

***Remington
Community Development District***

Agenda

August 26, 2025

AGENDA

Remington

Community Development District

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

August 19, 2025

Board of Supervisors
Remington Community
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, August 26, 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 July 22, 2025, Board of Supervisors Meeting
6. 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
7. Supervisor's Requests
8. Next Meeting Date- September 23, 2025
9. 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, **July 22, 2025** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

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

Also present:

Jason Showe	District Manager
Scott Clark <i>by phone</i>	District Counsel
Alan Scheerer	Field Manager
Sabrina Petitfrere	DSI Security Services

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Modifications to Agenda

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

Mr. Showe: We have none.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

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

Ms. Petitfrere: Hello! I'm Sabrina. This is my first time, so please don't shoot me. I don't know if I'm supposed to provide the total amount of residents in violation. How do you guys want it?

Mr. Scheerer: So normally you'll give us the total visitors and owners at each gate and then the number of attempted tows and tows.

Ms. Petitfrere: Okay. I got you. At the Partin Settlement Road gate, the total count for the guests was 2,738 and 16,850 residents. The E. Lakeshore Boulevard gate had 1,240 guests and 1,500 residents. There were 85 violations, 4 tows and 1 attempted tow. For the AM shift for violations, we had 59 and 26 for the PM shift.

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

Ms. Zaresk: No.

Mr. Jaisingh: 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. There are no residents here, so we'll go ahead and close the Public Comment Period.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the June 24, 2025, Board of Supervisors Meeting

Ms. Zaresk: That brings us to the approval of the minutes of June 24th meeting.

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor the Minutes of the June 24, 2025 Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Public Hearings

Mr. Soukup: That brings us to the public hearing.

Mr. Showe: Sure. So, the first thing that we would like to do with the public hearing, is start with a motion to open it.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the public hearing on the adoption of the budget for Fiscal Year 2026 was opened.

A. Consideration of Resolution 2025-05 Adopting the Fiscal Year 2026 Approved Budget and Appropriating Funds

Mr. Showe: The first item that we have is Resolution 2025-05, which approves the Adopted Budget for Fiscal Year 2026. It's very much in the same similar form to what you saw in your Proposed Budget several months ago. We'll note that the maintenance assessments are staying level. The admin portion is very similar to what you had currently. Operations and Maintenance (O&M) is also very close. We did incorporate the new contract that you approved for the security staff, as well as some potential inflationary increases in your other contracts, as well as utilities. Those have all been incorporated in there. It still has you putting \$235,000 into your Pavement Management Fund, as well as \$300,000 into your Capital Projects Fund. All of that is with no assessment increase. Behind that, which starts on the next page, behind the General Fund, is the line-item detail. We try to provide as much detail and description of each of those account lines as we can, so that it's transparent for you and your residents as to where the money is coming from and where it's going. Behind that, we have the Pavement Management Fund. With that one, we anticipate having a little over \$1 million at the end of 2025 and about \$1.25 million at the end of 2026. We also have your Capital Projects Fund. We've incorporated in Fiscal Year 2026, the traditional costs for pressure washing, as well as some fitness equipment repair. Traditionally, we've been having over \$100,000 in sidewalk repairs, so we put \$120,000 in there. We also have some wall repairs in there as well, for potential wall repairs throughout the community. Other than that, there's no debt service and there are no members of the public to provide any comments. So, we return it to the Board for any questions or comments or we can take a motion to approve.

Mr. Soukup: Are there any questions or comments on the resolution? If not, we need a motion for approval.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Appropriating Funds was adopted.

B. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe: The second resolution that we have is Resolution 2025-06, which imposes the assessments onto individual property Tax Bills. Attached to this resolution is the Adopted Budget that you just approved, as well as the very large Excel spreadsheet, that has every property listed in the District, along with the assessment that ties to it. It is the same amount for every property. No members of the audience are present to provide comments, so we can open it up for any questions or comments from the Board or a motion to approve.

Mr. Soukup: Are there any questions or comments on the resolution imposing special assessments?

Mr. Jaisingh: No.

On MOTION by Mr. Jaisingh seconded by Ms. Zaresk with all in favor Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Showe: We would just look for a motion to close the public hearing.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the public hearing on adoption of the budget for Fiscal Year 2026 was closed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: We'll turn it over to Staff Reports and we'll start with District Counsel.

Mr. Clark: Okay, thank you. At the last meeting, the Board had a discussion about a request from GigaPower, to bring some fiber lines into the neighborhood. There were some questions that I had, that I think the Board had about that. I've spent a good amount of time since then, going over documents, looking at the very preliminary plans, which I think Jason has brought a copy of, for the Board Members.

Mr. Showe: Yes.

Mr. Clark: I asked questions about exactly what devices would show in our right-of-way area and what that would look like. They've included that. They're kind of typical of what you probably have already or you would have for cable and internet. I've talked with the representatives

through some of the contractual and financial terms that we might do. There are CDDs that have done agreements like this. They've been heavily negotiated and they seem to work out all right. However, in some of the new CDD's that are just under construction and people are moving in, the CDD has been able to just get a little piece of the pie by getting some compensation from that. I asked that question of the representatives, regarding whether there would be some compensation for us. He indicated not on a mature deal such as this, where you're not having people right and left signing up for services. It's just not the same type of deal. The other issue that I raised, I said, *"This has to be revenue neutral to us and we're going to need a couple things. First of all, we anticipate that there will be some damage that will occur during this."* It always occurs when people are installing underground stuff and in talking through that, they offered to give us a bond for at least \$100,000, to cover us in case there are any damages to our property or right-of-way that they don't fix. I'm going to try to negotiate that to \$200,000. We're still talking about that, but they'll do at least \$100,000. I also asked them if they would provide a fund of up to \$15,000 to pay professional fees during the installation of this. That would cover my fees to handle the agreements and then we would be asking our engineer on several occasions, I think, during the process and certainly at the end of it, to walk through and do an inspection, to ensure that there are no damages that need to be addressed. They told me today that they're willing to do that as well. So, I believe that this deal can be done. We can make it happen. They did clarify one of the questions that I had last time, whether they wanted to install within the utility easements, which are on the house side of the sidewalk or within the right-of-way, which is the area between the pavement and the sidewalk. They want to do it the right way. So that is an agreement that would be with us. I've looked over the forms that they sent. They need some revisions, which I can work on if the Board wants to move forward. I think they're open to negotiating the form of the agreement with us. If this Board thinks that bringing the fiber in would be a benefit to the community, then I think it's something that we can accommodate. He indicated to me that they had fiber Internet speeds of up to 4 gig, which is certainly superior to what you currently have in the neighborhood. So essentially, if the Board wants to move forward, I will ask you to make a motion to authorize the CDD to enter into a service agreement and appropriate placement with GigaPower, subject to counsel being content with the form of the agreement, including bonding and cost recovery provisions. So, I'll let you discuss now or ask questions before we vote on that.

Mr. Soukup: Jason, have you had any CDDs that have gone with this company?

Mr. Showe: None that I'm aware of. I haven't had dealings with this particular company. I know that we've had similar situations with other companies at other CDDs. Certainly, you can expect that it's going to be a mess for a little bit, while they're in here doing the work. I think that's a fair expectation.

Mr. Scheerer: Yeah, they'll do a lot of potholing, basically just digging, trying to locate their directional bores. As long as they can pre-cut the sod and move it over, they can do it that way.

Mr. Soukup: I'm less worried about the main roads and individual residential roads.

Mr. Brown: Sorry to laugh, but why the hell would you want to put it in the right-of-way? You need to go through the asphalt and you have to contend with every single tree in this neighborhood. I don't understand that.

Mr. Showe: That was their answer when Scott asked the question.

Mr. Scheerer: Maybe they just didn't understand what the right-a-way was.

Mr. Brown: Maybe.

Mr. Scheerer: That's only a strip this wide.

Mr. Brown: Yeah.

Mr. Soukup: Yeah.

Mr. Brown: Or it's the asphalt.

Mr. Soukup: Plus, the utilities for each house.

Mr. Brown: Yeah, maybe we should clarify that, because that doesn't seem like that would be an answer that they would accept.

Mr. Clark: Yeah. If the Board votes to move forward, they will be submitting some more detailed plans than what you see right now. The first step would be to look at the plans, look at the routing and try to identify conflicts and problems. The trees are an issue, but they may have ways to work around trees. I don't know all about their technology in doing the installation. They'll have to give us some more information about that.

Ms. Zaresk: I would be interested in knowing what the plan is for that right-a-way. As far as the concept goes and as far as the fact that they're willing to put up a bond and that would like higher speed service, I think is great. So, from that perspective, yeah, but....

Mr. Jaisingh: I watched them put in the fiber optic conduits in Neptune and they actually bore under the ground.

Mr. Scheerer: Yeah.

Mr. Jaisingh: It's not a manual thing. They would just dig a hole here about 50 feet down and bore from section to section. When they come to an interruption, they will go down and open it up and then they'll work around it and keep going. I don't think roots are going to be a problem for them, but I'm not too sure how they work. I think we should try to get that.

Mr. Soukup: Yeah, so I think we definitely want to see some sort of plan first, as part of the consideration. Does the Board agree?

Mr. Brown: Oh, yeah. Maybe we can't do this. I don't know. But if they do say that the easement is probably the smarter place to go, on top of the bond that we do, can we get a bond of \$100,000 that can be used for personal property, in case they damage personal property? Because they may not care about that as much as they care about us.

Mr. Clark: I don't know what our trigger would be for that, because those are public utility easements created by the plat. If they go in that location, they really don't need our involvement at all. They just go with the easement. So, there might actually be less protection if they build it there. But they very specifically wanted to go in the right-of-way between the sidewalk and the road, as opposed to in people's yards and the easement.

Mr. Brown: Okay.

Mr. Scheerer: We have a lot of irrigation in there. Lots of irrigation.

Mr. Brown: Well, even the homes have irrigation in there.

Mr. Scheerer: Yeah.

Mr. Brown: I have irrigation in there.

Mr. Scheerer: Yeah, that's what I mean.

Mr. Jaisingh: It depends on the depth. I've seen them go two feet down.

Mr. Scheerer: Yeah, they're pretty genius when it comes to these bore machines. These guys know what they're doing.

Ms. Zaresk: I approve of the concept.

<p>Ms. Zaresk MOVED to authorize the CDD to enter into a service agreement and appropriate placement with GigaPower, subject to District Counsel being content with the form of the agreement, including bonding and cost recovery provisions and Mr. Mehrlich seconded the motion.</p>

Mr. Scheerer: Do you approve of the set of plans?

Mr. Jaisingh: Right, showing where they are going.

Mr. Scheerer: If we had an engineer, he could show you.

Mr. Soukup: Yeah, right.

Mr. Brown: Yeah, maybe.

Mr. Showe: Okay, but you're okay with staff proceeding with getting more information, getting a set of plans and starting to negotiate a contract?

Mr. Soukup: Yeah.

Mr. Jaisingh: Yes.

Mr. Brown: And maybe a methodology of how they're going to accomplish it.

Mr. Soukup: Right.

Mr. Clark: There is going to be a process over several months here with the planning and installation. It is probably a 90-to-120-day process.

Mr. Scheerer: We couldn't get it started before school started.

On VOICE VOTE with all in favor authorizing the CDD to enter into a service agreement and appropriate placement with GigaPower, subject to District Counsel being content with the form of the agreement, including bonding and cost recovery provisions was approved.

Mr. Soukup: Okay. Anything else, Scott?

Mr. Clark: No, that's all. I'll get this one moving and keep reporting back to you.

Mr. Soukup: Okay, sounds good. Thanks.

B. Engineer

Mr. Soukup: Our engineer is AWOL.

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 the Check Register. In the General Fund, we have Checks #7586 through #7597, Capital Reserve Checks #150 and June payroll, for

a grand total of \$93,967.56. A summary of those invoices was included and Alan and I can take any questions the Board might have or we can take a motion to approve.

Mr. Soukup: Are there any questions about any individual invoices or a motion for approval?

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the June 18, 2025 through July 15, 2025 Check Register in the amount of \$93,967.56 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: The next item is your Balance Sheet and Income Statement. No action is required by the Board. We are performing better than budget to actuals and we are well over 99% collected on our assessments. We're actually at 99%. So, we're in great shape there.

iii. Presentation of OCSO Reports

Mr. Showe: You also have your Osceola County Sheriff Reports.

iv. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Showe: We also want to get some Fiscal Year 2026 items completed. We will start with the approval of the Fiscal Year 2026 meeting schedule. We decided to keep your same meeting schedule. It is up to the Board, but I would tentatively recommend moving the November and December meetings up a week, because right now they're scheduled in that fourth week, which is the same week as Thanksgiving.

Mr. Soukup: I would agree with you there.

Mr. Showe: So, we recommend moving the November meeting to the 18th and the December meeting to the 16th.

Mr. Soukup: Correct.

Mr. Showe: The rest of those don't conflict with any holidays. So, with those changes, we would take a motion to approve.

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor the Fiscal Year 2026 meeting schedule as amended changing the November meeting to November 18th and the December meeting to December 16th was approved.

v. Adoption of District Goals & Objectives

a. Adoption of Fiscal Year 2026 Goals & Objectives

**b. Presentation of Fiscal Year 2025 Goals & Objectives
Authorizing Chair to Execute**

Mr. Showe: Finally, we have one other compliance item. We're doing these at all of our Districts now. Obviously, we're still required to do our annual goals and objectives for the District. So, we provided a Fiscal Year 2026 set of goals and objectives, which mirror your 2025 goals and objectives. Additionally, we would also like to get approval for the Chair to execute the 2025 goals, with your budget approval today, as we have completed all the goals for the year. That really just goes on your website as a posted completion report. So, would like to get a motion to approve the Fiscal Year 2026 goals and authorize the Chairman to execute the 2025 goals.

Mr. Soukup: We need a motion.

Mr. Brown: I have a question. So, unlike goal 1.3, the access to records compliance, should we put in that objective, that by putting it on the website, it's ADA compliant?

Mr. Showe: That's a statutory requirement. So, it can be in there.

Mr. Brown: If its somewhere else, that's fine.

Mr. Showe: It's duplicated somewhere else.

Mr. Brown: Okay.

Mr. Soukup: Are there any other questions?

Mr. Jaisingh: No.

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the approval of the Fiscal Year 2026 goals and objectives and authorization for the Chair to execute the 2025 goals and objectives were approved.

D. Field Manager's Report

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

Mr. Scheerer: I didn't get any phone calls. The lights are on.

Mr. Jaisingh: Yay.

Mr. Scheerer: If you haven't seen them, the lights at the E. Lakeshore Boulevard gate are on.

Mr. Brown: Cool.

Mr. Soukup: What took so long?

Mr. Scheerer: We finally got that project done.

Ms. Zaresk: Wow.

Mr. Soukup: We need something new for you to talk about.

Mr. Scheerer: Well, that was something that's off my plate now. I almost called you, because there was something in permitting that OUC said that we needed to provide them. We provided it to them, but I guess it had to be in a different format. So, Terry's Electric got with whoever, they put it in a different format and next thing you know, the meter was installed. So, I came out last Friday or the Friday before and turned on all of the breakers and checked all of the lights. So, all of the entry lights are working. We will be moving into some of the landscape lights, because as you know, we had a lot of Palm trees over there, that have gone bad. So, we'll have to readjust some of the lights where those are. The landscaper completed a lot of the warranty replacement work, at no charge to the District. In front of Club Villas, there was some stuff and a couple of the Podocarpus, which are the green plants right in front of the monument signs, some of those were failing. Those have been replaced. Probably next month, we'll wrap up with Somerset and maybe Eagles Landing. We'll see how the money plays out. Then after that, we are going to have to figure out how we're going move forward with the perimeter walls, up and down Remington Boulevard, any of the entrances, especially down here at Partin Settlement Road, once they're done messing up the Partin Settlement Road entrance. Because I know that's going to be something we'll end up being on the hook for. On Oak View, the pothole is still there. We have been communicating with Toho. It's just basically handing them the PO or work order and somebody approves it. It's kind of like if you remember the one we had at Christmas? It's hopefully not as bad, but we are communicating with Toho. We are still doing AC filters and checking the guard house's cameras every week, making sure that's good. We wrapped up the majority of the concrete work from grinding and sidewalk replacements. We ended in, I want to say Somerset. Oak View and Windsor Park, I think were the last three neighborhoods that we did. So, that's been completed. We did have at the end of McKinnison and Oak View, at the cul-de-sac, a tree that

died. So, we went ahead and cut that tree down, in advance of hurricane season. Other than that, we're still looking for a maintenance company for our fitness equipment. As I told you at the last meeting, our gentleman had retired with no recommendations for replacement. But we are working with another vendor in another CDD. They just need to make sure that they get out here when I'm here, so I can let them in and see what's going on. Other than that, that's all I have.

Mr. Brown: I had someone tell me today, that in Westmoreland, there's a place in the asphalt that is wavy, not from breaking. It's kind of lined up with the manholes. We thought it might be another starting to occur.

Mr. Scheerer: At that first left there.

Mr. Brown: I haven't looked at it, so I don't know.

Mr. Scheerer: I haven't seen it. I was just in there with Jason. We didn't go through that little turn, where there's another little in between.

Mr. Soukup: Barnsley. That's where I used to live.

Mr. Scheerer: I didn't go down Barnsley, so maybe that's where it is at. We'll take a look at it.

Mr. Brown: I haven't been through there. They just told me that today.

Mr. Scheerer: Alright. We'll take a look.

Mr. Jaisingh: I think we should start looking at repointing the walls along Remington.

Mr. Scheerer: Doing what?

Mr. Jaisingh: Repointing them. Because the mortar from in between the bridge, is coming loose.

Mr. Scheerer: Well, you know, we put \$88,000 aside. That is for three locations. There's one on Knightsbridge. There's one up here on Remington Boulevard for Somerset. Then there's the one on Partin Settlement Road, that we have to work with. If we can get that done, then we're definitely going to have to start filling some grout joints in, throughout the community, as ongoing maintenance, but maybe we can just absorb that, depending on the dollar amount out of the General and R&M Funds. So, we can definitely look at that. I haven't seen the mess they made. I know they come right up to that island at the entrance at Partin Settlement Road. So, keep an eye on what's going on there.

Mr. Soukup: Yeah. That shoulder on the right side is all down.

Mr. Scheerer: Yeah.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Jaisingh: Nothing.

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: I have none. Thank you.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: I'm good.

Mr. Soukup: Mr. Brown?

Mr. Brown: I'm just glad that we have the electric back in time for GigaPower to cut it.

NINTH ORDER OF BUSINESS

Next Meeting Date – August 26, 2025

Mr. Soukup: Our next meeting is scheduled for August 26, 2025.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

SECTION C

SECTION 1

Remington

Community Development District

Summary of Check Register

July 16, 2025 to August 18, 2025

Bank	Date	Check No.'s	Amount
General Fund	7/25/25	7631-7633	\$ 15,515.08
	7/30/25	7634-7635	\$ 10,923.34
	7/31/25	7636-7645	\$ 4,993.95
			<hr/>
			\$ 31,432.37
Capital Reserve	7/31/25	152	\$ 21,350.00
			<hr/>
			\$ 21,350.00
<u>Supervisor Fees -JULY 2025</u>			
Brian K. Brown		51102412961994	\$ 184.70
David Jaisingh		51103	\$ 184.70
Kenneth R. Soukup		51104	\$ 164.70
Timothy P. Mehrlick		51105	\$ 184.70
Pamela M. Zaresk		51106	\$ 184.70
			<hr/>
			\$ 903.50
Total Amount			\$ 53,685.87

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/25/25	00038	6/12/25 253225	202506 320-53800-34700	WI-PAK MONTHLY-JUN25	*	240.00	
		6/30/25 252733	202505 320-53800-57300	500Q BLK/WHT BARCODE DE	*	3,165.00	
				ACCESS CONTROL SYSTEMS LLC DBA			3,405.00 007631
7/25/25	00168	7/01/25 551	202507 320-53800-12000	FIELD MANAGEMENT-JUL25	*	2,755.58	
		7/01/25 552	202507 310-51300-34000	MANAGEMENT FEES-JUL25	*	6,879.17	
		7/01/25 552	202507 310-51300-35200	WEBSITE MANAGEMENT-JUL25	*	92.75	
		7/01/25 552	202507 310-51300-34100	INFORMATION TECH-JUL25	*	139.17	
		7/01/25 552	202507 310-51300-51000	OFFICE SUPPLIES	*	.78	
		7/01/25 552	202507 310-51300-42000	POSTAGE	*	96.13	
		7/01/25 552	202507 310-51300-42500	COPIES	*	1.50	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			9,965.08 007632
7/25/25	00127	7/15/25 5294368	202506 310-51300-31100	ENGINEERING SVCS-JUN25	*	2,145.00	
				HANSON, WALTER & ASSOCIATES, INC.			2,145.00 007633
7/30/25	00038	7/15/25 253838	202507 320-53800-34800	REPAIR LASER SCANNER	*	670.00	
		7/25/25 253124	202506 320-53800-34800	EXT BARRIER GATE RPR 6/10	*	327.92	
				ACCESS CONTROL SYSTEMS LLC DBA			997.92 007634
7/30/25	00321	6/30/25 1807308	202506 320-53800-34500	TRACK TIK-06/01-6/30/25	*	150.00	
				DSI SECURITY SERVICES			150.00 007635
7/30/25	00336	5/12/25 00029917	202507 310-51300-45000	FY25-FY26 INS POLICY	*	639.00	
		5/12/25 00029917	202507 310-51300-45000	FY25-FY26 INS POLICY	*	1,527.00	
				NATIONAL GENERAL INSURANCE COMPANY			2,166.00 007636
7/31/25	00336	5/12/25 00029917	202507 310-51300-45000	FY25-FY26 INS POLICY	V	639.00-	
		5/12/25 00029917	202507 310-51300-45000	FY25-FY26 INS POLICY	V	1,527.00-	
				NATIONAL GENERAL INSURANCE COMPANY			2,166.00-007636
				REMI -REMINGTON - HHENRY			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/30/25	00213	6/30/25 57223	202507 320-53800-34500	SECURITY SVCS-06/30-07/11	*	973.56	
				OSCEOLA COUNTY SHERIFF'S OFFICE			973.56 007637
7/30/25	00335	7/21/25 149318	202507 320-53800-47300	INSTALL DRAINAGE 7.17.25	*	3,575.00	
		7/21/25 149319	202507 320-53800-46300	RPLCD VALVE/RAIN SENOR	*	405.00	
		7/21/25 149320	202507 320-53800-46300	RPLCD BROKEN RAIN SENOR	*	238.40	
				SSS DOWN TO EARTH OPCO LLC DBA			4,218.40 007638
7/30/25	00071	7/14/25 46171767	202507 320-53800-46800	PEST CONTROL-JUL25	*	83.46	
				TERMINIX COMMERCIAL			83.46 007639
7/30/25	00128	6/30/25 FL122592	202507 320-53800-53000	MECHANICAL SWEEPING-06/17	*	1,500.00	
		7/15/25 FL122616	202507 320-53800-53000	MECHANICAL SWEEPING-07/07	*	1,500.00	
		7/25/25 FL122640	202507 320-53800-53000	MECHANICAL SWEEPING-07/24	*	1,500.00	
				USA SERVICES OF FLORIDA, INC			4,500.00 007640
7/31/25	00038	7/10/25 253788	202507 320-53800-34700	WI-PAK MONTHLY-JUL25	*	240.00	
				ACCESS CONTROL SYSTEMS LLC DBA			240.00 007641
7/31/25	00093	6/30/25 229206	202506 320-53800-47100	LAKE MAINTENANCE-JUN25	*	1,341.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,341.00 007642
7/31/25	00336	5/12/25 00029917	202507 310-51300-45000	FY25-FY26 INS POLICY	*	1,527.00	
				NATIONAL GENERAL INSURANCE COMPANY			1,527.00 007643
7/31/25	00336	5/12/25 00029917	202507 310-51300-45000	FY25-FY26 INS POLICY	*	639.00	
				NATIONAL GENERAL INSURANCE COMPANY			639.00 007644
7/31/25	00125	7/10/25 319264	202507 320-53800-46500	BULK BLEACH-JUL25	*	1,121.95	
		7/18/25 22660	202507 300-15500-10000	CHEMICAL CONTROLLER-AUG25	*	125.00	
				SPIES POOL LLC			1,246.95 007645
				TOTAL FOR BANK A		31,432.37	
				REMI -REMINGTON - HHENRY			

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER										31,432.37	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/31/25	00253	7/20/25 5893	202507 600-53800-53100		*	6,600.00	
		CONCRETE 8 SIDEWALKS					
		7/21/25 5883	202506 600-53800-53100		*	6,100.00	
		CONCRETE SIDEWALK GRINDS					
		7/21/25 5894	202507 600-53800-53100		*	8,650.00	
		CONCRETE SIDEWALK GRINDS					
BERRY CONSTRUCTION INC.						21,350.00	000152

TOTAL FOR BANK C						21,350.00	
TOTAL FOR REGISTER						21,350.00	

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
July 31, 2025



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Remington
Community Development District
Combined Balance Sheet
July 31, 2025

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 62,939	\$ -	\$ 62,939
Pavement Management	\$ -	\$ 247,365	\$ 247,365
Capital Projects Fund	\$ -	\$ 71,799	\$ 71,799
Investments:			
State Board Administration	\$ 1,050,606	\$ 531,991	\$ 1,582,597
Prepaid Expenses	\$ 4,556	\$ -	\$ 4,556
Total Assets	\$ 1,118,100	\$ 851,154	\$ 1,969,254
Liabilities:			
Accounts Payable	\$ 11,891	\$ -	\$ 11,891
Accrued Expenses	\$ 122	\$ -	\$ 122
Due to General Fund	\$ -	\$ -	\$ -
Deferred Revenue	\$ -	\$ -	\$ -
Total Liabilities	\$ 12,013	\$ -	\$ 12,013
Fund Balances:			
Assigned For:			
Capital Projects	\$ -	\$ 71,799	\$ 71,799
Pavement Management	\$ -	\$ 779,355	\$ 779,355
Nonspendable:			
Deposits and Prepaid Items	\$ 4,556	\$ -	\$ 4,556
Unassigned	\$ 1,101,531	\$ -	\$ 1,101,531
Total Fund Balances	\$ 1,106,087	\$ 851,154	\$ 1,957,241
Total Liabilities & Fund Equity	\$ 1,118,100	\$ 851,154	\$ 1,969,254

Remington
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Maintenance Assessment	\$ 1,876,345	\$ 1,876,345	\$ 1,886,689	\$ 10,344
Miscellaneous Income	\$ 5,300	\$ 4,417	\$ 24,135	\$ 19,718
Interest Income	\$ 1,000	\$ 833	\$ 29,946	\$ 29,112
FEMA Reimbursement	\$ -	\$ -	\$ 30	\$ 30
Total Revenues	\$ 1,882,645	\$ 1,881,595	\$ 1,940,800	\$ 59,205

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 10,000	\$ 8,000	\$ 2,000
FICA	\$ 918	\$ 765	\$ 612	\$ 153
Engineer	\$ 15,000	\$ 12,500	\$ 2,846	\$ 9,654
Attorney	\$ 27,500	\$ 22,917	\$ 27,791	\$ (4,874)
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	\$ 68,792	\$ 68,792	\$ -
Information Technology	\$ 1,670	\$ 1,392	\$ 1,602	\$ (210)
Website Maintenance	\$ 1,113	\$ 928	\$ 1,068	\$ (140)
Telephone	\$ 80	\$ 67	\$ -	\$ 67
Postage	\$ 1,200	\$ 1,000	\$ 3,532	\$ (2,532)
Insurance	\$ 61,939	\$ 61,939	\$ 57,882	\$ 4,057
Printing and Binding	\$ 1,000	\$ 833	\$ 61	\$ 773
Newsletter	\$ 3,500	\$ 2,917	\$ -	\$ 2,917
Legal Advertising	\$ 2,300	\$ 1,917	\$ 383	\$ 1,534
Office Supplies	\$ 200	\$ 167	\$ 11	\$ 155
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,350	\$ 1,063	\$ 1,063	\$ -
Total General & Administrative	\$ 222,210	\$ 196,612	\$ 182,909	\$ 13,703

Operation and Maintenance

Environmental

Lake Maintenance	\$ 18,200	\$ 15,167	\$ 12,069	\$ 3,098
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Utilities

Kissimmee Utility Authority	\$ 10,560	\$ 8,800	\$ 5,421	\$ 3,379
Toho Water Authority	\$ 47,602	\$ 39,668	\$ 64,808	\$ (25,140)
Orlando Utilities Commission	\$ 23,402	\$ 19,502	\$ 21,282	\$ (1,780)
Centurylink	\$ 8,263	\$ 6,886	\$ 7,080	\$ (195)
Bright House Network	\$ 5,775	\$ 4,813	\$ 4,190	\$ 623

Roadways

Street Sweeping	\$ 36,000	\$ 30,000	\$ 30,000	\$ -
Drainage	\$ 7,000	\$ 5,833	\$ 5,712	\$ 121
Signage	\$ 5,000	\$ 13,515	\$ 13,515	\$ -

Remington
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Common Area				
Landscaping	\$ 370,000	\$ 308,333	\$ 256,800	\$ 51,533
Feature Lighting	\$ 6,000	\$ 5,000	\$ 9,004	\$ (4,004)
Irrigation	\$ 10,500	\$ 8,750	\$ 9,985	\$ (1,235)
Trash Receptacles & Benches	\$ 1,000	\$ 833	\$ -	\$ 833
Plant Replacement and Bed Enhancements	\$ 9,500	\$ 7,917	\$ -	\$ 7,917
Miscellaneous Common Area Services	\$ 10,500	\$ 22,105	\$ 22,105	\$ -
Soccer/Ball Field Maintenance	\$ 4,000	\$ 3,333	\$ 435	\$ 2,898
Holiday Lighting	\$ 6,300	\$ 4,556	\$ 4,556	\$ -
Recreation Center				
Pool Maintenance	\$ 22,461	\$ 18,718	\$ 18,396	\$ 321
Pool Cleaning	\$ 10,200	\$ 8,500	\$ 8,000	\$ 500
Pool Permits	\$ 550	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 16,695	\$ 13,913	\$ 10,495	\$ 3,417
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 6,667	\$ 4,441	\$ 2,226
Pest Control	\$ 900	\$ 750	\$ 796	\$ (46)
Security				
Recreation Center Access	\$ 5,300	\$ 4,417	\$ 3,165	\$ 1,252
Security Guard	\$ 442,688	\$ 368,907	\$ 286,869	\$ 82,038
Gate Repairs	\$ 25,833	\$ 11,054	\$ 11,054	\$ -
Guard House Cleaning	\$ 3,600	\$ 3,000	\$ 1,900	\$ 1,100
Guard House Repairs and Maintenance	\$ 3,500	\$ 2,917	\$ 1,350	\$ 1,567
Gate Maintenance Agreement	\$ 2,500	\$ 2,083	\$ 1,477	\$ 606
Other				
Contingency	\$ 12,500	\$ 10,409	\$ 10,409	\$ -
Field Management Services	\$ 33,067	\$ 27,556	\$ 27,556	\$ -
Total O&M Expenditures	\$ 1,167,396	\$ 983,899	\$ 853,654	\$ 130,245
Total Expenditures	\$ 1,389,606	\$ 1,180,511	\$ 1,036,563	\$ 143,948
<u>Other Financing Uses</u>				
Transfer Out - Pavement Management	\$ 235,000	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ 258,039	\$ 200,000	\$ 200,000	\$ -
Total Other Financing Uses	\$ 493,039	\$ 200,000	\$ 200,000	\$ -
Total Expenditures & Other Financing Uses	\$ 1,882,645	\$ 1,380,511	\$ 1,236,563	\$ 143,948
Net Change in Fund Balance	\$ -	\$ 704,237		
Fund Balance - Beginning	\$ -	\$ 401,850		
Fund Balance - Ending	\$ -	\$ 1,106,087		

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Interest Income	\$ 5,000	\$ 4,167	\$ 16,204	\$ 12,038
Total Revenues	\$ 5,000	\$ 4,167	\$ 16,204	\$ 12,038
Expenditures:				
Contingency	\$ 600	\$ 500	\$ 375	\$ 125
Total Expenditures	\$ 600	\$ 500	\$ 375	\$ 125
Excess Revenues/Expenditures	\$ 4,400		\$ 15,829	
Other Financing Sources:				
Transfer In	\$ 235,000	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ 235,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 239,400		\$ 15,829	
Fund Balance - Beginning	\$ 810,675		\$ 763,526	
Fund Balance - Ending	\$ 1,050,075		\$ 779,355	

Remington
Community Development District
Capital Projects Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Interest Income	\$ 10	\$ 8	\$ 9	\$ 0
Total Revenues	\$ 10	\$ 8	\$ 9	\$ 0
Expenditures:				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ -	\$ -
Capital Outlay - Pressure Washing	\$ 25,000	\$ 17,900	\$ 17,900	\$ -
Capital Outlay - Landscape Improvements	\$ 132,190	\$ 132,190	\$ 137,189	\$ (4,999)
Capital Outlay - Sidewalk/Roadway Improvements	\$ 120,000	\$ 97,200	\$ 97,200	\$ -
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	\$ 500	\$ 376	\$ 124
Total Expenditures	\$ 298,790	\$ 247,790	\$ 261,940	\$ (14,150)
Excess Revenues/Expenditures	\$ (298,780)		\$ (261,931)	
Other Financing Sources:				
Transfer In	\$ 258,039	\$ 200,000	\$ 200,000	\$ -
Total Other Financing Sources	\$ 258,039	\$ 200,000	\$ 200,000	\$ -
Net Change in Fund Balance	\$ (40,741)		\$ (61,931)	
Fund Balance - Beginning	\$ 129,118		\$ 133,730.17	
Fund Balance - Ending	\$ 88,377		\$ 71,799	

Remington
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessment	\$ -	\$ 193,939	\$ 1,493,412	\$ 42,656	\$ 27,779	\$ 17,971	\$ 72,894	\$ 15,894	\$ 22,043	\$ 102	\$ -	\$ -	\$ 1,886,689
Miscellaneous Income	\$ 1,980	\$ 640	\$ 130	\$ 585	\$ 17,750	\$ 550	\$ 570	\$ 490	\$ 660	\$ 780	\$ -	\$ -	\$ 24,135
Interest Income	\$ 1,516	\$ 889	\$ 891	\$ 869	\$ 3,640	\$ 4,702	\$ 4,546	\$ 4,711	\$ 4,218	\$ 3,964	\$ -	\$ -	\$ 29,946
FEMA Reimbursement	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
Total Revenues	\$ 3,496	\$ 195,469	\$ 1,494,462	\$ 44,110	\$ 49,168	\$ 23,223	\$ 78,009	\$ 21,096	\$ 26,921	\$ 4,846	\$ -	\$ -	\$ 1,940,800

Expenditures:

General & Administrative:

Supervisors Fees	\$ 800	\$ -	\$ 1,800	\$ -	\$ 1,600	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ 8,000
FICA	\$ 61	\$ -	\$ 138	\$ -	\$ 122	\$ -	\$ 77	\$ 77	\$ 77	\$ 61	\$ -	\$ -	\$ 612
Engineer	\$ 150	\$ -	\$ -	\$ -	\$ 300	\$ 251	\$ -	\$ -	\$ 2,145	\$ -	\$ -	\$ -	\$ 2,846
Attorney	\$ 3,114	\$ 3,413	\$ 1,983	\$ 3,549	\$ 1,333	\$ 18	\$ 650	\$ 2,698	\$ 2,633	\$ 8,403	\$ -	\$ -	\$ 27,791
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	\$ 6,879	\$ 6,879	\$ -	\$ -	\$ 68,792
Information Technology	\$ 139	\$ 139	\$ 139	\$ 349	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139	\$ -	\$ -	\$ 1,602
Website Maintenance	\$ 93	\$ 93	\$ 93	\$ 233	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ -	\$ -	\$ 1,068
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 138	\$ 61	\$ 232	\$ 2,004	\$ 214	\$ 434	\$ 211	\$ 88	\$ 54	\$ 96	\$ -	\$ -	\$ 3,532
Insurance	\$ 55,716	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,166	\$ -	\$ -	\$ 57,882
Printing and Binding	\$ 3	\$ 3	\$ 3	\$ 4	\$ 8	\$ 9	\$ 4	\$ 21	\$ 3	\$ 2	\$ -	\$ -	\$ 61
Newsletter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ 11
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 300	\$ 165	\$ 133	\$ -	\$ 35	\$ 69	\$ 100	\$ 114	\$ 147	\$ -	\$ -	\$ -	\$ 1,063
Total General & Administrative	\$ 73,517	\$ 10,754	\$ 11,401	\$ 13,019	\$ 10,724	\$ 7,893	\$ 9,681	\$ 14,109	\$ 13,170	\$ 18,639	\$ -	\$ -	\$ 182,909

Operation and Maintenance

Environmental

Lake Maintenance	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ -	\$ -	\$ -	\$ 12,069
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Utilities

Kissimmee Utility Authority	\$ 530	\$ 543	\$ 526	\$ 531	\$ 542	\$ 543	\$ 522	\$ 548	\$ 569	\$ 566	\$ -	\$ -	\$ 5,421
Toho Water Authority	\$ 8,678	\$ 1,906	\$ 245	\$ 318	\$ 359	\$ 17,473	\$ 13,841	\$ 181	\$ 226	\$ 21,582	\$ -	\$ -	\$ 64,808
Orlando Utilities Commission	\$ 1,589	\$ 1,611	\$ 1,898	\$ 1,652	\$ 6,709	\$ 1,517	\$ 1,620	\$ 1,492	\$ 1,590	\$ 1,604	\$ -	\$ -	\$ 21,282
Centurylink	\$ 1,033	\$ 676	\$ 318	\$ 677	\$ 319	\$ 678	\$ 1,140	\$ 747	\$ 353	\$ 1,140	\$ -	\$ -	\$ 7,080
Bright House Network	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 420	\$ 430	\$ 430	\$ 430	\$ 430	\$ -	\$ -	\$ 4,190

Roadways

Street Sweeping	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 1,500	\$ 4,500	\$ -	\$ -	\$ 30,000
Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,856	\$ 2,856	\$ -	\$ -	\$ -	\$ 5,712
Signage	\$ 9,379	\$ 149	\$ 834	\$ 584	\$ 814	\$ 149	\$ 149	\$ 784	\$ 149	\$ 524	\$ -	\$ -	\$ 13,515

Remington
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Common Area													
Landscaping	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ -	\$ -	\$ 256,800
Feature Lighting	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ 7,334	\$ -	\$ 1,485	\$ -	\$ -	\$ -	\$ -	\$ 9,004
Irrigation	\$ 431	\$ 606	\$ 334	\$ 552	\$ 1,758	\$ 870	\$ 1,056	\$ 3,733	\$ -	\$ 643	\$ -	\$ -	\$ 9,985
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Replacement and Bed Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Common Area Services	\$ -	\$ 9,250	\$ 475	\$ -	\$ -	\$ 4,275	\$ -	\$ 1,955	\$ 2,575	\$ 3,575	\$ -	\$ -	\$ 22,105
Soccer/Ball Field Maintenance	\$ -	\$ -	\$ 435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 435
Holiday Lighting	\$ 4,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,556
Recreation Center													
Pool Maintenance	\$ 3,123	\$ 2,248	\$ 125	\$ 1,328	\$ 1,435	\$ 3,839	\$ 1,717	\$ 1,486	\$ 1,642	\$ 1,452	\$ -	\$ -	\$ 18,396
Pool Cleaning	\$ 1,250	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ -	\$ -	\$ 8,000
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 1,150	\$ 1,050	\$ 1,617	\$ 1,150	\$ 1,000	\$ 1,050	\$ 1,100	\$ 1,328	\$ -	\$ 1,050	\$ -	\$ -	\$ 10,495
Recreation Center Repairs & Maintenance	\$ 1,035	\$ 116	\$ 1,665	\$ 335	\$ 185	\$ -	\$ -	\$ 420	\$ -	\$ 685	\$ -	\$ -	\$ 4,441
Pest Control	\$ 78	\$ 78	\$ 78	\$ 78	\$ 78	\$ 78	\$ 78	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ 796
Security													
Recreation Center Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,165	\$ -	\$ -	\$ -	\$ -	\$ 3,165
Security Guard	\$ 34,143	\$ 36,283	\$ 36,528	\$ 36,506	\$ 33,426	\$ 35,893	\$ 35,058	\$ 36,295	\$ 789	\$ 1,947	\$ -	\$ -	\$ 286,869
Gate Repairs	\$ 4,280	\$ 240	\$ 745	\$ 1,285	\$ 603	\$ 1,678	\$ 240	\$ 240	\$ 833	\$ 910	\$ -	\$ -	\$ 11,054
Guard House Cleaning	\$ 200	\$ 225	\$ 200	\$ 200	\$ 200	\$ 250	\$ 200	\$ 225	\$ -	\$ 200	\$ -	\$ -	\$ 1,900
Guard House Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 85	\$ 545	\$ -	\$ 720	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Gate Maintenance Agreement	\$ 427	\$ -	\$ -	\$ -	\$ -	\$ 1,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,477
Other													
Contingency	\$ 5,000	\$ 4,556	\$ 446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 407	\$ -	\$ -	\$ -	\$ 10,409
Field Management Services	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ -	\$ -	\$ 27,556
Total O&M Expenditures	\$ 110,069	\$ 93,474	\$ 80,591	\$ 79,133	\$ 81,448	\$ 111,955	\$ 90,679	\$ 91,700	\$ 44,529	\$ 70,078	\$ -	\$ -	\$ 853,654
Total Expenditures	\$ 183,586	\$ 104,228	\$ 91,992	\$ 92,152	\$ 92,173	\$ 119,848	\$ 100,359	\$ 105,809	\$ 57,699	\$ 88,717	\$ -	\$ -	\$ 1,036,563
<u>Other Financing Uses</u>													
Transfer Out - Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Total Other Financing Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Total Expenditures & Other Financing Uses	\$ 183,586	\$ 104,228	\$ 91,992	\$ 92,152	\$ 92,173	\$ 119,848	\$ 300,359	\$ 105,809	\$ 57,699	\$ 88,717	\$ -	\$ -	\$ 1,236,563
Net Change in Fund Balance	\$ (180,090)	\$ 91,241	\$ 1,402,470	\$ (48,042)	\$ (43,004)	\$ (96,625)	\$ (222,350)	\$ (84,714)	\$ (30,777)	\$ (83,870)	\$ -	\$ -	\$ 704,237

Remington
Community Development District
Special Assessment Receipts
Fiscal Year 2025

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

ON ROLL ASSESSMENTS

							100.00%	100.00%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Total</i>
11/18/24	11/15/24	\$19,316.91	(\$386.34)	(\$883.10)	\$0.00	\$18,047.47	\$18,047.47	\$18,047.47
11/22/24	11/21/24	\$186,959.84	(\$3,739.20)	(\$7,328.70)	\$0.00	\$175,891.94	\$175,891.94	\$175,891.94
12/07/24	12/11/24	\$1,533,742.40	(\$30,674.85)	(\$60,121.64)	\$0.00	\$1,442,945.91	\$1,442,945.91	\$1,442,945.91
12/07/24	12/10/24	\$827.24	(\$16.54)	(\$12.17)	\$0.00	\$798.53	\$798.53	\$798.53
12/19/24	12/20/24	\$52,617.44	(\$1,052.34)	(\$1,898.01)	\$0.00	\$49,667.09	\$49,667.09	\$49,667.09
01/07/25	1/9/25	\$33,585.60	(\$671.71)	(\$987.51)	\$0.00	\$31,926.38	\$31,926.38	\$31,926.38
01/07/25	1/9/25	\$9,702.67	(\$194.05)	(\$267.54)	\$0.00	\$9,241.08	\$9,241.08	\$9,241.08
01/28/25	1/31/25	\$0.00	\$0.00	\$0.00	\$1,488.48	\$1,488.48	\$1,488.48	\$1,488.48
02/07/25	2/10/25	\$26,868.48	(\$537.37)	(\$548.57)	\$0.00	\$25,782.54	\$25,782.54	\$25,782.54
02/07/25	2/10/25	\$2,045.85	(\$40.89)	(\$8.99)	\$0.00	\$1,995.97	\$1,995.97	\$1,995.97
03/08/25	3/11/25	\$17,912.32	(\$358.25)	(\$175.55)	\$0.00	\$17,378.52	\$17,378.52	\$17,378.52
03/08/25	3/11/25	\$604.12	(\$12.08)	\$0.00	\$0.00	\$592.04	\$592.04	\$592.04
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
06/06/25	06/09/25	\$5,597.60	(\$115.31)	\$0.00	\$167.94	\$5,650.23	\$5,650.23	\$5,650.23
06/06/25	06/09/25	\$567.20	(\$11.68)	\$0.00	\$17.01	\$572.53	\$572.53	\$572.53
07/31/25	31-Jul	\$0.00	\$0.00	\$0.00	\$102.08	\$102.08	\$102.08	\$102.08
						\$0.00	\$0.00	\$0.00
TOTAL		\$ 1,980,431.00	\$ (39,619.89)	\$ (72,231.78)	\$ 2,289.31	\$ 1,870,868.64	\$ 1,870,868.64	\$ 1,870,868.64

100%	Net Percent Collected
\$5,469.27	Balance Remaining to Collect

SECTION 3



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
7/23/2025	1800-2200	REMINGTON BLVD & STRATHMORE CIR	WRITTEN WARNING X2	
7/23/2025	1800-2200	REMINGTON BLVD & KNIGHTSBRIDGE	CITATION- RAN STOP SIGN	
7/23/2025	1800-2200	REMINGTON BLVD & KNIGHTBRIDGE	REPORT- FOUND PROPERTY	
7/23/2025	1800-2200	KNIGHTBRIDGE & REMINTON	WRITTEN WARNING – RAN STOP SIGN	
7/23/2025	1800-2200	TREMELLS TRAIL	PARKING CITATION	
7/23/2025	1800-2200	AMANDA KAY AND JANICE KAY	WARNING	
		CHECKED PARKS		

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

Name: DS KRISTINA MALONE

ID #: 2945

Date: 7/23/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
7/28/2025	1800	REMINGTON BLVD	TRAFFIC ENFORCEMENT	
	1815	HAWKS NEST	PARKING/ROUTINE CHECK	
	1820	WESTMORELAND	PARKING/ROUTINE CHECK	
	1830	KNIGHTSBRIDGE	PARKING/ROUTINE CHECK	
	1840	WINDSOR PARK	PARKING/ROUTINE CHECK	
	1850	SOMMERSET	PARKING/ROUTINE CHECK	
	1900	OAKVIEW	PARKING/ROUTINE CHECK	
	1915	REMINGTON BLVD	TRAFFIC ENFORCEMENT	
	2030	KNIGHTSBRIDGE	ROUTINE CHECK/ENFORCEMENT	
	2115	REMINGTON BLVD	TRAFFIC ENFORCEMENT	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	4
Back-up		Felony		Written Warning		Written Warning		Schools/Library	1
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning	2	Businesses	1
Reports		Ordinance						Construction	



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
8/11/2025	1800-2200	REMINGTON BLVD & KNIGHTSBRIDGE	TRAFFIC CITATION X2	
8/11/2025	1800-2200	1009 BERKELEY DR	PARKING CITATION	
8/11/2025	1000-2200	139 THORNBURY	CITIZEN CONTACT	
8/11/2025	1800-2200	113 SOUTHAMPTON DR	CITIZEN CONTCT-STREET RACING ON SOUTHAMPTON	
8/11/2025	1800-2200	ASHECROFT CT	PARKING VERBAL WARNING	
8/11/2025	1800-2200	KNIGHTSBRIDGE BLVD	PARKING CITATION	

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

Name: DS KRISTINA MALONE

ID #: 2945

Date: 8/11/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/15/25	1300	REMINGTON & KNIGHTSBRIDGE	COMMUNITY PATROL	
	1330	REMINGTON & SOUTH BRIDGE CIRC	COMMUNITY PATROL	
	1400	REMINGTON & WILLOW GLEN	COMMUNITY PATROL	
	1430	REMINGTON & LUCAS LAKES	COMMUNITY PATROL	
	1500	REMINGTON & PARTIN SETTLEMENT	COMMUNITY PATROL	
	1530	REMINGTON & KNIGHTSBRIDGE	COMMUNITY PATROL	
	1600	REMINGTON & SOUTH BRIDGE CIRC	COMMUNITY PATROL	
	1630	REMINGTON & LUCAS LAKES	COMMUNITY PATROL	
	1700	REMINGTON & PARTIN SETTLEMENT	COMMUNITY PATROL	

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

Name: DS JONES ID #: 2929 Date: 08/15/2025