.

Mr. Scheerer: Right.

Resident (Cecilia Gonzalez, 939 Tramells Trail): The days that I'm off, I come in at 7:30 p.m. It doesn't work at night where there's no sunlight. The reader is also not working.

Mr. Scheerer: All we can tell you is the recommendation was to get a new barcode.

Resident (Cecilia Gonzalez, 939 Tramells Trail): I'm going to go ahead and email them. Let's give it another try.

Mr. Scheerer: Sure.

Resident (Cecilia Gonzalez, 939 Tramells Trail): I don't believe I should pay a \$10 fee when they change that reader or fix the reader.

Mr. Scheerer: We didn't do anything with the reader other than maintenance to it. It's working 98% to 99% of the time.

Mr. Soukup: That entrance is a lot tighter than here.

Mr. Scheerer: It is a lot slower at Fortune Road, because people come in a little slower. They come in a little quicker on Partin Settlement Road, but I can't speak of that other than the fact that we had them out here. They went through and did their observation and the recommendation is, they need new sticker.

Ms. Caldwell: Yeah. On Monday and Thursday evening, I watch. Some people pull too far away this way. Some people are too close to it. So, you know, I try to explain and people just have to find their sweet spot.

Mr. Soukup: Right down the middle.

Mr. Scheerer: There's a double beam that comes off this thing in the shape of the V. Okay. You're also supposed to have your sticker applied to your car in a certain way. So, you should have received the directions on how to do that. As long as it's done like that, it should work. But



according to the manufacturer, according to the techs that work on the equipment, the overall consensus is if it's not working at one and it's working at the other, you need a new sticker.

Resident (Cecilia Gonzalez, 939 Tramells Trail): Okay, well, in my household, we're three residents with three new stickers. What really bothers us and a few neighbors that don't come to the meeting, they don't complain, they don't call, they don't send emails, they just gossip between each other. It's the same thing, how come it works at Fortune Road and E. Lakeshore, but not at Parrin Settlement Road, when it used to work.

Mr. Soukup: I've had the same problem before, as my sticker got older. It always worked here and it wouldn't work at E. Lakeshore. That's always a tougher one, just because of how narrow that entrance is. There used to be only one lane in and they re-engineered it so we could get two lanes in there.

Mr. Scheerer: So rather than try to go through spending the money at first, just send the barcode numbers to us. We'll run them through the system and make sure that they are registered in that system, which they probably are. If that doesn't seem to solve the problem, the next step would be to buy new stickers.

Resident (Cecilia Gonzalez, 939 Tramells Trail): Can you see if they can re-program or do something?

Mr. Showe: We'll make sure they're in the system.

Mr. Brown: There are also clickers that you can buy that you can program.

Mr. Scheerer: It's a ten-pin remote control.

Mr. Brown: If you wanted to get one of those, they could give you the program for it.

Mr. Resident (Cecilia Gonzalez, 939 Tramells Trail): But the clickers were not on sale.

Mr. Showe: We do not sell them.

Mr. Scheerer: You buy them yourself.

Mr. Soukup: That's on the website too.

Resident (Cecilia Gonzalez, 939 Tramells Trail): On the CDD website?

Mr. Scheerer: Yeah, they stopped selling the remote controls years ago. So, if you just get one that has the 10 dip switches on it, we'll give you the setting and it should be able to work at either gate.

Resident (Cecilia Gonzalez, 939 Tramells Trail): My husband would like to have that.

Mr. Scheerer: Yeah, you'll have to research it. We don't have a source for where to buy them. You would have to go Amazon maybe. I don't know.

Resident (Cecilia Gonzalez, 939 Tramells Trail): So, any clicker will work.

Mr. Scheerer: It's needs to have 300 megahertz and 10 dip switches on it.

Mr. Mehrlich: It's available on Amazon.

Mr. Soukup: There you go.

Mr. Scheerer: We'll give you the settings and then you won't need the barcode.

Resident (Cecilia Gonzalez, 939 Tramells Trail): My husband wanted me to ask about the clicker.

Mr. Showe: Yeah.

Resident (Cecilia Gonzalez, 939 Tramells Trail): Because he has seen people with a clicker.

Mr. Scheerer: Yep.

Resident (Cecilia Gonzalez, 939 Tramells Trail): But I told him like our neighbor has been here for 22 years and he does have a clicker, but its for the beginning of the neighborhood.

Mr. Showe: Yeah.

Mr. Brown: You can program them.

Resident (Cecilia Gonzalez, 939 Tramells Trail): Okay. My last one is, I wanted to have a family event here. We pay the deposit for any damages or someone destroys something, which I understand is very reasonable. We have to take care of our property. That is the right way of doing it. The pool, are you guys planning to buy a table or more chairs? There are no plans to make improvements.

Mr. Scheerer: We just did 20 new chairs a couple years ago and four tables and 16 dining chairs. We don't have anything right now planned for it, but that's not to say that we can't.

Resident (Cecilia Gonzalez, 939 Tramells Trail): Okay. We don't use the facilities much, but we noticed that for such a big neighborhood, there were not enough chairs.

Mr. Scheerer: We can only fit so many on the pool deck.

Mr. Soukup: It's 4 feet clear all the way around the pool.

Mr. Scheerer: So, we can only put so much out there without being in code violation.

Resident (Cecilia Gonzalez, 939 Tramells Trail): That's it.

Mr. Showe: Thank you.

Mr. Scheerer: Thank you.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the April 22, 2025,  
Board of Supervisors Meeting**

Mr. Soukup: That brings us to the approval of the minutes of the April 22nd meeting. Are there any corrections?

Ms. Zaresk: I have none.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the April 22, 2025 Board of Supervisors Meeting were approved as presented.
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**SIXTH ORDER OF BUSINESS**

**Consideration of DSI Security Services  
Rate Increase**

Mr. Soukup: That brings us to the consideration of DSI security rate increase.

Mr. Showe: Yeah. So, we received this right at the same date as your last meeting. It's about a \$1.50 increase per hour for all of the different guards. Their last increase was in 2023. So, it's probably reasonable with the current environment. If the Board were inclined to move forward, we would have Scott go ahead and draft up a new contract for them, that would cover these amounts and then we would go forward with it. But we just wanted to see if you guys were okay with that.

Mr. Soukup: I think in two years' time that's reasonable.

Mr. Showe: Yeah. Just so you know, we had the budget rerun with these numbers, just to make sure, so that it doesn't have an impact on your assessments.

Mr. Scheerer: Yeah.

Mr. Showe: So, is there a motion to go ahead with that? We'll have staff draft up the contract.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the DSI Security Services Rate Increase of \$1.50 per hour was approved.
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Mr. Showe: Perfect. We'll get with Scott and have him draft that contract up.

Mr. Clark: I'll take care of it.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2024 Financial  
Audit Report**

Mr. Soukup: Next is the Fiscal Year 2024 financial audit report.

Mr. Showe: Sure. You have your fiscal year 2024 audit. We presented that to you. As always, I go to the last few pages, which is the Report to Management. These are the items that they are required by Florida Statutes to audit and the terms that they have to look at. We will note that there are no prior year findings, no current year findings and we're in compliance with everything. We did not meet any financial deteriorating condition standards, which is good. So, for all intents and purposes, it's a clean audit. We sent it to Scott for any comments that he had. We believe it's in final form at this stage. If the Board has any questions, we can take those or we would look for a motion to accept the audit.

Mr. Soukup: Are any questions regarding the 2024 audit?

Mr. Mehrlich: No.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the Fiscal Year 2024 Financial Audit was accepted.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Soukup: That brings us to Staff Reports.

Mr. Showe: We'll start with Scott.

Mr. Clark: Yeah. Just one thing for me. I noted since our last meeting that the CDD had a suit filed against it, related to an alleged personal injury on the balance board on the fitness trail. We've been in touch with our carrier and they've assigned counsel to it, as they usually do. So, they will take care of the defense of it and be responsible for a claim if one arises, if there's an award in the lawsuit or they'll settle it, whatever they decide to do. So, no worries on that. I just wanted to make you aware of it. That was the only thing I had to report.

Ms. Zaresk: Can I get some clarification? Was that over a year or so ago?

Mr. Showe: So, not to get too far into the weeds, yes, the insurance company actually already had a claim. The problem that we had, is when the attorney that was in charge of the other side, they noticed the wrong party with the issue. So, our office actually never got it. It went to another party.

Ms. Zaresk: Okay.

Mr. Showe: When we got notice of it, we were able to get it back to our insurance and they were able to clear it all out. But yes, it's the same one from about a year ago.

Ms. Zaresk: Alright.

Mr. Clark: I actually noticed when the audit was submitted, because the auditor sends me a letter every year, to ask whether I'm aware of any claims, that prompts me to do some due diligence searching. I looked on the court docket and found this and then we got in touch with our insurance company and their counsel and they're on top of it.

Mr. Soukup: Perfect. Is that it?

Mr. Scheerer: That's it for me.

## **B. Engineer**

Mr. Soukup: That brings us to the engineer. Pete?

Mr. Glasscock: I did not have anything to report, but if you have any questions, I'd be glad to answer them.

Mr. Brown: Can you go down by Partin Settlement Road and make sure our stormwater inlet is not completely full of silt? Because it looks like it might be.

Mr. Glasscock: Partin Settlement?

Mr. Scheerer: Where the road construction is going on.

Mr. Brown: There is a ton of dirt from that.

Mr. Glasscock: Yes, I can go down there and see what I can see.

Mr. Scheerer: I talked to that Project Manager.

Mr. Glasscock: We had a bunch of rain here this week. Was there any flooding at all?

Mr. Brown: I wasn't here.

Mr. Glasscock: Okay.

Ms. Zaresk: It was a 20-minute micro burst. There was lots of hail.

Mr. Brown: When I got home, all of the leaves that I hadn't raked up, were soaked. But there's no silt fence down there or anything on the construction site.

Mr. Glasscock: Yeah, I will take a look at that tomorrow and let Jason know. What I would say, though, is once they're nearing completion, it would probably behoove us to go to the first

inlet downstream and have somebody pull them up and lift them and just look at them, before the contractor actually leaves.

Ms. Zaresk: Yeah, definitely. What is the schedule for starting the curbing? I know we're going to do some portions of it.

Mr. Glasscock: Well, they have the curb down on the westbound lanes.

Ms. Zaresk: That's over there.

Mr. Showe: Are you talking about ours?

Mr. Glasscock: We're not on that side yet.

Ms. Zaresk: Oh, okay. So, we don't have a set date for that project to start.

Mr. Glasscock: We were looking at the 27<sup>th</sup> or 28<sup>th</sup>.

Ms. Zaresk: Oh, okay.

Mr. Glasscock: We're kind of looking at it, but I haven't seen anything concrete.

Ms. Zaresk: Okay, I'm good with that. Thank you.

### **C. District Manager's Report**

#### **i. Approval of Check Register**

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

Mr. Showe: Sure. We will start with the approval of your Check Register. In the General Fund, we have Checks #7566 through #7585, Capital Reserve Checks #144 and 145 and payroll for March and April, for a grand total of \$110,561.95. A summary of those invoices was included and 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. Brown seconded by Ms. Zaresk with all in favor the April 16, 2025 through May 19, 2025 Check Register in the amount of \$110,561.95 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. We are doing better than budget actuals, so we're in good shape there. We're also at 95% collected on our assessments, so we're in excellent shape there as well.

**iii. Presentation of OCSO Reports**

Mr. Showe: We have your off-duty officer reports that are included.

**iv. Presentation of Registered Voters**

Mr. Showe: Every year we are required to announce the number of registered voters. As of April 15<sup>th</sup>, there are 3,080 registered voters in the District, which is 200 more than last year.

**v. Reminder of Form 1 Filing Deadline – July 1<sup>st</sup>**

Mr. Showe: I also want to remind all of the Board Members, you should have received emails on your Form 1, which is due on July 1<sup>st</sup>. If you have any challenges or need some assistance, let us know. We'll try to direct you in the right way. But it's all through the Department of Ethics portal again this year.

Ms. Zaresk: We wouldn't have gotten that if we've already completed it, right?

Mr. Showe: Correct. They don't start fining until September 1<sup>st</sup>. So obviously on July 1<sup>st</sup> we start looking at all of our Boards to make sure everyone submitted theirs. So, we'll keep following up if there are any issues. That's all we have.

**D. Field Manager's Report**

Mr. Showe: We can go to Alan's Field Manager's Report.

Mr. Scheerer: Just really quick, I have some updates in the field, before we get to the item that was added. The Amenity Center is in good shape. The Fitness Center is in good shape. We did have a somebody say that the treadmill wasn't working and it turned out the breaker tripped. So, we went ahead and reset the breaker. It's working fine. The gates are in good shape. We are tightening down gate arms and wiping down cameras. We did spray down the E. Lakeshore and Partin Settlement guard house for bugs. We had some concerns with that. We continue to meet with the landscaper on a regular basis with irrigation repairs and inspections ongoing. Club Villas was the latest to receive a renovation. I think it turned out really good.

Ms. Zaresk: It did.

Mr. Scheerer: We are going to be waiting for the final numbers to come in and then we'll see what's left and move on. Probably the next one for me is going to be the Somerset entrance, where we have multiple old Holly trees to get those Hollies removed. Then we will just continue to work on the rest of the neighborhoods as the financing is available. We also modified some of

the lights, put in a little bigger light, to try to get to the Club Villa sign itself. So, we're doing that. New annuals were installed. All of the fitness equipment seems to be in good shape. The date now for the entry gate is June 6<sup>th</sup>. There's a meeting with OUC and Terry's Electric to open the transformer and hopefully make that connection finally. So, we're hoping to get that. Once that's done, then we'll start working on the remaining landscape lights. As you exit E. Lakeshore or Fortune Road on the right side, there are three rather old Ligustrum trees that are really just encroaching now. As part of the renovation, we're going to remove those. We'll have to come up with something different. As you know, all of the Palm trees in there had died, because of either old age or Fusarium Wilt, which is that disease that there's no cure for the Palm trees. So, we'll try to see what kind of modifications we can make to that, financing available. You've probably seen the sidewalk guys out here. They're grinding and replacing sidewalks. In advance of Memorial Day, we had flags at both entrances replaced, the basketball nets done and the volleyball net adjusted. We tried to level it out as best we can. Are there any questions on that?

Ms. Zaresk: How many baskets have we replaced this year?

Mr. Scheerer: Not that many. We'll see how it comes with Summertime. The kids are going to be out of school, so I expect the courts will get used quite a bit more than what they're getting now. Tim, you had a question?

Mr. Jaisingh: Everything looks great. There is a void by Ms. Patrick's house. I would like to see something going into that one spot, just to complete it.

Mr. Scheerer: Yes, sir. I know what you're talking about. We'll go ahead and add another bush or shrub there. Tim, you had something?

Mr. Mehrlich: No, I'll talk about it next month.

Mr. Soukup: Okay.

Mr. Brown: When you open the transformer, is OUC also going to put in a meter?

Mr. Scheerer: The meter is not in there. We have to get the transformer and get it all connected. Then they can install the meter.

Mr. Brown: Alright.

Mr. Scheerer: That would be the second step. We should be ready to go. We have brand new meter boxes.

Mr. Glasscock: They usually do it at the same time.

Mr. Scheerer: Do they?



Mr. Glasscock: They will make the connection, if they've already done it. Usually, it's ready to go.

Mr. Scheerer: As far as I know, everything is ready to be tied in. So, hopefully they will put the meter in right after that. I need to get that information.

**i. Discussion of Removal of Tree in 103 Harwood Right of Way**

Mr. Scheerer: On the agenda is an item that was requested to be added by Mr. Brown. So, if he wants to go ahead and introduce that, the information is in your agenda package along with some pricing and some photos or a photo.

Mr. Brown: Yeah. So that tree is, in my estimation, dead. I was asked if the CDD would take that out before it becomes a nuisance or becomes a problem with storms, by another resident in here, who happens to work for the county. In this case, I don't disagree with them. I don't agree that we should take maintenance and maintain trees for people. But when they die and are about to become a problem and it's our property, then I kind of see that as potentially having some liability on us. I don't know, maybe the attorney can speak to that. Maybe there's not any. But I didn't disagree with them when they asked, in this case.

Mr. Soukup: My question on it is, what happens when it's an HOA requirement to have to have a tree there? Is it our responsibility to put one back? Does that mean we automatically took over ownership of that and any other property.

Mr. Scheerer: I'm not going to want to get in the middle of this, because this is clearly a residential Board decision. But several years ago, the HOA President came to this meeting and said that the CCNRs were modified to take the responsibility away from the HOA, not the homeowner and they place the responsibility for all maintenance on the trees, to the individual lot owner.

Mr. Soukup: Right. Tim, is that still a requirement for the HOA to have to have that tree in the easement there?

Mr. Clark: Once you do one of them, you kind of jump into an area that's not your responsibility. What happens to the next one and the next one and the next one?

Mr. Soukup: Right.

Ms. Zaresk: Maybe, Scott, you can enlighten me a little, but I'm still baffled as to why this tree has anything to do with us.

Mr. Mehrlich: The HOAs are trying to pass through their attorney, some sort of an amendment or change to the bylaws, to where you can remove a tree and you don't have to put it back. However, the way they're written now, if you remove a tree, you have to put it back, but they're not enforcing that. This came about because they've been cutting quite a few trees down in Westmoreland Circle and they're not putting them back up. I don't know why they can do selective enforcement of the rules and regulations. That doesn't seem right to me. But there's something going on with the HOA right now, where they are trying to throw the tree back on us, because they don't feel like they should be responsible for something that's in a piece of property that they don't own. I have a lot of mixed feelings, but I'm the tree guy, obviously. The community was built on being a community full of trees. I'm not crazy about taking them out, but I do understand what it's doing to that right-of-way (ROW) there.

Mr. Glasscock: Those trees are put in as a requirement to the development. So, they're there by requirement. There is a count that says you're compliant. Now, once you get your COs and all that stuff and Scott can jump in here too, but that was a requirement for the development. I would think that if it is taken down or if it dies, it should be replaced. Personally, I hate them because I see what they're doing to our roads. But it is a requirement in all of the developments, not just yours. Every development has to put in X amount of trees and this is where they put them. Scott can jump in here too. But I would think that if it's taken down, it has to be replaced.

Ms. Zaresk: But I'm still confused as to how that happens. Is what you're basically saying to us is, because that's the development, then that tree, its removal, whatever, becomes our responsibility?

Mr. Glasscock: Here's where it gets into Scott's territory, technically, because it's in a ROW, it's our tree. But the CDD has placed that onus of maintaining the care of that tree and that grass in that area, on the owner.

Mr. Showe: Correct.

Ms. Zaresk: Okay.

Mr. Glasscock: But now you kind of get into a legal issue of who has the responsibility, but as far as the development goes, the tree had to be there on a certain count of trees and therefore it should be maintained.

Ms. Zaresk: Yeah, I got that. I mean, you got an X amount of requirement for green space. But I'm getting confused as who really is responsible for this tree.

Mr. Showe: I think right now, the responsibility, as we understand it, falls to the homeowner. This had been asked as a request of a Board Member as a special exemption to that.

Ms. Zaresk: Okay.

Mr. Brown: Yeah. Similar to what Mr. Jaisingh has talked about, where we read a buffer from someone.

Mr. Scheerer: What's our buffer? It's a little different there, I think.

Mr. Brown: I would argue that it's our tree and they just have maintenance of it.

Mr. Scheerer: It's none of my concern, which I would vote one way or the other, but us removing it or him removing it, which is, from what I'm hearing, is his responsibility. I don't see what the difference is. Why he just doesn't cut it down. Like what Mr. Mehrlich said, there are several trees in Westmoreland that have been removed. So, somebody took the responsibility to remove the trees in that neighborhood. But whatever you all decide, is what we'll do. Also included in your agenda package...

Ms. Zaresk: It's hugely expensive.

Mr. Scheerer: There's a cost estimate to just remove the tree. stump grind it and replace the sod. Anything from what I'm seeing in the photo, just so you know, if the Board chooses to do anything with it, there's electrical in and around that tree. There are two landscape lights. There is gravel and there's brick. So, whatever would happen there, if you choose to do any of these, then all of those would have to be removed, not, I would think, by the homeowner. So, it's \$1,400 just to do that. But what the engineer is saying, if we need to replace the tree, just a thick three- and three-and-a-half-inch caliper is \$950 for a 100-gallon tree. So, it's \$2,200 to remove, stump grind and install a new tree.

Mr. Brown: I thought you meant \$2,200 for the new tree.

Mr. Scheerer: No. It's in your agenda. So, does that mean we're now responsible to replace the tree, because we took the other one out and replaced it?

Mr. Soukup: Scott can tell us for sure. I don't think we own it at that point.

Mr. Scheerer: I just go back to the CCNRs.

Mr. Clark: I just can't see why you would take this on. I'll tell you. I've got a District full of Oak trees like this that are more mature and we have a situation where they were planted too close to the storm drains and they're about to cause problems to where it would cost maybe \$100,000 per storm drain, in that situation.

Mr. Scheerer: Yeah.

Mr. Clark: The District is kind of compelled to do something about it, but otherwise we wouldn't dream of jumping into a problem that's not really ours, because if you do one, then they want you to do them all and suddenly you own the issue.

Mr. Jaisingh: I agree. I am completely against it.

Mr. Mehrlich: I'm against it.

Mr. Showe: Is anyone willing to make a motion? If there's no motion to do anything, then it sounds like we discussed the issue.

Mr. Soukup: Right.

## **NINTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Showe: That brings us to Supervisor's Requests.

Mr. Brown: I don't have anything other than what I asked Peter earlier about the storm drains.

Mr. Glasscock: I'll take a look at it tomorrow.

Mr. Scheerer: Look at it on the way out.

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: I do have a question about the entrance decals. If that decal isn't working, but it's legitimate and they haven't done anything, I'm a little confused as to why they have to buy a new one.

Mr. Showe: So, the policy that the District has, is you get your first two for free. So, every resident who moves in gets two for free.

Ms. Zaresk: Okay.

Mr. Showe: They can have up to four. So, if they buy two more, it's \$10 each. Then any replacements are \$10 each. That's just the cost that the District is paying for that sticker.

Ms. Zaresk: Well, I don't think it's an outrageous amount.

Mr. Soukup: Yeah, it's been the same price, I think, since 2006.

Ms. Zaresk: No, the price is fine. I'm not terribly worried about that. But the idea of the fact that the lack of it working, I guess if I'm the resident, which I'm not, because I don't use them, I have a clicker, but I guess I kind of am feeling like, well, *"Gee, I bought it. I didn't do anything to it. I didn't do anything to abuse it and now all of a sudden, the equipment is not picking it up."*

Mr. Scheerer: I can only share with you what transpired with the night visit from the service.

Ms. Zaresk: I hear all of that.

Mr. Scheerer: The recommendation seems to have worked.

Ms. Zaresk: That's what I'm getting at. I get that. I'm not questioning the fact that a new one needs to be issued, but the reason for a new one being issued, is not as the result of anything that the resident or owner did or didn't do. I guess I'm struggling a little bit with having to buy a new one through no fault of my own.

Mr. Showe: Certainly, if it's the Board's inclination. I mean, we could...

Ms. Zaresk: I'm sorry to bring it now, but what I would like to do, after you guys run this through, let's see where it stands. I'd like to ask again next meeting after we get that.

Mr. Showe: I mean, part of the challenge with the barcodes, is that they're outside the vehicle. So, if you go through a car wash, it's going to wear it down a little bit. If there's weather, it's going to wear it down a little bit. The way the sun is on it when you park, is going to wear the barcode down. I mean, they are a finite device. It's very similar to when you go through Publix with your barcode. That's the way I equate it. Sometimes you have a clean barcode or the lady has to scan it a couple times, to get it to go through. It's just kind of the nature.

Mr. Soukup: Barcodes can be in extremely bad shape and still work, just because of how the lane is.

Ms. Zaresk: Alright. That was my only question. If you all don't mind.

Mr. Showe: Absolutely.

Mr. Scheerer: We'll make sure that they're registered at each gate.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: I'm all good. Thank you.

Mr. Soukup: Mr. Jaisingh?

Mr. Scheerer: I'm all good.

Mr. Soukup: Okay.

Mr. Brown: Just out of curiosity, have we ever looked to see if there is a different company that makes a more weatherproof barcode than the ones we had?

Mr. Scheerer: They're a pretty standard barcode, but I'll ask the question.

Mr. Showe: The other challenge you have is, there are other systems out there that we use at other properties, but to roll those out, you're going to have to buy another 3,000 of those. Those are \$20 each. The equipment change out could be quite significant.

Mr. Brown: Somebody might just make one that has a little longer life cycle than the ones we get, but maybe not. I don't know.

Mr. Scheerer: I don't know. I don't know what the average is of the people that had the barcodes on their vehicles. We just went through the exercise. That's the information security has been provided and it seems to be working.

Ms. Zaresk: Thank you.

Mr. Soukup: The only thing that I saw, was on the right side as you're going towards Partin Settlement Road between Knightsbridge and Westmoreland, that storm drain was backed up.

Mr. Scheerer: Yeah, I got that.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date – June 24, 2025**

Mr. Soukup: With that, our next meeting is scheduled for June 24, 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

## **AGREEMENT FOR SECURITY SERVICES**

**THIS AGREEMENT FOR SECURITY SERVICES** (the "Agreement"), is entered into as of this 28th day of May, 2025 (the "Effective Date"), by and between:

The **REMINGTON COMMUNITY DEVELOPMENT DISTRICT** ("CDD"), a local unit of special purpose government organized and existing in accordance with Chapter 190, whose address for purposes of this Agreement is c/o Governmental Management Services-Central Florida, LLC, 219 East Livingston Street, Orlando, FL 32801, and **DOTHAN SECURITY, INC.**, an Alabama For Profit Corporation, d/b/a **DSI SECURITY SERVICES**, authorized to transact business in the State of Florida ("Contractor"), whose address for purposes of this Agreement is 1009 N. O'Brien St., Suite 100, Tampa, FL 33607.

**FOR VALID CONSIDERATION**, the receipt and sufficiency of which are hereby acknowledged, Contractor and CDD agree as follows:

1. **Term.** This Agreement shall commence on the Effective Date and shall have an initial term from the Effective Date to September 30, 2026, unless sooner terminated in accordance with this Agreement or unless extended pursuant to the terms hereof. Unless a Notice of Termination has been given, pursuant to Paragraph 7 below, the parties may agree to extend the terms of this Agreement for two additional one-year terms, each commencing on the first and second anniversary dates of the Effective Date. After the third anniversary of the Effective Date, the parties may agree to treat this Agreement to be a Continuing Contract and shall automatically extend for an additional twelve-month term on each anniversary date unless terminated pursuant to .
2. **Contractor** shall provide the following services to CDD:

**Scope of Services:** Attached as **Exhibit "A."**

**Officer Reports:** The Contractor will provide an officer report for each day/night worked detailing the activity of the officer and of the property. These reports will list dates and times the officer is actually on site. Reports will be turned in at a determined place and time.

**Parking Enforcement Policy:** Contractor is responsible for patrol and enforcement of the CDD's Street Parking Enforcement Policy and Procedures, which are attached as part of the Scope of Services, as the policy may be amended from time to time.

**Invoicing:** The Contractor will provide a monthly invoice listing the dates and times worked. Invoices will be paid accordingly to agreement terms.

**Additional services:** Contractor will provide additional services and recommendations at the request of members of the CDD. Additional pricing of such services will be set prior to start and submitted in writing. Any changes in duties or requirements shall be put in writing



and approved prior to any such changes. Scope of services are not limited to the posted requirements and are subject to change at any time.

3. **Independent Contractor.** Neither Contractor nor any of the employees, agents, officers, directors, contractors or representatives of Contractor shall be deemed employees of CDD or receive employee or other benefits from CDD. Contractor is responsible for paying all wages, expenses, federal and state payroll taxes and any similar tax relating to such employees, and will provide uniforms, badges and accessories in accordance with Contractor's established standards.
4. **Fees.** CDD shall pay to the Contractor \$25.48 per hour (the "Standard Rate") for security services at the recreation center and two (2) gate houses and \$38.22 per hour (the "Holiday Rate"). CDD shall pay to the Contractor \$28.91 per hour for roving patrol services and \$41.12 per hour (the "Holiday Rate") pursuant to this Agreement, for each security officer provided by the Contractor. Unless otherwise requested by CDD, the services to be performed under this Agreement and the pricing for such services shall be as set forth in **Exhibit "B."**

Holiday rates are based on a 50% increase of the standard rate and the holiday list is located below. CDD may request additional security officers at the Standard Rate by giving no less than 48 hours prior notice to the Contractor. CDD agrees to pay 20% above the Standard Rate for each security officer requested by CDD with less than 48 hours prior notice and who performs services hereunder within the 48 hour period; provided, however, such increased rate shall be payable only for the period of time services are provided within the 48 hour period, after which, the Standard Rate shall apply. For purposes of this agreement holiday pay shall apply to the following days: New Year's Eve Day, New Year's Day, Memorial Day, Easter Day, Independence Day, Labor Day, Thanksgiving, Christmas Eve Day, Christmas Day, and during times of natural and national emergencies.

5. **Sales Tax.** CDD is exempt from sales tax on this transaction.
6. **Reports: Invoices.** The Contractor shall provide to CDD on a monthly basis a summary of hours of services provided, both regular and special, in a format acceptable to CDD. The Contractor will invoice CDD on a monthly basis. Invoices are due and payable within thirty (30) days of receipt. A late fee equal to 1.5% per month will apply for any invoices which are not timely paid. Payment shall be made by business check or other commercial reasonable means.
7. **Termination.** This Agreement may be terminated by either party for any reason with thirty (30) days prior written notice ("Termination Without Cause"). Notwithstanding the foregoing, either party may terminate this Agreement effective immediately for breach, misconduct or other non-performance under the Agreement by the non-terminating party ("Termination With Cause").

A. *Termination Without Cause.* If this Agreement is Terminated Without Cause, Contractor shall, in CDD's sole discretion, continue providing services pursuant to

this Agreement during the 30-day termination period provided CDD continues paying for such services in accordance with the Agreement; provided, however, if CDD elects not to have the Contractor continue providing services CDD shall still be obligated to pay for the services which the Contractor would otherwise have provided during the 30-day termination period.

B. *Termination With Cause.* If this Agreement is Terminated With Cause by CDD, CDD shall not be required to pay any additional fees after the date and time of termination.

8. **Standard of Performance.** All personnel provided by the Contractor pursuant to this Agreement shall perform the services hereunder in a professional manner, consistent with the standard rules and code of conduct of such professionals, in accordance with any special instructions given by CDD and in compliance with all state, federal and local laws, roles and ordinances.

9. **Insurance and Bond Requirements.** The Contractor shall provide evidence to CDD of an adequate general liability insurance policy and indemnity bond with terms acceptable to CDD, For purposes of insurance, the following shall be deemed acceptable by the CDD:

A. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

B. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and property damage liability with the CDD included as an additional insured, but only to the extent that same are indemnified pursuant to Section 10 hereof, and covering at least the following hazards:

(1) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation;

(2) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles or other equipment required to be licensed.

In the event the Contractor retains subcontractors, the Contractor shall be responsible for assuring that all subcontractors carry insurance in the minimum amount set forth in this Section 9. Nothing herein shall be deemed to permit Contractor to use subcontractors without the written consent of CDD.

10. **Indemnification.** The Contractor shall indemnify, hold harmless and defend CDD, or any of its officers, employees or agents from and against all liability, claims, demands and

causes of action arising out of or related to any loss, damage, injury, or loss or damage to property caused, directly or indirectly, by the actions or omissions of the Contractor.

11. **Non-competition.** CDD agrees not to offer employment nor employ any Contractor employee during the employee's tenure with the Contractor and for a period of one (1) year following the date of the employee's termination with the Contractor.
12. **Severability.** If any provision of this Agreement, the deletion of which would not adversely affect a party's enjoyment of any material benefit intended by this Agreement nor substantially increase the burden of either party under this Agreement, is found to be invalid or unenforceable, that provision will be severed from this Agreement and the remainder of this Agreement will continue to be binding and enforceable.
13. **Waiver.** No waiver of any provision hereof shall be effective unless executed in writing by the party claimed to have made the waiver. No waiver of a provision hereof shall constitute a continuing waiver. A party's forbearance to enforce any available rights or to exercise any available remedy, or to insist upon strict compliance herewith, shall not be deemed a waiver or forfeiture of such rights, remedies or strict compliance. A party's acceptance of any late or inadequate performance shall not constitute a waiver or forfeiture of that party's right to treat such performance as an event of default or to require timely and adequate performance in the future.
14. **Notice.** Any notices required by this Agreement shall be sent to the addresses noted in the preamble to this Agreement, or at such other address designated in writing by the party to receive notice. Notices shall be either (1) personally delivered (including delivery by Federal Express or other courier service) to the addresses set forth above, in which case they shall be deemed delivered on the date of delivery; (2) sent by certified mail, return receipt requested, in which case they shall be deemed delivered on the date shown on the receipt unless delivery is refused or delayed by the addressee, in which event they shall be deemed delivered on the date of deposit in the U. S. Mail. Notices or communications to or from a party's attorney will be deemed to be to or from that party.
15. **Persons Bound.** If either party consists of more than one person or entity, all such persons and entities will be jointly and severally liable under this Agreement. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors. This Agreement is for the benefit only of the parties or their successors. No other person shall be entitled to rely hereon, receive any benefit here from or, enforce any provision of this Agreement against any party.
16. **Entire Agreement.** This Agreement embodies the entire understanding of the parties, and all negotiations, representations, warranties, and agreements made between the parties are merged herein. The making, execution and delivery of this Agreement by both parties has been induced by no representations, statements, warranties or agreements that are not expressed herein. There are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof.

17. **Attorney Fees.** If either party initiates or is made a party to legal or other dispute resolution proceedings (whether judicial, administrative, declaratory, in arbitration or otherwise) in connection with this Agreement, then the non-prevailing party in those proceedings will pay the costs and attorney fees, including the costs and attorney fees of appellate proceedings incurred by the prevailing party. This obligation to pay attorney fees and costs will apply also to settlements of disputes and to collection efforts.
18. **Applicable Law; Waiver of Jury Trial.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. **CDD AND CONTRACTOR HEREBY KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL OF ANY DISPUTE ARISING IN CONNECTION WITH THIS AGREEMENT. CONTRACTOR ACKNOWLEDGES THAT THIS WAIVER WAS EXPRESSLY NEGOTIATED AND IS A MATERIAL INDUCEMENT FOR THE EXECUTION OF THIS AGREEMENT BY CDD. ANY COURT PROCEEDINGS ARISING FROM OR RELATED TO THIS AGREEMENT SHALL HAVE EXCLUSIVE VENUE AND JURISDICTION IN OSCEOLA COUNTY, FLORIDA.**
19. **Survival.** All indemnities, covenants, warranties, rights and obligations set forth in this Agreement shall survive after the termination of the Agreement.
20. **No Third Party Beneficiary.** Except for the rights of the parties hereto and their respective successors, legal representatives, and assigns, no person or entity has any rights or benefits under this Agreement, and no person or entity is a third party beneficiary of this Agreement.
21. **Public Records.** The District is subject to the requirements of Chapter 119 of the Florida Statutes pertaining to Public Records. As such, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by the District in connection with the transaction of its official business are public records.

In connection with this Agreement, Contractor shall comply Chapter 119, Florida Statutes, as follows:

A. Keep and maintain public records required by the District to perform the services that are the subject of this Agreement.

B. Upon the request of the District's Custodian of Public Records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the District.

D. Upon completion of the Agreement, transfer, at no cost, to the District all public records in Contractor's possession or keep and maintain public records required by the District to perform the services that are the subject of this Agreement. If Contractor transfers all public records to the District upon completion of the Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the District's information technology systems.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT THE ADDRESS LISTED FOR THE DISTRICT IN THIS AGREEMENT.**

22. **E-Verify Requirement.** The District is subject to the requirements of section 448.095, Florida Statutes, pertaining to the use of the E-Verify system to confirm the work authorization status of all employees hired on or after January 1, 2021.

A. By signing this Agreement Contractor acknowledges and confirms that it is registered with and uses the E-Verify system to confirm the work authorization status of all new hires. Contractor further confirms that it shall only subcontract work to be performed under this Agreement to subcontractors who are registered with and use the E-Verify system and have provided to Contractor the affidavit described in section 448.095(2)(b). Contractor must maintain a copy of the subcontractor's affidavit for the duration of this Agreement.

B. Upon a good faith belief that Contractor has knowingly violated section 448.09(1), District shall terminate this Agreement. Such termination shall not constitute a breach by the District. In addition, Contractor may not thereafter be awarded a public contract for at least 1 year after the date on which this Agreement was terminated and shall be liable to District for any additional costs incurred thereby as a result of the termination.

C. Upon a good faith belief that any of Contractor's subcontractors have knowingly violated section 448.09(1), but the Contractor otherwise complied with this subsection, District shall promptly notify the Contractor and order the Contractor to immediately terminate its contract with the subcontractor.

23. **Anti-Human Trafficking Affidavit Requirement.** The District is subject to the requirements of section 787.06(13), Florida Statutes (2024) pertaining to human trafficking. As such, Contractor must execute the affidavit attached hereto as Exhibit "C".

[Signatures begin on next page]

**IN WITNESS WHEREOF**, this Agreement has been executed as of the day and year first above written.

**WITNESSES:**

**DOTHAN SECURITY, INC., d/b/a  
DSI SECURITY SERVICES**

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

[CORPORATE SEAL]

**STATE OF FLORIDA**

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by means of (check one) ☐ physical presence or ☐ online notarization, by \_\_\_\_\_, as the \_\_\_\_\_ of Dothan Security, Inc., an Alabama For Profit Corporation d/b/a DSI Security Services, on behalf of said company. He/She is personally known to me.

\_\_\_\_\_  
Notary Public

Printed name: \_\_\_\_\_

(SEAL)

**WITNESSES:**

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Chairman of the Board of Supervisors

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by means of (check one) ☐ physical presence or ☐ online notarization,, by \_\_\_\_\_, as Chairman of the Board of Supervisors of Remington Community Development District. He is personally known to me.

\_\_\_\_\_  
Notary Public

Printed name: \_\_\_\_\_

(SEAL)

Exhibit A: Scope of Services

## **Exhibit A**

### **Remington Community Development District Security - Scope of Services**

1. Project Scope
  - 1.1 General Overview
  - 1.2 CDD Development
2. General Contractor Requirements and Procedures
  - 2.1 Operation Procedures
  - 2.2 Key Personnel
  - 2.3 Personnel Dress Code
  - 2.4 Personnel Conduct
  - 2.5 Safety Program
  - 2.6 Facility Location
  - 2.7 Document Control and Data Maintenance
  - 2.8 Verification of Data
  - 2.9 Ownership of Data
3. Coordination
  - 3.1 General Coordination
  - 3.2 Contractor's Project Manager
4. Scheduled Operations
  - 4.1 Patrol Area
  - 4.2 Recreation Area
  - 4.3 Guard House Policies
  - 4.4 Neighborhood Patrols
  - 4.5 Criminal Activities
  - 4.6 Damage to Facilities
5. Administration/Operations Program
  - 5.1 General
  - 5.2 Administration
  - 5.3 Operations
6. Response Time
  - 6.1 General



## 1. PROJECT SCOPE

The Contractor shall provide security services for the Remington Community Development District.

### 1.1 General Overview

Remington Community Development District (“the District” or “the Owner”), located the Osceola County approximately five (5) miles West of the City of Kissimmee, is a master planned unit development with with amenities such as a community clubhouse, swimming pool, and tennis court. The development is located approximately one half (1/2) mile East of the Florida turnpike off of Highway 192 and one half (1/2) North on Partin Settlement road.

### 1.2 Community Development District (CDD) Development

The District is an independent unit of local government created and established in accordance with the Act. The Act was enacted in 1980 and is provided for in Florida Statutes 190.006 through 190.049. It provides a uniform method for the establishment of independent districts to manage and finance basic community development services.

## 2. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

The Contractor shall meet the requirements and follow the procedures associated with all items in this Agreement. These general requirements and procedures are as follows:

### 2.1 Operation Procedures

The Contractor shall perform the basic services outlined within the Scope of Services at the hours and days requested by the Owner. The Owner will designate where the contractor will take breaks, lunches, and use restroom facilities. Employee personnel vehicles will be marked and parked only in areas designated by the Owner.

### 2.2 Key Personnel

2.2.1 All Work shall be managed and/or directed by key personnel identified in the proposal. Any changes in the assigned key personnel shall be subject to approval by the Owner. Where applicable, the Contractor shall require certifications, training, etc. be secured and updated for all employees.

2.2.2 Contractor shall provide one (1) Project manager who is knowledgeable of the Contractor’s daily activities when performed at the site. The Manager shall serve as the point of contact between the Owner and Contractor. The

Manager shall be responsible for coordinating all scheduled services with the Owner.

### 2.3 Personnel Dress Code

The Contractor shall ensure that employees working on the Project shall wear uniforms or Professional attire at all times. Clothing that expresses or implies obscene language or graphics, degrading or demeaning connotations, or in the opinion of the Owner is unsightly for any reason, shall be strictly prohibited.

### 2.4 Personnel Conduct

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees that communicate and interact with the Remington community and any other customer/party associated with the Remington Project are knowledgeable of the Project and the Services the Contractor is performing.

### 2.5 Safety Program

The Contractor shall develop, implement, and maintain a safety program for its operations on the Project. That safety program shall include, at a minimum, a safety policy, safety rules and procedures, safety training, procedures for reinforcing and monitoring safety programs, procedures for accident investigations, providing and maintaining equipment safety features, and safety record keeping.

The Contractor shall comply with all State of Florida and federal and local regulations, rules and orders, as they pertain to occupational safety and health, the safe operation and security of the facilities.

The Contractor shall provide, at the Contractors expense, all safety equipment and materials necessary for and related to the work performed by its employees. Such equipment will include but is not limited to items necessary to protect its employees and the general public, if applicable.

### 2.6 Facility Location

The Owner shall only provide a guard house on the Project Site for the Contractor as part of this Scope of Services.

### 2.7 Document Control and Data Maintenance

#### 2.7.1 Officers Daily Log

The Contractor shall keep accurate records of all incidences that occur while on duty, documents received, and, if applicable, issues by this Contractor.

A 'document log' shall be maintained during the work of this Contractor to provide records on the information available to or from this Contractor. The 'log' shall outline document titles and dates, the originator, received dates, and to/from information. This 'log' shall be updated daily and submitted to the Owner on a daily basis.

#### 2.7.2 Data Maintenance

The Contractor shall, after review with the Owner, establish a systematic process for the insertion of revised sets and the integration of that data into the overall Project plan after verification for compatibility and consistently of the information received with existing information.

#### 2.7.3 Data Dispersal

Should the Contractor distribute data to others, the Contractor shall document the distribution of data by completing a letter of transmittal with a copy provided to the Owner identifying:

- Party to whom the data is being transferred
- Origination of the request for transfer
- Name of data being transferred
- Type(s) of data being transferred
- Date of transfer
- Purpose of transfer, or use of information
- Further action necessary

The Contractor shall propose a format for, and keep a log of, all data transfer for updates to the Owner.

### 2.8 Verification of Data

All data provided to the Contractor shall be examined for consistency with its records and work efforts. Any obvious inconsistency shall be reported to the Owner verbally and in writing, upon discovery.

### 2.9 Ownership of Data

It is to be understood that all data transmitted, and material/equipment purchased under this contract by the Contractor or provided to the Contractor, either by the Owner or third parties, are the sole properties of the Owner. The Contractor shall have temporary charge of the data while performing contracted services for the Project. All data shall be returned to the Owner at the conclusion of the Project, after which no copies of the data may be kept by the Contractor without the express written permission of the Owner.

The Owner shall retain the right to require that the Contractor transfer all Project data, material, or equipment to the Owner immediately upon fourteen days written notice, for any reason. The same procedures shall apply should it become necessary for the Contractor to voluntarily return all Project data to the Owner.

### 3. COORDINATION

The Contractor shall provide coordination with the Owner for all items associated with the requirements of this Agreement.

#### 3.1 General Coordination

The Contractor shall meet with the Owner on a monthly basis. Those meetings shall serve as a forum for the exchange of information, identification of pertinent and critical issues, determination of an action plan and schedule for resolving those issues, review of schedule, and budget status. The Contractor shall prepare the agenda for those meetings and submit it to the Owner two working days prior to the date of each meeting. The Contractor shall record and distribute minutes of each meeting to all attendees within five (5) business days, as well as other parties with a 'need-to-know.' The Owner shall provide the meeting location.

In addition, Contractor shall provide a representative to attend the monthly meeting of the Remington Board of Supervisors if requested to do so by the Owner. This representative shall be knowledgeable of the Project Scope and Scope of Services and shall be able to respond to any questions the Board may have as to the day to day activities at the Project site pursuant to this Agreement.

#### 3.2 Contractor's Project Manager

Contractor shall designate a representative who will be responsible for overall supervision of the Contractor's work force on the Project and shall act as the single point of contact, on a daily basis, between the Owner and the Contractor. This individual shall maintain at all times a means of being contacted by the Owner (beeper or cellular phone) and shall respond to such calls within twenty minutes of contact. This individual shall be responsible for maintaining the Contractor's schedule of activities and notifying the Owner of this daily schedule, for quality control of the Contractor's services. This individual will be responsible for monthly training program for each staffed guard at the District. This training will be documented in writing to Owner.

### 4. SCHEDULED OPERATIONS

#### 4.1 Patrol Area

Contractor shall provide a visible presence to deter any wrongdoing. The principle areas are as follows but are not limited to the immediate area in and around the

recreation center including the pool area and tennis courts, volleyball court, baseball field, two guard houses and regular patrols throughout the community during the hours requested by the Owner. Contractor shall also provide an officer to supervise entry into the community at the two guard houses during the hours requested by the Owner.

#### 4.2 Recreation Center

The officer on duty shall enforce all recreation center policies throughout the facility and will report all incidences to the Owner in the daily officer's report. At the end of the shift the contractor will be responsible for ensuring that the recreation center is secure and locked down on a nightly basis. The recreation center will be manned seven (7) days/nights a week during the following hours. Monday, Tuesday, Thursday, Friday, Saturday, Sunday from 2:00 PM to 10:00PM. Wednesdays from 12:00 PM to 10:00 PM. The CDD reserves the right to adjust staffing and hours of operations as necessary.

#### 4.3 Guard House Policies

The officers on duty shall man the two guard houses from 7 PM to 6 AM seven (7) days/nights a week and assist residents and guests that enter and leave the community and enforce the policies set forth by the Owner. The officers on duty shall be responsible for logging down all visitors, guest vehicles that enter the community along with licenses plate numbers. Any incidents shall be reported in the daily officer's report. The CDD reserves the right to adjust staffing and hours of operations as necessary.

#### 4.4 Neighborhood Patrols

Contractor shall patrol all neighborhoods between the hours of dusk to dawn or hours dictated by the owner, seven (7) days/nights a week within the community on a regular basis throughout the daily/nightly shift. In the event of an incident the contractor shall attempt to acquire names, addresses, and phone numbers from the offenders without causing harm to the contractor or the offender. Any/all incidents will be recorded in the officer's daily log and reported to the owner. Neighborhood patrols shall also include parking enforcement, ticketing and identifying vehicles in violation of the Districts parking resolution that will need to be towed from property. All parking enforcement to be done in accordance with District Street Parking Rules. Additional daytime patrols may be required by District. The CDD reserves the right to adjust staffing and hours of operations as necessary. Patrol officer should be relocated to guard house in the event of a no-call/no-show for the guard house staff.

#### 4.5 Criminal Activities

If the contractor becomes aware of any criminal activities within the CDD property the contractor shall notify the Osceola County Sheriff's department immediately and record the incident in the officer's daily log along with any reports from the sheriff's deputy.

#### 4.6 Damage to Facilities

Should the Contractor become aware of damage to the facilities within the area being serviced by the Contractor, the Contractor shall notify the Owner by adding the damages to the officer's daily log. Contractor should notify the owner by phone and if necessary, contact the Osceola County Sheriff's office to file a report for damages.

## 5. ADMINISTRATION/OPERATIONS PROGRAM

The Contractor shall develop policies and procedures and implement an Administration, and Operation Program. That program shall include, but not be limited to, the following:

### 5.1 General

- 5.1.1 This program shall be a comprehensive narrative and where applicable, graphic/diagrammatic explanation of policies and procedures, which shall govern the contractor's Services provided under this Agreement as generally outlined in this Scope of Services. This program shall implement security industry standard practices. The program document shall contain key information relative to the major components described below.

The program document shall be presented in a three-ring binder using standard "8-½ x 11" pages, single-spaced for text, graphics, and/or diagrams, and with, if necessary, 11" x 17" pages for diagrams and/or graphics that fold out if necessary. The document shall include as a minimum, a table of contents, section dividers, numbered pages, issuance date on each page, and appendices as required. Each copy shall be numbered and a log shall be kept by the Contractor of document holders (refer to Section 2.9.3, Data dispersal).

- 5.1.2 The program document shall be kept up-to-date at all times by the Contractor. Revisions to the document shall be indicated by footnote on the revised pages. Revisions shall be distributed by the Contractor to all document holders.
- 5.1.3 The Contractor shall prepare draft copies of the document for review and comment by the Owner within thirty (30) calendar days of the notice to proceed with the Services. The Contractor shall anticipate at least two (2) more additional reviews by the Owner prior to issuance of the final document. All Owner comments shall be incorporated into the document. The Contractor shall be responsible for preparing and submitting the following number of copies of the program document to the Owner.

- |                  |  |
|------------------|--|
| • First draft    | Six (6) bound copies, one (1) unbound copy                 |
| • Second draft   | Six (6) bound copies, one (1) unbound copy                 |
| • Third draft    | Six (6) bound copies, one (1) unbound copy                 |
| • Final document | Ten (10) bound copies, one (1) digital copy on flash drive |

### 5.2 Administration

- 5.2.1 The administrative section of the program document shall, at a minimum, address those functions which are the responsibility of the Contractor related to all administrative matters generally described in the Scope of Services and as outlined below.
- 5.2.2 Organization charts for administrative management functions include key personnel names, job titles, and phone numbers.
- 5.2.3 Policies and procedures related to the Contractor's program for communications with the Remington community relative operations and customer service.
- 5.2.4 Personnel policies and procedures related to the Contractor's personnel performing services on the Remington site.

### 5.3 Operations

- 5.3.1 The operations section of the program document shall, at a minimum, address those functions which are the responsibility of the Contractor related to all operations/customer service matters generally described in the Scope of Services and as outlined below.
- 5.3.2 Organization charts for operations and customer service-related functions. Include key personnel names, job titles, and phone numbers.
- 5.3.3 Policies and procedures related to the Contractor's safety program The Administration and Operation Program shall be submitted by the Contractor for review and approval by the Owner's Program Manager. The Contractor shall modify the program as required by the Owner's Program Manager.

## 6. RESPONSE TIME

The Contractor shall provide services within the amount of time indicated in this Agreement. The following is general response time information and requirements for the Emergency Response Program to be developed, implemented, and maintained by the Contractor.

### 6.1 General

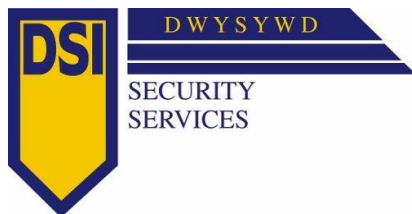
The Contractor shall, on a timely and efficient basis, respond to any and all requests, and inspections, and observations, etc. stipulated in the Project Manual. The Contractor shall provide supervisory and operating personnel as required who shall be available on call 24 hours per day, 7 days per week to respond to and correct any problems with any of the elements covered by this agreement.

Response time, unless otherwise directed by the Owner, required by the Contractor for various maintenance activities are as follows:

Should the Contractor fail to respond to a request for any services addressed in this Project Scope within the required allotted time, the Owner shall, at the Contractor's sole expense, provide the requested services.

## **EXHIBIT B – PRICING SHEET**





**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

## **Recreation Center Rules/Parking Rules**

## CHAPTER II:

### RECREATION CENTER & POOL POLICIES

#### **2.1 General.**

##### **(1) GOOD NEIGHBOR POLICY**

We want everyone who lives in our community to enjoy a carefree lifestyle. If a resident observes or suspects unusual activity on the grounds, please report it to the police first and then to the Community Manager.

**IN AN ATTEMPT TO PRESERVE OUR RESIDENTS' PRIVACY, WE DO NOT PERMIT SOLICITATIONS OF ANY KIND IN THE COMMUNITY CENTER.**

#### **2.2 Facility Hours.**

(1) RECREATION CENTER: Open 6:00 a.m. to 10:00 p.m.

(2) POOL: Open dawn to dusk

#### **2.3 Pool Policies.**

##### **(1) GENERAL RULES**

(a) **In addition to the following pool rules, the State or local municipality has rules governing public pool use. For the safety of our residents and Management's desire to comply with governing regulations, Remington CDD will enforce whichever rule is more restrictive.**

(b) LOST CARDS will be charged \$10.00.

(c) For their safety, all residents under the age of fifteen (15) must have an adult resident over the age of eighteen (18) with them in the pool area. **NO EXCEPTIONS!**

(d) Guests of residents must be accompanied by an adult resident over the age of eighteen (18) years of age. In the event the pool area reaches maximum capacity, guests may be asked to leave so all residents may enjoy the use of the facility. Residents are responsible for the conduct of their guests. Babysitters must provide a notarized written statement from the child's or children's parents authorizing custodial rights and proof of proper identification listing an emergency contact and pool privileges.

##### **(2) GENERAL POLICIES FOR POOL AND POOL DECK AREA**

(a) Residents swim at their own risk; there is no lifeguard on duty. NO DIVING, RUNNING OR "HORSEPLAY" allowed around the pool.

(b) For our residents' safety, no glass or other breakable objects are allowed in the pool area.

(c) All users must shower before entering the pool.

(d) No chewing gum is permitted in the pool or pool deck area.

(e) Swimmers are required to wear footwear and cover-up over their bathing suits when in the Recreation Center.

(f) Swimmers must dry off before entering the Recreation Center.

(g) Proper swim attire must be worn in the pool and at the recreation center and on the pool deck area. Thong, t-back or Brazilian-cut bathing suits worn by either men or women are not considered proper swimming attire. FOR PROPER POOL MAINTENANCE, NO CUT-OFFS, STREET CLOTHES, OR DIAPERS ARE TO BE WORN IN THE POOL!

(h) Please be considerate to neighbors by monitoring the noise level in and around the pool area. Running, rough-housing, loud music, and obscene language will not be tolerated. Residents and/or guests will be asked to leave the pool area immediately if this policy is violated.

(i) Playing with emergency equipment (life ring, hook, etc.) is not allowed. Residents found tampering with these items will be subject to fines and/or termination of pool privileges.

(j) For safety reasons, no electrical cords can be run in the pool areas. All musical devices must be run by battery and have headphones.

(k) Reasonable inflatable toys and mattresses may be used. Boogie boards, kick boards and other similar objects are not allowed in the pool.

(l) No alcoholic beverages are permitted in or around the pool area (where applicable) unless previously approved by the Board of Supervisors of the District.

(m) For the comfort of others, changing of diapers, clothes, etc. is not allowed at the pool side. Please use the restroom facilities. Breast feeding is permitted in accordance with Florida Law.

(n) No masks, fins, or snorkels are allowed in the pool.

No one shall pollute the pool. Anyone who does so is liable for any costs incurred in treating or correcting the problem.

(o) Infants and toddlers must wear swim diapers. Regular disposable and cloth diapers are not permitted in the pool.

- (p) Pool entrances must be kept clear at all times.
- (q) Smoking is not permitted.
- (r) No animals are allowed in the pool or pool deck area.
- (s) No roller blades, skateboards, or bicycles are permitted in the pool deck area.
- (t) No swinging on the ladders or railings is allowed.
- (u) Snapping of towels is not permitted.
- (v) Pool furniture may not be removed from the pool deck area.
- (w) Loud and abusive language is not allowed.
- (x) This community prides itself on the attractive appearance of our pool area. Please make use of the garbage cans.
- (y) The pool closes at dusk unless posted otherwise.
- (z) Any person swimming when the facility is closed may be suspended from using the facility.
- (aa) Management reserves the right to refuse anyone utilization of the pool and/or clubhouse facilities.
- (bb) There is no trespassing in the pool area after dusk.

**(cc) REMINGTON CDD BOARD OF SUPERVISORS AND MANAGEMENT ASSUME NO RESPONSIBILITY FOR ACCIDENTS AND/OR INJURIES ASSOCIATED WITH ACTIVITIES RELATED TO POOL USE.**

### **(3) THUNDERSTORM POLICY**

(a) If lightning is sighted, regardless of location, the pool will be closed for 30 minutes. At that time, if no other lightning is seen, the pool will reopen. In case of a thunderstorm (with thunder only) in the immediate area, the pool will be closed for 15 minutes. If no thunder is heard during this period, the pool will be reopened.

### **(4) FECES POLICY**

(a) If contamination occurs, the pool will be closed for 12 hours and the water will be shocked with chlorine to kill the bacteria. Parents should take their children to the bathroom before entering the pool. If a child is not completely potty trained, they must wear a swim diaper at all times in the pool area.

### **(5) HEAVY RAIN POLICY**

(a) If at any time it rains so hard that swimmers cannot see the bottom of the pool, the pool will be closed.

## **2.4 Recreation Center Policies.**

### **(1) FITNESS ROOM**

(a) The fitness room facilities are used at the resident's own risk and with the utmost of care. Everyone is urged to contact a physician before starting an exercise workout routine.

(b) Youths fifteen (15) to seventeen (17) years old may use the fitness club facilities when accompanied by an adult eighteen (18) or older. However, the recreation center must have on file a parental release of liability, which lists the adults who will accompany the minor to the fitness center.

(c) Children under the age of fifteen (15) are not permitted in the fitness area or sauna under any circumstances.

### **(2) RECREATION CENTER**

(a) Remington recreation center hours of operation will be posted at the entrance of the clubhouse. The hours of operation will be subject to change for special scheduled events and holidays and may be adjusted seasonally as determined by management and the advisory committee.

(b) All residents and guests will use the recreation facilities at their own risk and will comply with the written and posted rules and regulations of the recreation center. All rules and regulations will be strictly enforced at all times.

(c) Children under the age of fifteen (15) must be accompanied by a responsible adult, eighteen (18) or older, while in the recreation center. Parents are responsible for the behavior and conduct of their children at all times. Youths fifteen (15) to seventeen (17) years of age may use the facilities (exclusive of the fitness room equipment and sauna) without an adult present, provided they conduct themselves in a responsible manner.

(d) Cars, motorcycles, golf carts, mopeds, bicycles, etc. must be parked in the designated parking areas at the recreation center and are not allowed inside the recreation center areas or at the entrance of the building.

(e) No skateboards, skates, or other wheeled toys are permitted in the parking areas, recreation center, or the building entrance.

## **2.5 Guest Policies.**

### **(1) GUESTS**

(a) All guests must be accompanied by a Remington resident when registering to use the facility.

(b) Each Remington family unit is limited to four (4) guests at any one time in the recreation center, pool, ball fields, volleyball courts, and tennis courts.

(c) Residents seventeen (17) and under, when not accompanied by an adult, are limited to two (2) guests.

(d) Guests must strictly adhere to all rules and regulations of the Remington recreation center. Any violation of these rules will result in the revocation of the guest's privileges.

(e) Remington residents remain fully responsible for the behavior of their guests. Any damages and/or loss of equipment will be the responsibility of the resident.

(2) FEES

- (a) Annual non-resident user fee: **\$ 850.00**  
*For access to recreation center, pool, ball fields, volleyball courts, and tennis courts*

## 2.6 Tennis Courts.

- (1) The tennis court may be reserved up to one (1) week in advance.
- (2) You may reserve a court for up to two (2) hours, singles or doubles.
- (3) If you are 20 minutes late for your reservation, your reservation may be forfeited.
- (4) Proper tennis attire is required while on the courts.
- (5) Profanity and/or disruptive behavior are not permitted.
- (6) No roller blades, skateboards, or bicycles are permitted on the tennis courts.

## 2.7 Important Phone Numbers.

EMERGENCY .....	911
Osceola County Fire Rescue (non-emergency) .....	407-932-5338
Osceola County Sheriff's Office (non-emergency) .....	407-348-2222
Florida Poison Information Center .....	1-800-282-3171
Remington Recreation Center .....	407-348-3558



## 2.8 Guest Fees.

### (1) GUEST FEES

#### (a) RECREATION CENTER

##### 1. DEPOSIT:

Per event	\$ 200.00
(refundable if no repairs or cleanup required afterwards)	

##### 2. USER FEES:

Any party with outside guests, up to 25 people	\$ 30.00
--	----------

Any party with outside guests, up to 46 people	\$ 40.00
--	----------

**NO MORE THAN 46 GUESTS PERMITTED**

#### (b) BALL FIELDS/TENNIS COURTS/VOLLEYBALL COURTS

1. Any group with outside guests, two-hour block of time	\$ 25.00
--	----------

**Only ONE two-hour block per day permitted**

(2) THESE FEES DO NOT APPLY TO RESIDENTS FALLING WITHIN THE RULES OF FOUR GUESTS PER FAMILY UNIT OR TWO GUESTS AGES 15 – 17.

(3) THESE FEES ARE DESIGNED FOR RESIDENTS DESIRING TO BRING IN LARGER GROUPS TO UTILIZE DISTRICT FACILITIES.

## 2.9 Effective Date

This Chapter was adopted and became effective on November 28, 2006.



# Remington Community Development District

## Renter Amenities Access Registration Form

Renter's Name: \_\_\_\_\_  
(Resident listed on lease agreement)

Residential Address: \_\_\_\_\_ **Kissimmee FL 34744**  
(Within Remington CDD) Street Address City State ZIP Code

Mailing Address: \_\_\_\_\_  
(If different from Residential) Street Address City State ZIP Code

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Additional Resident(s): \_\_\_\_\_  
(Using the amenities)

**\*GATE ENTRY BARCODE LABEL(S):** \_\_\_\_\_ **\*FOR REPLACEMENT(S):** \_\_\_\_\_  
(Number desired) (Please indicate which barcode label(s), if any, should remain active for your household)

**\*All barcode labels**, including replacements needed for any reason, are ten dollars (\$10) each and limited to two (2) per household.

**\*\*RECREATION CENTER ACCESS CARD(S):** \_\_\_\_\_  
(Number desired)

**\*\*All access cards**, including replacements needed for any reason, are ten dollars (\$10) each and limited to two (2) per household.

### WAIVER:

I understand that the Remington Community Development District assumes no responsibility for injuries or illness that I may sustain as a result of my physical condition or resulting from my participation in any activities, sports, use of exercise equipment, or other activities. I expressly acknowledge on behalf of myself and my heirs that I assume the risk for any and all injuries and illness that may result from my participation in these activities. I hereby release and discharge the Remington Community Development District, its agents, servants, and employees from any claims for injury, illness, death, loss or damage that I may suffer as a result of my participation in these activities. I understand that Remington Community Development District is not responsible for personal property lost or stolen while participating at the Remington Recreation Center, pool and sport facilities. I acknowledge and agree to these terms.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Parent or Guardian if a minor)

### RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms and all policies, including the **Guest Policy**, in the **Amenity Policies and Rates** of the Remington Community Development District.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Parent or Guardian if a minor)

**PLEASE MAIL THIS FORM, \*\*\*PAYMENT, AND A COPY OF THE PAGE(S) OF YOUR LEASE AGREEMENT THAT INCLUDE YOUR NAME, ADDRESS, AND LEASE TERM TO:**

Remington CDD  
Attn: Amenity Access  
219 E Livingston St  
Orlando, FL 32801

**\*\*\*Payments must be in the form of a check or money order made payable to "Remington CDD" to be accepted.**

**ADDITIONAL INFORMATION REGARDING THE CDD:** <https://remingtoncdd.com/>

**CONTACT OUR OFFICE:** Phone: (689) 500-4540 / Email: [amenityaccess@gmscfl.com](mailto:amenityaccess@gmscfl.com)

**TO REPORT AMENITY POLICY VIOLATIONS:** Phone: (321) 248-2141

**GATEHOUSE SECURITY (STREET PARKING REQUESTS):** Partin Settlement Phone: (407) 847-6825 / Lakeshore Phone: (407) 343-6218

### FOR OFFICE USE ONLY:

Assigned Barcode Label(s): \_\_\_\_\_  
Assigned Access Card(s): \_\_\_\_\_

Date Form Received: \_\_\_\_\_  
Date Item(s) Issued: \_\_\_\_\_  
Lease Term End: \_\_\_\_\_



# Remington Community Development District

## Owner Amenities Access Registration Form

Owner's Name: \_\_\_\_\_  
(Resident listed on Warranty Deed)

Residential Address: \_\_\_\_\_ **Kissimmee** **FL** **34744**  
(Within Remington CDD) Street Address City State ZIP Code

Mailing Address: \_\_\_\_\_  
(If different from Residential) Street Address City State ZIP Code

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Additional Resident(s): \_\_\_\_\_  
(Using the amenities)

**\*GATE ENTRY BARCODE LABEL(S):** \_\_\_\_\_  
(Number desired)

**\*FOR REPLACEMENT(S):** \_\_\_\_\_  
(Please indicate which barcode label(s), if any, should remain active for your household)

\*Unless otherwise indicated by our office, **ALL barcode labels**, including replacements needed for any reason, are ten dollars (\$10) each and limited to four (4) per household.

**\*\*RECREATION CENTER ACCESS CARD(S):** \_\_\_\_\_  
(Number desired)

**\*\*All access cards**, including replacements needed for any reason, are ten dollars (\$10) each and limited to two (2) per household.

### WAIVER:

I understand that the Remington Community Development District assumes no responsibility for injuries or illness that I may sustain as a result of my physical condition or resulting from my participation in any activities, sports, use of exercise equipment, or other activities. I expressly acknowledge on behalf of myself and my heirs that I assume the risk for any and all injuries and illness that may result from my participation in these activities. I hereby release and discharge the Remington Community Development District, its agents, servants, and employees from any claims for injury, illness, death, loss or damage that I may suffer as a result of my participation in these activities. I understand that Remington Community Development District is not responsible for personal property lost or stolen while participating at the Remington Recreation Center, pool and sport facilities. I acknowledge and agree to these terms.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Parent or Guardian if a minor)

### RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms and all policies, including the **Guest Policy**, in the **Amenity Policies and Rates** of the Remington Community Development District.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Parent or Guardian if a minor)

### PLEASE MAIL THIS FORM, WARRANTY DEED, AND \*\*\*PAYMENT, IF APPLICABLE, TO:

Remington CDD  
Attn: Amenity Access  
219 E Livingston St  
Orlando, FL 32801

**\*\*\*Payments must be in the form of a check or money order made payable to "Remington CDD" to be accepted.**

**ADDITIONAL INFORMATION REGARDING THE CDD:** <https://remingtoncdd.com/>

**CONTACT OUR OFFICE:** Phone: (689) 500-4540 / Email: [amenityaccess@gmscfl.com](mailto:amenityaccess@gmscfl.com)

**TO REPORT AMENITY POLICY VIOLATIONS:** Phone: (321) 248-2141

**GATEHOUSE SECURITY (STREET PARKING REQUESTS):** Partin Settlement Phone: (407) 847-6825 / Lakeshore Phone: (407) 343-6218

### FOR OFFICE USE ONLY:

Assigned Barcode Label(s): \_\_\_\_\_

Date Form Received: \_\_\_\_\_

Assigned Access Card(s): \_\_\_\_\_

Date Item(s) Issued: \_\_\_\_\_

## **CHAPTER IV:**

### **STREET PARKING ENFORCEMENT POLICIES AND PROCEDURES**

#### **4.1 General.**

(1) The Remington Community Development District (the "District") has adopted a policy restricting parking of Vehicles on District roads within the Community. For purposes of these policies and procedures, the definition of a vehicle ("Vehicle") means an automobile, a pick-up truck, or a motorcycle, and expressly excludes boats, commercial vehicles, any truck larger than a pick-up, recreational vehicles (sometimes referred to as "RVs" or motorhomes), lawn maintenance trailers, rental trailers, and all trailers attached to a Vehicle. **No boat, commercial vehicle, truck larger than a pick-up, recreational vehicle, lawn maintenance trailer, rental trailer, or any trailers attached to a Vehicle shall be parked on any District road within the Community without prior written approval of the District. Any boat, commercial vehicle, except for commercial service vehicles while they are providing actual services to a property within the District, truck larger than a pick-up, recreational vehicle, lawn maintenance trailer, rental trailer, or any trailers attached to a Vehicle shall be parked on a District road without such prior approval shall be removed at the owner's expense without notice. The foregoing shall not prevent residents from temporarily positioning a boat or recreational vehicle on the street for purposes of cleaning, loading and unloading. Such temporary positioning shall require that the boat or recreational vehicle be attended by persons at all times and that it should not be so positioned in excess of one hour.**

(2) The adoption by the District of Resolution 2006-02 and subsequent resolutions amending or modifying 2006-02 allow the District to place warning stickers on Vehicles deemed illegally parked and to have those Vehicles towed at the owner's expense from the streets within the District.

(3) The District has hired a Security Provider that has been charged with the enforcement of the parking restrictions adopted in Resolution 2006-02 as amended. The Security Provider will provide a roving patrol during those hours designated by the District to enforce all parking restrictions. This is to include: placing a warning sticker on the offending Vehicle and logging all Vehicle information, to include make, model, color, location and tag number. The Security provider is also allowed to have a Vehicle towed at the owner's expenses that are in violation of the District's parking restrictions.

(4) The security officers are to observe and report hazardous conditions such as missing traffic signs and street markings that need to be painted.

(5) Security officers shall investigate and answer any complaints regarding contested parking citations, determining their validity and routing them appropriately.

(6) Security officers should report any suspicious activity and/or personnel to the appropriate authorities.

(7) Security officers will be responsible for assisting the recreation center and/or entry gate security guards when needed.

(8) Security officers will be required to keep a log, which documents all illegally parked Vehicles and will document all violations with a digital photograph.

(9) Any Vehicle bearing an out-of-state tag or an out-of-county tag should be monitored. If a Vehicles bearing this type of tag proves to be that of an owner, a warning/citation should be issued. If the tag is that of a guest, no warning/citation will be issued, unless the guest is deemed to be a resident for purposes of these policies and procedures.

#### **4.2 Street Parking Regulations.**

(1) Vehicles are not allowed to be parked in and/or on any street or road within the District. The following restrictions apply:

(a) Under no circumstance shall Vehicles which belong to or are driven by an owner or resident of a house be permitted to park on the street at any time for more than 30 consecutive minutes.

(b) No person shall be permitted to circumvent these regulations by moving a vehicle in and out of a driveway to try to toll the passing of these time limitations.

(c) Street parking of guests for social gatherings at a residence shall be deemed excessive if it occurs more frequently than once a week.

(d) Any Vehicle that is permitted by these policies and procedures to be parked on a street within the District must not be parked in such a way as to hinder the ability to pass on the street, hinder access to any driveway, or to create a safety hazard.

#### **4.3 Exceptions**

(1) Vehicles are not allowed to be parked in and/or on any street or road within the District and are generally prohibited except for the following:

(a) Momentary parking of guests such as a special event or gathering.

(b) Momentary parking of guests on the street if there is no room in the driveway.

(c) Street parking shall be limited to Vehicles of guest(s) only. A guest shall be deemed a resident for purposes of these policies and procedures and therefore subject to tagging and towing if parked for:

(i) more than six (6) consecutive days; or

(ii) seven (7) or more days in any thirty (30) day period.

The limitations contained in this subsection shall be applied both to specific vehicles and to houses that identify multiple separate vehicles as guest vehicles.

(d) For purposes of enforcement of this Rule, any vehicle to be designated as a guest vehicle shall obtain prior approval from the District Manager. As a condition of such approval, the person seeking the approval must provide to the District Manager or its designee documentation including a copy of a current registration for the Vehicle, and if the person to be driving the Vehicle is not the registered owner of the Vehicle, a photocopy of the current driver's license of the person who will be parking the Vehicle as a guest of a resident (such information collectively referred to as the "Guest Parking Request." The District Manager has established a link on the District's website ([remingtoncdd.com](http://remingtoncdd.com)) at which residents may supply the required information. The District Manager may also designate access control software and/ or computer/ mobile applications, communications protocol and other means (the "Access Control Technology") designed to collect and automate the Guest Parking Request. Effective January 1, 2025, no Guest Parking Request may be made by telephone or by any other means which might have been used prior to such Effective Date. Any vehicle parked on the street in excess of thirty (30) minutes for which no Guest Parking Request has been submitted shall be subject to being towed under this Rule.

(e) Vehicles of guest(s) will not be towed or tagged once identified as such through a Guest Parking Request unless the purported guest is determined to actually be a resident, in which event the Vehicle is subject to tagging and towing.

(f) In the event that the District learns or believes that a resident is circumventing the intent of these policies and procedures by improperly identifying a vehicle as belonging to a guest when it is otherwise not permitted to park on the roadway under this Section 4.3(1), the Board of Supervisors, after providing notice and an opportunity to be heard at a public meeting, may suspend the right of the offending property owner or resident to utilize guest parking privileges for a period of time of up to one year.

(2) From time to time, residents may have an unusual circumstance for which an additional exception(s) to these policies and procedures may be appropriate. An example of this would be a person on temporary leave from military service. A resident may request a temporary exception from the operation of these policies and procedures by requesting such exception from the District Manager, which may, in its discretion, grant such exception for a specified time for good cause shown.

(3) Any Vehicle parked on a street within the District under Section (2) above must have a guest pass obtained through the Access Control Technology effective at all times while so parked.

(4) Any person violating these policies and procedures, when such violation results in a Vehicle being towed, shall be charged an administrative fee of \$150 per towing incident to reimburse the District for its staff and third-party expenses incurred in connection with the violation. This administrative fee shall initially be due from the owner of the towed vehicle, but if not paid by such person shall be paid by the owner of any lot who the Board of Supervisors finds to be responsible for the violation.

#### **4.4 Enforcement.**

(1) Parking restrictions shall be enforced in the following manner:

(a) Security officers will patrol all the communities within the District. During such patrol, the security officer will identify Vehicles in violation of these policies and procedures.

(b) The security officer will then log all illegally parked Vehicles by tag number, make, model, color, and address of the Vehicle.

(c) After a Vehicle has been logged, the security officer will issue a warning/citation informing the owner of the Vehicle that he/she is in violation of the District's parking policies and procedures.

(d) The owner must then remedy the violation by removing his/her Vehicle from the District's street.

(e) In accordance with the District's parking policies and procedures, the security officer need only issue one warning/citation before having an offending Vehicle towed.

(f) Once the security officer has logged the appropriate Vehicle information and issued all the proper warnings/citations and the security officer then will call the towing agent for the District.

(g) The security officer will then meet the towing company at the address where the Vehicle is illegally parked to ensure that the appropriate Vehicle is being towed.

(h) The security officer will then fax this information to the District office at (407) 839-1526.

(2) Additional Means of Enforcement for Repeat Offenders.

“Repeat Offender” shall mean:

(a) The owner of a Vehicle or a Vehicle that has been towed for violation of these policies and procedures within the previous 12- month period; or

(b) The owner of a Vehicle or a Vehicle that has received two (2) or more warning notices as to any Vehicle(s) he/she owns within the previous 12- month period, whether or not an offending Vehicle was towed.

(3) The District, or its designee, shall maintain a list of Repeat Offenders based upon information collected in the violation logs kept by the security officers. The District, or its designee, shall provide the list of Repeat Offenders to a towing contractor (the "Tow Company") and authorize the Tow Company to make routine patrols within the District. A Repeat Offender may be either an address within the District at which the offenses described in (2) above

occurred or may be a vehicle that has been involved in the offenses described in (2) above, or both.

(4) A Repeat Offender forfeits his/her/its right to receive any further warning and/or notice of a violation prior to having his/her offending Vehicle towed. A Repeat Offender also forfeits his/her right to have his/her Vehicle parked in or on a street within the District for any period of time whatsoever under any exception(s) that may otherwise have applied. The Repeat Offender is subject to having his/her/its Vehicle towed at any time it is parked in or on a street within the District.

(5) Once a Repeat Offender has been identified, he/she/it will be considered a Repeat Offender for a period of 12 months from the date that the District Manager identifies him/her as a Repeat Offender. In the event that an additional violation occurs during that 12-month period, the calculation of the 12-month Repeat Offender status shall begin again on the date of such additional violation. If no additional violations occur during the immediate 12-month period following the Repeat Offender being identified as a Repeat Offender by the District Manager, then the former Repeat Offender shall be entitled to receive the same warning and/or notice as owners who are not Repeat Offenders.

#### **4.5 Effective Date**

This Chapter was adopted and went into effect on January 1, 2025. Amendments made via Resolutions 2013-05, 2017-03, 2019-03, 2021-06 and 2025-03.



## SECTION VII

# SECTION C

# SECTION 1

# Remington

## Community Development District

### Summary of Check Register

May 20, 2025 to June 17, 2025

Bank	Date	Check No.'s	Amount
General Fund	5/23/25	7586-7592	\$ 62,236.06
	6/6/25	7593-7597	\$ 42,603.32
			<hr/>
			\$ 104,839.38
Capital Reserve	5/23/25	146-147	\$ 3,425.00
	6/6/25	148-149	\$ 24,335.00
			<hr/>
			\$ 27,760.00
<u>Supervisor Fees - May 2025</u>			
Brian K. Brown		51093412961994	\$ 184.70
David Jaisingh		51094	\$ 184.70
Kenneth R. Soukup		51095	\$ 164.70
Timothy P. Mehrlick		51096	\$ 184.70
Pamela M. Zaresk		51097	\$ 184.70
			<hr/>
			\$ 903.50
<b>Total Amount</b>			<b>\$ 133,502.88</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/23/25	00093	4/30/25 227899	202504 320-53800-47100	LAKE MAINTENANCE-APR25	*	1,341.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,341.00 007586
5/23/25	00303	5/14/25 252556	202505 320-53800-34700	WI-PAK MONTHLY-MAY25	*	240.00	
				ACCESS CONTROL SYSTEMS DBA WI-PAK			240.00 007587
5/23/25	00321	4/30/25 1807078	202504 320-53800-34500	SECURITY SVCS-APR25	*	32,672.62	
		4/30/25 1807079	202504 320-53800-34500	TRACK TIK-APR25	*	150.00	
				DSI SECURITY SERVICES			32,822.62 007588
5/23/25	00213	4/21/25 56974	202504 320-53800-34500	SECURITY SVCS-04/21-04/30	*	1,277.44	
				OSCEOLA COUNTY SHERIFF'S OFFICE			1,277.44 007589
5/23/25	00291	5/01/25 1012065	202505 320-53800-46400	POOL MAINTENANCE-MAY25	*	750.00	
				ROBERTS POOL SERVICE AND REPAIR INC			750.00 007590
5/23/25	00125	5/18/25 22399	202505 300-15500-10000	CHEMICAL CONTROLLER-JUN25	*	125.00	
				SPIES POOL LLC			125.00 007591
5/23/25	00335	5/01/25 141112	202505 320-53800-46200	LANDSCAPE MAINT-MAY25	*	25,680.00	
				SSS DOWN TO EARTH OPCO LLC DBA			25,680.00 007592
6/06/25	00290	5/24/25 5833	202505 320-53800-35100	RPLCD SINK FAUCET RR GH	*	385.00	
		5/24/25 5834	202505 320-53800-35100	RPLCD DOOR LOCK GH	*	335.00	
		5/24/25 5835	202505 320-53800-47300	INSTALL FLAG COMMON AREA	*	235.00	
		5/24/25 5837	202505 320-53800-47400	INSTALL LIGHTS	*	1,485.00	
				BERRY CONSTRUCTION INC.			2,440.00 007593
6/06/25	00082	6/03/25 19168	202505 310-51300-31500	ATTORNEY SVCS-MAY25	*	2,242.50	
		6/03/25 19169	202505 310-51300-31500	ATTORNEY SVCS-MAY25	*	455.00	
				CLARK & ALBAUGH LLP			2,697.50 007594
				REMI -REMINGTON - HHENRY			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/06/25	00332	5/21/25 90110096	202505 310-51300-32200	AUDIT SERVICES FY24	*	3,000.00	
				DIBARTOLOMEO MCBEE HARTLEY & BARNES			3,000.00 007595
6/06/25	00321	3/31/25 1806950	202503 320-53800-34500	SECURITY SERVICES-MAR25	*	33,507.74	
				DSI SECURITY SERVICES			33,507.74 007596
6/06/25	00213	5/07/25 57038	202505 320-53800-34500	SECURITY SVCS-05/07-05/16	*	958.08	
				OSCEOLA COUNTY SHERIFF'S OFFICE			958.08 007597
TOTAL FOR BANK A						104,839.38	
TOTAL FOR REGISTER						104,839.38	

REMI -REMINGTON - HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/23/25	00253	5/17/25 5827	202505 600-53800-53100	CONCRETE SIDEWALK GRINDS	*	1,675.00	
				BERRY CONSTRUCTION INC.			1,675.00 000146
5/23/25	00274	5/01/25 6821672	202504 600-53800-47300	CLEAN STORM DRAIN	*	1,750.00	
				WIND RIVER ENVIRONMENTAL, LLC			1,750.00 000147
6/06/25	00253	5/24/25 5836	202505 600-53800-53100	CONCRETE SIDEWALK GRINDS	*	7,200.00	
				BERRY CONSTRUCTION INC.			7,200.00 000148
6/06/25	00273	5/22/25 143140	202505 600-53800-47600	TREE/PLANT INSTALLATION	*	17,135.00	
				SSS DOWN TO EARTH OPCO LLC DBA			17,135.00 000149
TOTAL FOR BANK C						27,760.00	
TOTAL FOR REGISTER						27,760.00	

## SECTION 2



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

***Unaudited Financial Reporting***  
***May 31, 2025***



# Table of Contents

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

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

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
Cash:			
Operating Account	\$ 74,536	\$ -	\$ 74,536
Pavement Management	\$ -	\$ 247,403	\$ 247,403
Capital Projects Fund	\$ -	\$ 122,925	\$ 122,925
Investments:			
State Board Administration	\$ 1,242,422	\$ 531,992	\$ 1,774,414
Prepaid Expenses	\$ 4,033	\$ -	\$ 4,033
<b>Total Assets</b>	<b>\$ 1,320,991</b>	<b>\$ 902,320</b>	<b>\$ 2,223,311</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 42,603	\$ 24,335	\$ 66,938
Accrued Expenses	\$ 173	\$ -	\$ 173
Due to General Fund	\$ -	\$ -	\$ -
Deferred Revenue	\$ -	\$ -	\$ -
<b>Total Liabilities</b>	<b>\$ 42,776</b>	<b>\$ 24,335</b>	<b>\$ 67,111</b>
<b>Fund Balances:</b>			
Assigned For:			
Capital Projects	\$ -	\$ 98,590	\$ 98,590
Pavement Management	\$ -	\$ 779,395	\$ 779,395
Nonspendable:			
Deposits and Prepaid Items	\$ 4,033	\$ -	\$ 4,033
Unassigned	\$ 1,274,182	\$ -	\$ 1,274,182
<b>Total Fund Balances</b>	<b>\$ 1,278,215</b>	<b>\$ 877,985</b>	<b>\$ 2,156,200</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,320,991</b>	<b>\$ 902,320</b>	<b>\$ 2,223,311</b>

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
Maintenance Assessment	\$ 1,876,345	\$ 1,864,544	\$ 1,864,544	\$ -
Miscellaneous Income	\$ 5,300	\$ 3,533	\$ 22,335	\$ 18,802
Interest Income	\$ 1,000	\$ 667	\$ 21,763	\$ 21,097
FEMA Reimbursement	\$ -	\$ -	\$ 30	\$ 30
<b>Total Revenues</b>	<b>\$ 1,882,645</b>	<b>\$ 1,868,744</b>	<b>\$ 1,908,672</b>	<b>\$ 39,928</b>

**Expenditures:**

**General & Administrative:**

Supervisors Fees	\$ 12,000	\$ 8,000	\$ 6,200	\$ 1,800
FICA	\$ 918	\$ 612	\$ 474	\$ 138
Engineer	\$ 15,000	\$ 10,000	\$ 701	\$ 9,299
Attorney	\$ 27,500	\$ 18,333	\$ 16,756	\$ 1,578
Annual Audit	\$ 3,150	\$ 3,150	\$ 3,000	\$ 150
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Property Appraiser Fee	\$ 1,000	\$ 528	\$ 528	\$ -
Management Fees	\$ 82,550	\$ 55,033	\$ 55,033	\$ -
Information Technology	\$ 1,670	\$ 1,113	\$ 1,323	\$ (210)
Website Maintenance	\$ 1,113	\$ 742	\$ 882	\$ (140)
Telephone	\$ 80	\$ 53	\$ -	\$ 53
Postage	\$ 1,200	\$ 800	\$ 3,382	\$ (2,582)
Insurance	\$ 61,939	\$ 61,939	\$ 56,239	\$ 5,700
Printing and Binding	\$ 1,000	\$ 667	\$ 56	\$ 610
Newsletter	\$ 3,500	\$ 2,333	\$ -	\$ 2,333
Legal Advertising	\$ 2,300	\$ 1,533	\$ 383	\$ 1,151
Office Supplies	\$ 200	\$ 133	\$ 9	\$ 124
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,350	\$ 915	\$ 915	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 222,210</b>	<b>\$ 171,626</b>	<b>\$ 151,623</b>	<b>\$ 20,004</b>

**Operation and Maintenance**

**Environmental**

Lake Maintenance	\$ 18,200	\$ 12,133	\$ 9,387	\$ 2,746
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**Utilities**

Kissimmee Utility Authority	\$ 10,560	\$ 7,040	\$ 4,285	\$ 2,755
Toho Water Authority	\$ 47,602	\$ 31,735	\$ 43,001	\$ (11,266)
Orlando Utilities Commission	\$ 23,402	\$ 15,601	\$ 18,088	\$ (2,487)
Centurylink	\$ 8,263	\$ 5,509	\$ 5,587	\$ (78)
Bright House Network	\$ 5,775	\$ 3,850	\$ 3,330	\$ 520

**Roadways**

Street Sweeping	\$ 36,000	\$ 24,000	\$ 19,500	\$ 4,500
Drainage	\$ 7,000	\$ 4,667	\$ -	\$ 4,667
Signage	\$ 5,000	\$ 12,207	\$ 12,207	\$ -

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Common Area</b>				
Landscaping	\$ 370,000	\$ 246,667	\$ 205,440	\$ 41,227
Feature Lighting	\$ 6,000	\$ 4,000	\$ 9,004	\$ (5,004)
Irrigation	\$ 10,500	\$ 7,000	\$ 5,608	\$ 1,392
Trash Receptacles & Benches	\$ 1,000	\$ 667	\$ -	\$ 667
Plant Replacement and Bed Enhancements	\$ 9,500	\$ 6,333	\$ -	\$ 6,333
Miscellaneous Common Area Services	\$ 10,500	\$ 14,235	\$ 14,235	\$ -
Soccer/Ball Field Maintenance	\$ 4,000	\$ 2,667	\$ 435	\$ 2,232
Holiday Lighting	\$ 6,300	\$ 4,556	\$ 4,556	\$ -
<b>Recreation Center</b>				
Pool Maintenance	\$ 22,461	\$ 14,974	\$ 13,941	\$ 1,033
Pool Cleaning	\$ 10,200	\$ 6,800	\$ 6,500	\$ 300
Pool Permits	\$ 550	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 16,695	\$ 11,130	\$ 7,017	\$ 4,113
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 5,333	\$ 3,336	\$ 1,998
Pest Control	\$ 900	\$ 600	\$ 546	\$ 54
<b>Security</b>				
Recreation Center Access	\$ 5,300	\$ -	\$ -	\$ -
Security Guard	\$ 442,688	\$ 295,125	\$ 248,796	\$ 46,329
Gate Repairs	\$ 25,833	\$ 9,311	\$ 9,311	\$ -
Guard House Cleaning	\$ 3,600	\$ 2,400	\$ 1,275	\$ 1,125
Guard House Repairs and Maintenance	\$ 3,500	\$ 2,333	\$ 1,350	\$ 983
Gate Maintenance Agreement	\$ 2,500	\$ 1,667	\$ 1,477	\$ 190
<b>Other</b>				
Contingency	\$ 12,500	\$ 10,002	\$ 10,002	\$ -
Field Management Services	\$ 33,067	\$ 22,045	\$ 22,045	\$ -
<b>Total O&amp;M Expenditures</b>	<b>\$ 1,167,396</b>	<b>\$ 784,585</b>	<b>\$ 681,043</b>	<b>\$ 103,542</b>
<b>Total Expenditures</b>	<b>\$ 1,389,606</b>	<b>\$ 956,212</b>	<b>\$ 832,666</b>	<b>\$ 123,546</b>
<b><u>Other Financing Uses</u></b>				
Transfer Out - Pavement Management	\$ 235,000	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ 258,039	\$ 200,000	\$ 200,000	\$ -
<b>Total Other Financing Uses</b>	<b>\$ 493,039</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ -</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 1,882,645</b>	<b>\$ 1,156,212</b>	<b>\$ 1,032,666</b>	<b>\$ 123,546</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 876,006</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 402,208</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,278,215</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
Interest Income	\$ 5,000	\$ 3,333	\$ 16,200	\$ 12,867
<b>Total Revenues</b>	<b>\$ 5,000</b>	<b>\$ 3,333</b>	<b>\$ 16,200</b>	<b>\$ 12,867</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 400	\$ 332	\$ 68
<b>Total Expenditures</b>	<b>\$ 600</b>	<b>\$ 400</b>	<b>\$ 332</b>	<b>\$ 68</b>
<b>Excess Revenues/Expenditures</b>	<b>\$ 4,400</b>		<b>\$ 15,868</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>\$ 15,868</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>\$ 779,395</b>	

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
Interest Income	\$ 10	\$ 7	\$ 7	\$ 0
<b>Total Revenues</b>	<b>\$ 10</b>	<b>\$ 7</b>	<b>\$ 7</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	\$ 137,189	\$ 137,189	\$ -
Capital Outlay - Sidewalk/Roadway Improvements	\$ 120,000	\$ 70,450	\$ 70,450	\$ -
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ -	\$ -
Capital Outlay - Street Tree Trimming	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Storm Water	\$ -	\$ -	\$ 7,525	\$ (7,525)
Capital Outlay - Drainage	\$ -	\$ -	\$ 1,750	\$ (1,750)
Contingency	\$ 600	\$ 400	\$ 333	\$ 67
<b>Total Expenditures</b>	<b>\$ 298,790</b>	<b>\$ 225,939</b>	<b>\$ 235,147</b>	<b>\$ (9,208)</b>
<b>Excess Revenues/Expenditures</b>	<b>\$ (298,780)</b>		<b>\$ (235,140)</b>	
<b>Other Financing Sources:</b>				
Transfer In	\$ 258,039	\$ 200,000	\$ 200,000	\$ -
<b>Total Other Financing Sources</b>	<b>\$ 258,039</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (40,741)</b>		<b>\$ (35,140)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 129,118</b>		<b>\$ 133,730</b>	
<b>Fund Balance - Ending</b>	<b>\$ 88,377</b>		<b>\$ 98,590</b>	

**Remington**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Maintenance Assessment	\$ -	\$ 193,939	\$ 1,493,412	\$ 42,656	\$ 27,779	\$ 17,971	\$ 72,894	\$ 15,894	\$ -	\$ -	\$ -	\$ -	\$ 1,864,544
Miscellaneous Income	\$ 1,980	\$ 640	\$ 130	\$ 585	\$ 17,390	\$ 550	\$ 570	\$ 490	\$ -	\$ -	\$ -	\$ -	\$ 22,335
Interest Income	\$ 1,516	\$ 889	\$ 891	\$ 869	\$ 3,640	\$ 4,702	\$ 4,546	\$ 4,711	\$ -	\$ -	\$ -	\$ -	\$ 21,763
FEMA Reimbursement	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
<b>Total Revenues</b>	<b>\$ 3,496</b>	<b>\$ 195,469</b>	<b>\$ 1,494,462</b>	<b>\$ 44,110</b>	<b>\$ 48,808</b>	<b>\$ 23,223</b>	<b>\$ 78,009</b>	<b>\$ 21,096</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,908,672</b>

**Expenditures:**

**General & Administrative:**

Supervisors Fees	\$ 800	\$ -	\$ 1,800	\$ -	\$ 1,600	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 6,200
FICA	\$ 61	\$ -	\$ 138	\$ -	\$ 122	\$ -	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 474
Engineer	\$ 150	\$ -	\$ -	\$ -	\$ 300	\$ 251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 701
Attorney	\$ 3,114	\$ 3,413	\$ 1,983	\$ 3,549	\$ 1,333	\$ 18	\$ 650	\$ 2,698	\$ -	\$ -	\$ -	\$ -	\$ 16,756
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000
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	\$ 6,879	\$ -	\$ -	\$ -	\$ -	\$ 55,033
Information Technology	\$ 139	\$ 139	\$ 139	\$ 349	\$ 139	\$ 139	\$ 139	\$ 139	\$ -	\$ -	\$ -	\$ -	\$ 1,323
Website Maintenance	\$ 93	\$ 93	\$ 93	\$ 233	\$ 93	\$ 93	\$ 93	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ 882
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 138	\$ 61	\$ 232	\$ 2,004	\$ 214	\$ 434	\$ 211	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ 3,382
Insurance	\$ 56,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,239
Printing and Binding	\$ 3	\$ 3	\$ 3	\$ 4	\$ 8	\$ 9	\$ 4	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ 56
Newsletter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 300	\$ 165	\$ 133	\$ -	\$ 35	\$ 69	\$ 100	\$ 114	\$ -	\$ -	\$ -	\$ -	\$ 915
<b>Total General &amp; Administrative</b>	<b>\$ 74,040</b>	<b>\$ 10,754</b>	<b>\$ 11,401</b>	<b>\$ 13,019</b>	<b>\$ 10,724</b>	<b>\$ 7,893</b>	<b>\$ 9,681</b>	<b>\$ 14,109</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 151,623</b>

**Operation and Maintenance**

**Environmental**

Lake Maintenance	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,387
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**Utilities**

Kissimmee Utility Authority	\$ 530	\$ 543	\$ 526	\$ 531	\$ 542	\$ 543	\$ 522	\$ 548	\$ -	\$ -	\$ -	\$ -	\$ 4,285
Toho Water Authority	\$ 8,678	\$ 1,906	\$ 245	\$ 318	\$ 359	\$ 17,473	\$ 13,841	\$ 181	\$ -	\$ -	\$ -	\$ -	\$ 43,001
Orlando Utilities Commission	\$ 1,589	\$ 1,611	\$ 1,898	\$ 1,652	\$ 6,709	\$ 1,517	\$ 1,620	\$ 1,492	\$ -	\$ -	\$ -	\$ -	\$ 18,088
Centurylink	\$ 1,033	\$ 676	\$ 318	\$ 677	\$ 319	\$ 678	\$ 1,140	\$ 747	\$ -	\$ -	\$ -	\$ -	\$ 5,587
Bright House Network	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 420	\$ 430	\$ 430	\$ -	\$ -	\$ -	\$ -	\$ 3,330

**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	\$ 149	\$ -	\$ -	\$ -	\$ -	\$ 12,207



**Remington**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Common Area</b>													
Landscaping	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ -	\$ -	\$ -	\$ -	205,440
Feature Lighting	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ 7,334	\$ -	\$ 1,485	\$ -	\$ -	\$ -	\$ -	9,004
Irrigation	\$ 431	\$ 606	\$ 334	\$ 552	\$ 1,758	\$ 870	\$ 1,056	\$ -	\$ -	\$ -	\$ -	\$ -	5,608
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Plant Replacement and Bed Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Common Area Services	\$ -	\$ 9,250	\$ 475	\$ -	\$ -	\$ 4,275	\$ -	\$ 235	\$ -	\$ -	\$ -	\$ -	14,235
Soccer/Ball Field Maintenance	\$ -	\$ -	\$ 435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	435
Holiday Lighting	\$ 4,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,556
<b>Recreation Center</b>													
Pool Maintenance	\$ 3,123	\$ 2,248	\$ 125	\$ 1,328	\$ 1,435	\$ 3,839	\$ 1,717	\$ 125	\$ -	\$ -	\$ -	\$ -	13,941
Pool Cleaning	\$ 1,250	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ -	\$ -	\$ -	\$ -	6,500
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Recreation Center Cleaning	\$ 1,150	\$ 1,050	\$ 1,617	\$ 1,150	\$ 1,000	\$ 1,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,017
Recreation Center Repairs & Maintenance	\$ 1,035	\$ 116	\$ 1,665	\$ 335	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,336
Pest Control	\$ 78	\$ 78	\$ 78	\$ 78	\$ 78	\$ 78	\$ 78	\$ -	\$ -	\$ -	\$ -	\$ -	546
<b>Security</b>													
Recreation Center Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Guard	\$ 34,143	\$ 36,283	\$ 36,528	\$ 36,506	\$ 33,426	\$ 35,893	\$ 35,058	\$ 958	\$ -	\$ -	\$ -	\$ -	248,796
Gate Repairs	\$ 4,280	\$ 240	\$ 745	\$ 1,285	\$ 603	\$ 1,678	\$ 240	\$ 240	\$ -	\$ -	\$ -	\$ -	9,311
Guard House Cleaning	\$ 200	\$ 225	\$ 200	\$ 200	\$ 200	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,275
Guard House Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 85	\$ 545	\$ -	\$ 720	\$ -	\$ -	\$ -	\$ -	1,350
Gate Maintenance Agreement	\$ 427	\$ -	\$ -	\$ -	\$ -	\$ 1,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,477
<b>Other</b>													
Contingency	\$ 5,000	\$ 4,556	\$ 446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,002
Field Management Services	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ -	\$ -	\$ -	\$ -	22,045
<b>Total O&amp;M Expenditures</b>	<b>\$ 108,569</b>	<b>\$ 93,474</b>	<b>\$ 80,591</b>	<b>\$ 79,133</b>	<b>\$ 81,448</b>	<b>\$ 111,955</b>	<b>\$ 89,379</b>	<b>\$ 36,495</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 681,043</b>
<b>Total Expenditures</b>	<b>\$ 182,609</b>	<b>\$ 104,228</b>	<b>\$ 91,992</b>	<b>\$ 92,152</b>	<b>\$ 92,173</b>	<b>\$ 119,848</b>	<b>\$ 99,059</b>	<b>\$ 50,605</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 832,666</b>
<b><u>Other Financing Uses</u></b>													
Transfer Out - Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Transfer Out - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	200,000
<b>Total Other Financing Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,000</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 182,609</b>	<b>\$ 104,228</b>	<b>\$ 91,992</b>	<b>\$ 92,152</b>	<b>\$ 92,173</b>	<b>\$ 119,848</b>	<b>\$ 299,059</b>	<b>\$ 50,605</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,032,666</b>
<b>Net Change in Fund Balance</b>	<b>\$ (179,113)</b>	<b>\$ 91,241</b>	<b>\$ 1,402,470</b>	<b>\$ (48,042)</b>	<b>\$ (43,364)</b>	<b>\$ (96,625)</b>	<b>\$ (221,050)</b>	<b>\$ (29,509)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 876,006</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
04/08/25	04/09/25	\$66,051.80	(\$1,321.04)	\$0.00	\$0.00	\$64,730.76	\$64,730.76	\$64,730.76
04/08/25	04/09/25	\$8,193.64	(\$163.87)	\$0.00	\$0.00	\$8,029.77	\$8,029.77	\$8,029.77
04/30/25	04/30/25	\$0.00	\$0.00	\$0.00	\$133.10	\$133.10	\$133.10	\$133.10
05/09/25	05/12/25	\$2,403.65	(\$48.95)	\$0.00	\$44.82	\$2,399.52	\$2,399.52	\$2,399.52
05/09/25	05/12/25	\$13,434.24	(\$275.42)	\$0.00	\$335.88	\$13,494.70	\$13,494.70	\$13,494.70
<b>TOTAL</b>		<b>\$ 1,974,266.20</b>	<b>\$ (39,492.90)</b>	<b>\$ (72,231.78)</b>	<b>\$ 2,002.28</b>	<b>\$ 1,864,543.80</b>	<b>\$ 1,864,543.80</b>	<b>\$ 1,864,543.80</b>

<b>99%</b>	Net Percent Collected
<b>\$11,794.11</b>	Balance Remaining to Collect


## SECTION 3



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Remington Subdivision

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
05/28/25	1800-2200	Patrol Remington Subd	Patrol	
	1800-2200	Traffic control throughout neighborhood	Traffic	
		** checked for parking violations, one verbal and the owner moved the vehicle ** rained throughout entire detail		

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

Name: KRISTIN MINERVINO ID #: 1412 Date: 05/28/25



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Remmington # 108139

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06/06/2025	1300	2651 REMMINGTON BLVD	ARRIVED	
06/06/2025	1315	ARDEN PLACE	PATROL	
06/06/2025	1330	CROWN RIDGE	PATROL	
06/06/2025	1345	SOUTHAMPTON	PATROL	
06/06/2025	1400	BROOKSTONE	PATROL	
06/06/2025	1415	WESTMORELAND	PATROL	
06/06/2025	1430	WATER'S EDGE	PATROL	
06/06/2025	1445	OAKVIEW	PATROL	
06/06/2025	1500	WINDSOR PARK	PATROL	
06/06/2025	1515	PARKLAND SQUARE	PATROL	
06/06/2025	1530	REMMIINGTON PLAZA, COMMUNITY HOUSE & PARK	PATROL	
06/06/2025	1545	GLENEAGLES	PATROL	
06/06/2025	1600	EAGLES LANDING	PATROL	
06/06/2025	1615	HARWOOD	PATROL	
06/06/2025	1630	HAWKS NEST	PATROL	
06/06/2025	1645	STRATHMORE	PATROL	
06/06/2025	1700	OFF-DUTY		

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

Name: D/S Y. FONTANEZ

ID #: 2388

Date: 06/06/2025



# Osceola County Sheriff's Office

## Detail Activity Sheet

### Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06/12/2025	1850	619 Chadbury Way	Parking violation // Warning Issued	
06/12/2025	1914	2751 Portchester Ct	Parking Violation // Warning Issued	
06/12/2025	1920-2000	Remington Community	Patrol of the community/ Presence	
06/12/2025	2000-2030	Parks and amenities	Routine checks of parks and amenities	
06/12/2025	2030-2200	Remington Community	Patrol of the community/ Presence	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations	0	Citations	0	Parks	1
Back-up	0	Felony	0	Written Warning	0	Written Warning	0	Schools/Library	1
Self Initiated	0	Traffic	0	Verbal Warning	0	Verbal Warning	2	Businesses	1
Reports	0	Ordinance	0					Construction	0

Name: L. Herrera      ID #:3258      Date: 06/12/2025

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

## Detail Activity Sheet

Sensitive: This material contains sensitive content.

Sensitive: This material contains sensitive content.

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