

***Remington  
Community Development District***

***Agenda***

***September 23, 2025***

# AGENDA

# *Remington*

## *Community Development District*

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

September 16, 2025

Board of Supervisors  
Remington Community  
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, September 23, 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 August 26, 2025, Board of Supervisors Meeting
6. Discussion of Fiber Installation
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- October 28, 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, **August 26, 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>by phone</i>	Assistant Secretary

Also present:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Soukup called the meeting to order at 6:00 p.m. and Mr. Showe called the roll. Mr. Soukup, Ms. Zaresk and Mr. Brown were present in person and Mr. Mehrlich and Mr. Jaisingh were 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. At the Partin Settlement Road gate, the total count for the guests was 2,958 and there were 18,871 residents. The E. Lakeshore Boulevard gate had 1,402 guests and 7,092 residents. There were total guests of 30,323 for both gates and 25,963 residents. There were 128 violations and six successful tows.

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

Ms. Zaresk: Did you have any issues?

Ms. Petitfrere: I did have one issue. There are some residents that are very violent and some of my guards, especially at night, are worried about their safety. I wanted to know what we can do on our part regarding that issue.

Mr. Showe: If any of your guards feel like their safety is being threatened, they need to call 911 immediately. That's the only recourse. The Board doesn't really have any recourse. The CDD has no law enforcement power. So, the second they feel threatened, they should call 911 immediately.

Mr. Scheerer: That's been conveyed to your leadership team multiple times. Just call 911, tell them who you are, what's going on and they should be able to come and handle that situation.

Ms. Petitfrere: Thank you.

#### **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 July 22, 2025, Board of Supervisors Meeting**

Ms. Zaresk: That brings us to the approval of the minutes of July 22<sup>nd</sup> meeting.

Mr. Soukup: Are there any corrections? I don't hear any change to the minutes.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the July 22, 2025 Board of Supervisors Meeting were approved as presented.

**SIXTH ORDER OF BUSINESS****Ratification of Agreement for CDD Road Access**

Mr. Showe: We just wanted to follow up and have this discussion. This was the agreement that we talked about at the last meeting for GigaPower, to start some of their planning and process. So, Scott, if you just want to go through maybe some of the major terms of what we did, I will note that we had it executed already. So, this would just be a ratification. But just to put it on the record, I felt that we should just put it in the agenda, to make sure you guys were aware that we had signed it and were moving forward. Do you want to go through some of the provisions, Scott, just for the Board's information?

Mr. Clark: So, after the last meeting, the Board gave some direction on entering into an agreement. We were able to complete that agreement and have it executed. The agreement provides for them to have use of the right-of-way (ROW) between the edge of the back of the curb and the sidewalk, which is owned by the CDD. In order to move forward with the project, they have to give us more detailed plans. They agreed to our language regarding indemnity. They agreed to put up a \$200,000 bond to cover us for any damage that occurs in the course of that. They agreed to pay our professional cost up to \$10,000, connected with the project. It was a favorable agreement based on the things that we outlined at the last meeting, that we were going to try to negotiate. They are currently in their due diligence phase, where they are looking at the project and the physical aspects of doing that. If they are satisfied with that, they will move forward with specific plans that they will present to us, that we can look at and Pete can look at. Then if those plans look good and we give them the go ahead, then they will start with the installation and go through the project over a period of probably 90 to 120 days from when they get started. So, that's basically what was done.

Ms. Zaresk: I'm glad you got them up to \$200,000.

Mr. Glasscock: I would just suggest that we require that they give us the set of as-builts when they're completed.

Mr. Clark: We won't need it.

Mr. Glasscock: What's that?

Ms. Zaresk: He's responding to my comment that we got him up to \$200,000. Pete, go ahead. I'm sorry.

Mr. Glasscock: I would just suggest that we require them to give us a set of as-builts, so we know exactly where they're at. So, anytime we want to do anything, we know where they're at.

Mr. Soukup: Yeah.

Mr. Clark: They're going to have to give us more detailed plans and then we'll have a chance to react to them, turn them down and ask for changes before any work occurs.

Mr. Brown: I'm guessing their due diligence is going through the neighborhood and seeing how many people they can sign up, before they do all of this.

Mr. Clark: I don't know if they will actually go through and do a sign up. The way that I understand the business model, I don't think so, because I think this group puts the lines in.

Mr. Showe: Somebody else charges the line and then sells you the plan.

Mr. Brown: Oh, okay. So, these are just the infrastructure.

Mr. Showe: Yeah.

Mr. Brown: Okay.

Mr. Clark: So, right now, I think they're looking at the physical constraints and also just making an assessment. So, are there any other questions regarding that? We'll be talking about this again at the next few meetings.

Mr. Soukup: Okay.

Mr. Showe: So, we would look for a motion to ratify that agreement from the Board.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the approval of the agreement for CDD road access by GigaPower was ratified.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Soukup: That brings us to staff reports.

Mr. Showe: We'll start with District Counsel.

Mr. Clark: I just gave my staff report, unless you have questions for me.

#### **B. Engineer**

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

Mr. Showe: Alan, do you want to touch on the pavers?

Mr. Scheerer: Yeah, I was going to do that under the Field Manager's Report. In reviewing the work Partin Settlement Road and Remington Boulevard, they created the curbs to come in and



out of the community and took up the pavers. So, we just need to make sure they're putting pavers back. They didn't take out all of the pavers, just around the radius.

Mr. Glasscock: I'm not sure if they will. They will probably up to the new ROW line, up to what they took. They will probably pave.

Mr. Scheerer: But inside the ROW line, there are still our pavers. They should put those pavers back.

Mr. Glasscock: Yes.

Mr. Scheerer: Okay. We'll have to keep an eye on that. I think they've asphalted everything that they are asphaltting.

Mr. Glasscock: I didn't come in that way because of the traffic.

Mr. Scheerer: Yeah. When you get a chance, let's double check that. Like I said, Jason and I drove the property and that's one of the things that I noticed. I don't even see the pavers. Anyway, we're going to want those back on our side. I think everything that they paved, was on the opposite side of the ribbon curve anyway.

Mr. Glasscock: It seems like it. I don't have the plans with me here, but it's like they were putting the pavers back.

Mr. Scheerer: Yeah.

Mr. Glasscock: But I'm not positive.

Mr. Scheerer: Just an observation.

Mr. Glasscock: From the plans, I can't remember.

Mr. Brown: So, before we get off of that, because it might be more appropriate here than the Field Manager's Report, I talked to Toho last week, about those two holes down there and they said they were going to send someone out. I don't know if they had sent anyone out before or not.

Mr. Scheerer: Well, they fixed the one in Oak View.

Mr. Showe: That one's done.

Mr. Scheerer: That is complete.

Mr. Brown: Okay.

Mr. Scheerer: But we notified them. If you talked to them, I also spoke with them and I sent them photos for the one on Remington Boulevard, just outside of Oak View. There is a second one that's formed.

Mr. Brown: Yeah, I saw that, too.

Mr. Scheerer: Well, it only took them three months, before they got that one done and then they had asphalt<sup>365</sup> out here a couple weeks ago and knocked it out.

Mr. Brown: They must have a lot of them, because I got another District that took them about that long, too.

Mr. Scheerer: Yeah.

Mr. Brown: Did they run camera down, to make sure it wasn't failing?

Mr. Scheerer: They did. They sent us a notice that they were sending the TV crew out. We didn't share the email chain with the Board, but I know that Jason has it. I'm on it and the Toho staff were all informed on what was done. They came in. They actually did a really big patch.

Mr. Brown: What did they say was wrong? Did they find anything wrong?

Mr. Scheerer: They didn't say.

Mr. Showe: They didn't tell us.

Mr. Scheerer: They didn't tell us. They just said that they ran a camera and checked everything out. So, I don't know. As long as it's nothing like the other one we had over Christmas. They are aware of it. So, we're good. I can scratch that off of my report. That's all I had to report.

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

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

Mr. Showe: We can go to the summary of the Check Register. In the General Fund, we have Checks #7631 through #7645, Capital Reserve Check #152 and July payroll, for a grand total of \$53,685.87. 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 on the summary of invoices? If not, we need a motion for approval.

On MOTION by Mr. Jaisingh seconded by Mr. Brown with all in favor the July 16, 2025 through August 18, 2025 Check Register in the amount of \$53,685.87 was approved.

#### **ii. Balance Sheet and Income Statement**

Mr. Showe: Behind that, we have your Balance Sheet and Income Statement. No action is required by the Board. I will point out that in the General Fund, we are performing better than budget to actuals and are 100% collected on our assessments. So, we're in great shape there.

**iii. Presentation of OCSO Reports**

Mr. Showe: We included all of your Osceola County Sheriff Reports.

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**D. Field Manager's Report**

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

Mr. Scheerer: Yeah, just a couple things. Probably the biggest thing that happened, was about a week ago, the A/C went out at the Partin Settlement Road guardhouse. The team there did a really good job. We were able to go out and get a temporary unit, but they already had vertical fans in there keeping the guards cool. They came out and installed that last week. So, we got that taken care of. All of the cameras were working. The other A/C filters are working well. The A/C is good. The Fitness Center is in good shape. In the Rec Center, everything is good. With school, things have kind of slowed down a little bit but picks up in the afternoon and evenings. We continue to check the gates, wipe down all of the cameras and tighten the gate arms and stuff like that. All of the ponds are in good shape. The landscaping is looking good. I had the Toho thing on here, but that's been discussed. On September 12<sup>th</sup> at 9:00 a.m., I have a review of the community with our insurance provider. I think they do these once every three years.

Mr. Showe: About every three to five years.

Mr. Scheerer: So, I talked with them on the phone a couple weeks back and we set up a date for Friday, September 12<sup>th</sup> at 9:00 a.m. So, we will be running around. As you know, we do have some wall issues. We'll make sure that they know there is funding in the budget, that the Board provided for 2026 and we'll probably bring those proposals back at the end of the September meeting, so we can get them on the calendar for October and get those going. That's all I have, unless you have something for me.

Mr. Showe: I think Alan is also monitoring all of the stormwater outlets when he's here once a week, just make sure we don't have anything.

Mr. Scheerer: We've been doing good. I haven't had any water in the road complaints since early in the year. We're continuing to work on sidewalk grinding and replacement. We have a few dollars left. So, I think I'm going to try to squeeze it.

Mr. Brown: The only place that I've seen water, is between Westmoreland or is it between Harwood?

Mr. Scheerer: I think it's between Harwood Circle and Westmoreland Circle.

Mr. Scheerer: That's been taken care of. That was one of the first areas that we had an issue.

Mr. Brown: Does a lot of stuff go into that to stop it up?

Mr. Soukup: There's a ton of stuff.

Mr. Scheerer: We are doing the street sweeping twice a month, but there is a lot of leaf drop. We didn't get the acorns this year like we got a few years ago.

Mr. Brown: Oh yeah, we didn't get all that.

Mr. Scheerer: We'll just keep an eye on it and pray that things like hurricanes continue to just go northward other than here.

Mr. Brown: Yes.

Mr. Scheerer: Anyway, that's all I have. Thank you.

## **EIGHTH ORDER OF BUSINESS**

### **Supervisor's Requests**

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

Mr. Brown: I think the place looks good.

Ms. Zaresk: Just a quick notice, I'm sure it'll be approved, but we intend to move our meetings up. So, for November and December, we're going to move our meetings to after these meetings.

Mr. Soukup: What about tomorrow?

Ms. Zaresk: Tomorrow we're here.

Mr. Soukup: Okay.

Mr. Showe: Yeah. Once it's approved, just send an email to me.

Ms. Zaresk: I just wanted to let your people know for the calendar, that we're changing for those two months.

Mr. Showe: Got it.

Mr. Soukup: Mr. Jaisingh?

Mr. Jaisingh: Nothing.

Mr. Soukup: Okay. Mr. Mehrlich?

Mr. Mehrlich: Just a couple of things worth mentioning. The bushes in Westmoreland that border that lady's house, that we've been back and forth with, I noticed that they trim it and then they don't do anything with it for a while. It seems to me that they should be trimmed regularly and the grass is mowed and taken care of. It would be a little nicer. I think it should be maintained.

Mr. Scheerer: I don't disagree, but just so you know, we don't trim the rest of the hedges around here on a weekly basis. It's on a rotation.

Mr. Mehrlich: Well maybe you could do just a little bit every week.

Ms. Zaresk: That's not the way they do it.

Mr. Mehrlich: That's all. I'm sure it happened before. The road is starting to look rough. I'm sure we talked about it with the potholes and things like that and I know that's been addressed. The other thing that I just want to mention, is that we need to make sure that we stay on top of the guards, as far as what they're supposed to do when we enter and check with people parking on the street. Everything is still fine, but there are times when you drive through the gate, they just open the gate automatically, you drive through, they're not asking anything or just opening the gate. The guards are not sleeping yet, but I want to get to where the guards are not sleeping in the guard shack. I see 114 Westmoreland parking on the street more and more, but I know they have seven days each month. I don't know how they do it on other streets, but we just need to make sure they're doing as good as the girl that left was. That's all for me.

Mr. Showe: Understood, Tim. We'll talk to them and make sure the guards are all following the same protocols.

**NINTH ORDER OF BUSINESS**

**Next Meeting Date – September 23, 2025**

Mr. Soukup: Our next meeting is scheduled for September 23, 2025.

**TENTH 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

Begin forwarded message:

**From:** "Christopherson, Jason" <[jason.christopherson@gigapower.com](mailto:jason.christopherson@gigapower.com)>

**Subject:** Current CenturyLink Fiber Areas

**Date:** September 11, 2025 at 11:20:13 AM EDT

**To:** Scott Clark <[sclark@winterparklawyers.com](mailto:sclark@winterparklawyers.com)>, Jason Showe  
<[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)>

**Cc:** "Porter, Roger" <[roger.porter@gigapower.com](mailto:roger.porter@gigapower.com)>

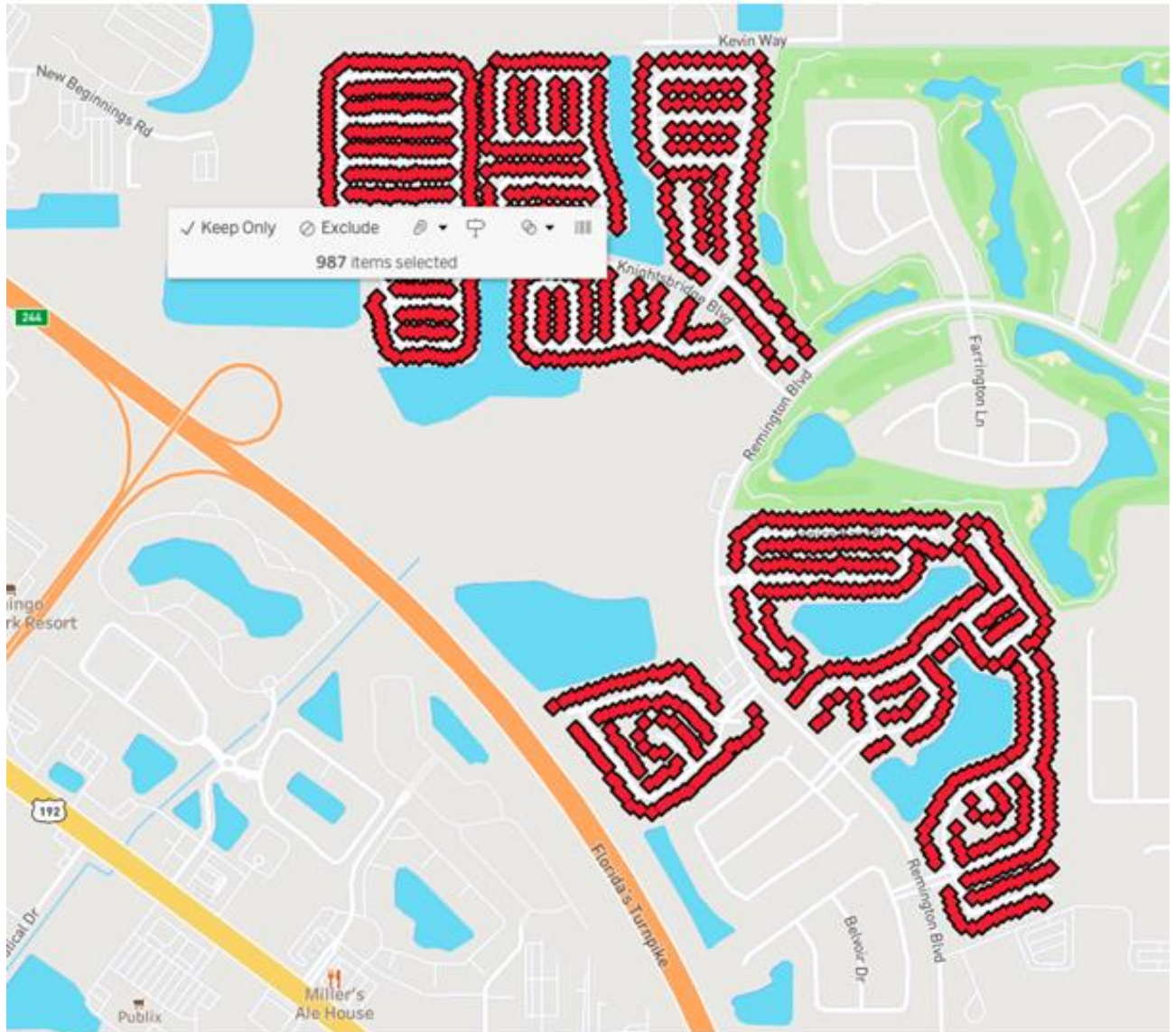
Per our conversation, please find attached the pictures showing the old technology and basically where they converted it. I'm looking to include something from the community asking us to build all of Remington and not just parts of it. Please let me know if you need anything else from our team. Appreciate your time today.

Jason Christopherson

Director of Development PR/GC

Email: [Jason.Christopherson@Gigapower.com](mailto:Jason.Christopherson@Gigapower.com)

Phone: 850-603-5018



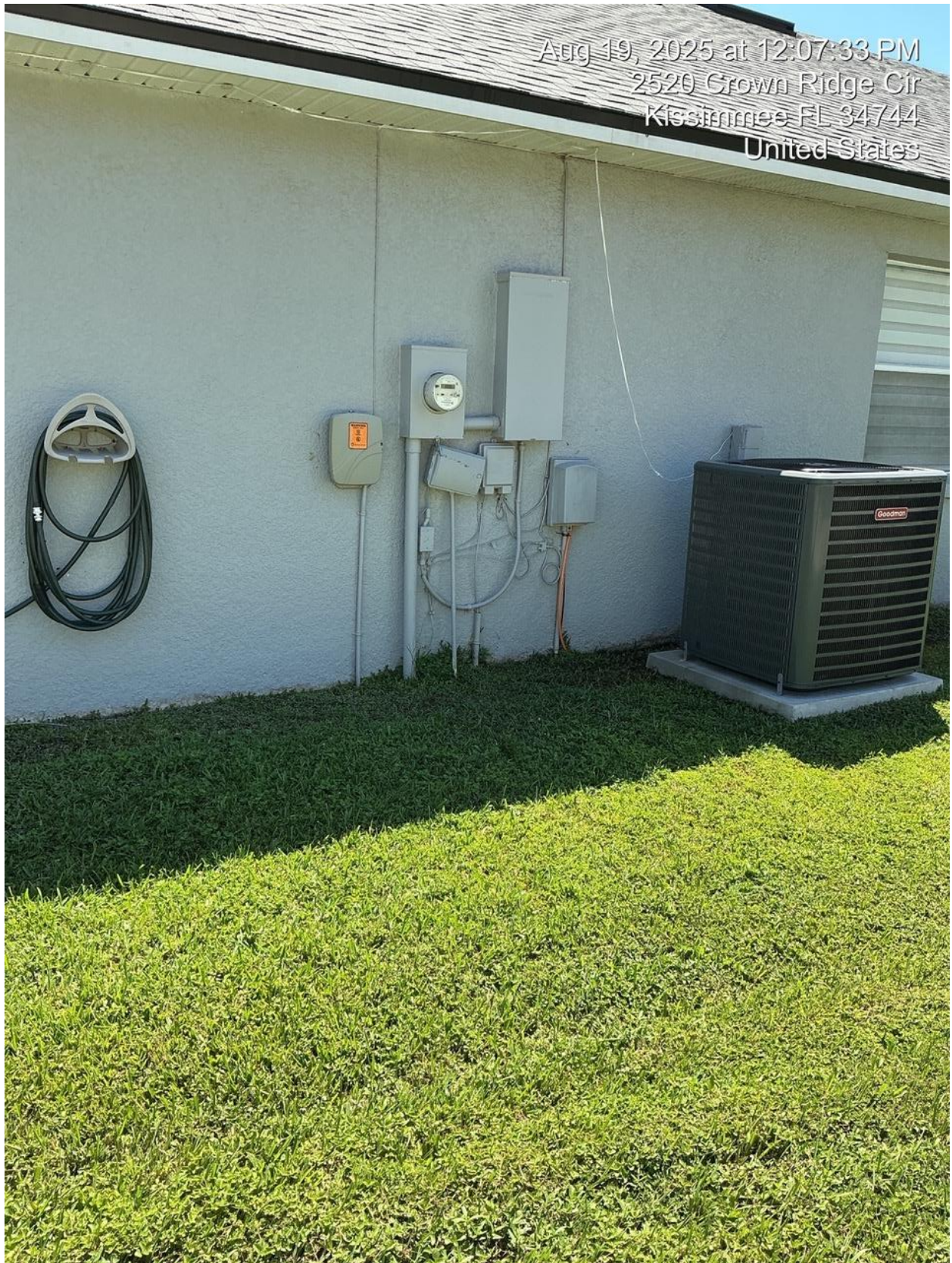


Aug 19, 2025 at 12:27:50 PM  
2700 Willow Glen Cir  
Kissimmee FL 34744  
United States





Aug 19, 2025 at 12:07:33 PM  
2520 Crown Ridge Cir  
Kissimmee FL 34744  
United States





Aug 19, 2025 at 12:13:48 PM  
115 Owenshire Cir  
Kissimmee FL 34744  
United States



## SECTION VII

# SECTION C

# SECTION 1

# Remington

## Community Development District

### Summary of Check Register

August 19, 2025 to September 16, 2025

Bank	Date	Check No.'s	Amount
General Fund	8/22/25	7654-7660	\$ 15,773.55
	9/8/25	7661-7664	\$ 72,495.40
	9/12/25	7665-7675	\$ 71,554.71
			<hr/> \$ 159,823.66
Capital Reserve			\$ -
			<hr/> \$ -
<u>Supervisor Fees -AUG 2025</u>			
	Brian K. Brown	51107412961994	\$ 184.70
	David Jaisingh	51108	\$ 184.70
	Kenneth R. Soukup	51109	\$ 164.70
	Timothy P. Mehrlick	51110	\$ 184.70
	Pamela M. Zaresk	51111	\$ 184.70
			<hr/> \$ 903.50
<b>Total Amount</b>			<b>\$ 160,727.16</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/22/25	00038	8/12/25 254149	202508 320-53800-34800		*	413.94	
		EXT BARRIER GATE RPR 8/7					
		8/13/25 254500	202508 320-53800-34700		*	240.00	
		WI-PAK MONTHLY-AUG25					
				ACCESS CONTROL SYSTEMS LLC DBA			653.94 007654
8/22/25	00168	8/01/25 553	202508 320-53800-12000		*	2,755.58	
		FIELD MANAGEMENT-AUG25					
		8/01/25 554	202508 310-51300-34000		*	6,879.17	
		MANAGMENT FEES-AUG25					
		8/01/25 554	202508 310-51300-35200		*	92.75	
		WEBSITE MANAGEMENT-AUG25					
		8/01/25 554	202508 310-51300-34100		*	139.17	
		INFORMATION TECH-AUG25					
		8/01/25 554	202508 310-51300-51000		*	2.31	
		OFFICE SUPPLIES					
		8/01/25 554	202508 310-51300-42000		*	123.46	
		POSTAGE					
		8/01/25 554	202508 310-51300-42500		*	33.90	
		COPIESE					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			10,026.34 007655
8/22/25	00127	8/18/25 5294593	202507 310-51300-31100		*	960.00	
		ENGINEERING SVCS-JUL25					
				HANSON, WALTER & ASSOCIATES, INC.			960.00 007656
8/22/25	00010	7/31/25 12147410	202507 310-51300-48000		*	601.86	
		NOT OF PUB HEARING-07/22					
				ORLANDO SENTINEL			601.86 007657
8/22/25	00213	6/16/25 57179	202506 320-53800-34500		*	1,277.44	
		SECURITY SVCS-06/16-06/27					
		7/29/25 57316	202507 320-53800-34500		*	973.56	
		SECURITY SVCS-07/28-08/07					
				OSCEOLA COUNTY SHERIFF'S OFFICE			2,251.00 007658
8/22/25	00125	8/01/25 319936	202508 320-53800-46500		*	1,071.95	
		BULK BLEACH-AUG25					
		8/18/25 22793	202508 300-15500-10000		*	125.00	
		CHEMICAL CONTROLLER-SEP25					
				SPIES POOL LLC			1,196.95 007659
8/22/25	00071	8/08/25 46260421	202508 320-53800-46800		*	83.46	
		PEST CONTROL-AUG25					
				TERMINIX COMMERCIAL			83.46 007660
				REMI -REMINGTON - HHENRY			



CHECK DATE	VEND#	.....INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
9/08/25	00082	9/02/25	19255	202508	310	51300	31500			*	520.00		
			ATTORNEY SVCS-AUG-25										
		9/02/25	19256	202508	310	51300	31500			*	325.00		
			ATTORNEY SVCS-AUG25										
									CLARK & ALBAUGH LLP			845.00	007661
9/08/25	00321	6/30/25	1807307	202506	320	53800	34500			*	33,931.15		
			SECURITY SVCS-JUN25										
		7/31/25	1807432	202507	320	53800	34500			*	36,768.38		
			SECURITY SVCS-JUL25										
		7/31/25	1807433	202507	320	53800	34500			*	150.00		
			TRACK TIK-07/01-7/31/25										
									DSI SECURITY SERVICES			70,849.53	007662
9/08/25	00304	8/27/25	332-6276	202508	320	53800	53300			*	600.87		
			ALUMINUIM SIGNS										
									FASTSIGNS SOUTH ORLANDO			600.87	007663
9/08/25	00340	9/08/25	09082025	202509	300	36900	10000			*	200.00		
			REFUND OF DEPOSIT										
									MARIA ZAMBRANO GIL			200.00	007664
9/12/25	00038	9/03/25	254884	202509	320	53800	34900			*	375.00		
			ANNUAL CLOUD SUB AGRMT										
									ACCESS CONTROL SYSTEMS LLC DBA			375.00	007665
9/12/25	00093	8/15/25	230456	202508	320	53800	47100			*	1,341.00		
			LAKE MAINTENANCE-AUG25										
									APPLIED AQUATIC MANAGEMENT, INC.			1,341.00	007666
9/12/25	00290	8/23/25	5913	202508	320	53800	47300			*	1,285.00		
			INSTALL SIGNS POOL AREA										
									BERRY CONSTRUCTION INC.			1,285.00	007667
9/12/25	00321	8/31/25	1807544	202508	320	53800	34500			*	36,879.36		
			SECURITY SVCS-AUG25										
		8/31/25	1807545	202508	320	53800	34500			*	150.00		
			TRACK TIK-08/01-08/31/25										
									DSI SECURITY SERVICES			37,029.36	007668
9/12/25	00213	8/11/25	57367	202508	320	53800	34500			*	973.56		
			SECURITY SVCS-08/11-08/21										
									OSCEOLA COUNTY SHERIFF'S OFFICE			973.56	007669
9/12/25	00084	8/14/25	158674	202508	320	53800	52000			*	418.74		
			PARKING VIOLATION LABELS										
									PIP PRINTING & MARKETING			418.74	007670
									REMI -REMINGTON - HHENRY				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/12/25	00291	8/01/25	202508 320-53800-46400 POOL MAINTENANCE-AUG25		*	750.00	
		9/01/25	1012293 202509 320-53800-46400 POOL MAINTENANCE-SEP25		*	750.00	
ROBERTS POOL SERVICE AND REPAIR INC							1,500.00 007671
9/12/25	00125	8/11/25	320278 202508 320-53800-46500 INSTALL POOL LIGHTS		*	282.00	
		8/22/25	320671 202508 320-53800-46500 REPAIR POP OFF POOL		*	596.00	
		8/23/25	320788 202508 320-53800-46500 INSTALL POOL LIGHTS		*	352.00	
		9/18/25	22930 202509 300-15500-10000 CHEMICAL CONTROLLER-OCT25		*	125.00	
SPIES POOL LLC							1,355.00 007672
9/12/25	00335	8/25/25	151625 202508 320-53800-46300 REPLACE VALVE		*	305.00	
		8/25/25	151626 202508 320-53800-46300 REPAIR MAIN LEAK		*	313.35	
		9/01/25	152353 202509 320-53800-46200 LANDSCAPE MAINT-SEP25		*	25,680.00	
		9/02/25	153343 202508 320-53800-46300 REPAIR MAIN LEAK		*	314.24	
SSS DOWN TO EARTH OPCO LLC DBA							26,612.59 007673
9/12/25	00071	9/06/25	46358416 202509 320-53800-46800 PEST CONTROL-SEP25		*	83.46	
TERMINIX COMMERCIAL							83.46 007674
9/12/25	00292	8/31/25	2508-027 202508 320-53800-53300 SERVICE CALL		*	432.00	
		9/02/25	2509-008 202509 320-53800-53300 SCHOOL ZONE LIGHT MAINT		*	149.00	
TRAFFIC ENGINEERING & MGMT LLC							581.00 007675
TOTAL FOR BANK A						159,823.66	
TOTAL FOR REGISTER						159,823.66	

REMI -REMINGTON - HHENRY

## SECTION 2

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

***Unaudited Financial Reporting***  
***August 31, 2025***



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

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
Cash:			
Operating Account	\$ 183,351	\$ -	\$ 183,351
Pavement Management	\$ -	\$ 247,321	\$ 247,321
Capital Projects Fund	\$ -	\$ 71,761	\$ 71,761
Investments:			
State Board Administration	\$ 850,606	\$ 531,991	\$ 1,382,597
Prepaid Expenses	\$ 4,556	\$ -	\$ 4,556
<b>Total Assets</b>	<b>\$ 1,038,513</b>	<b>\$ 851,073</b>	<b>\$ 1,889,586</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 116,688	\$ -	\$ 116,688
Accrued Expenses	\$ 20	\$ -	\$ 20
Due to General Fund	\$ -	\$ -	\$ -
Deferred Revenue	\$ -	\$ -	\$ -
<b>Total Liabilities</b>	<b>\$ 116,708</b>	<b>\$ -</b>	<b>\$ 116,708</b>
<b>Fund Balances:</b>			
Assigned For:			
Capital Projects	\$ -	\$ 71,761	\$ 71,761
Pavement Management	\$ -	\$ 779,312	\$ 779,312
Nonspendable:			
Deposits and Prepaid Items	\$ 4,556	\$ -	\$ 4,556
Unassigned	\$ 917,250	\$ -	\$ 917,250
<b>Total Fund Balances</b>	<b>\$ 921,805</b>	<b>\$ 851,073</b>	<b>\$ 1,772,878</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,038,513</b>	<b>\$ 851,073</b>	<b>\$ 1,889,586</b>

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Maintenance Assessment	\$ 1,876,345	\$ 1,876,345	\$ 1,886,689	\$ 10,344
Miscellaneous Income	\$ 5,300	\$ 4,858	\$ 25,045	\$ 20,187
Interest Income	\$ 1,000	\$ 917	\$ 29,946	\$ 29,029
FEMA Reimbursement	\$ -	\$ -	\$ 30	\$ 30
<b>Total Revenues</b>	<b>\$ 1,882,645</b>	<b>\$ 1,882,120</b>	<b>\$ 1,941,710</b>	<b>\$ 59,590</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisors Fees	\$ 12,000	\$ 11,000	\$ 9,000	\$ 2,000
FICA	\$ 918	\$ 842	\$ 689	\$ 153
Engineer	\$ 15,000	\$ 13,750	\$ 3,806	\$ 9,944
Attorney	\$ 27,500	\$ 25,208	\$ 28,636	\$ (3,427)
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	\$ 75,671	\$ 75,671	\$ -
Information Technology	\$ 1,670	\$ 1,531	\$ 1,741	\$ (210)
Website Maintenance	\$ 1,113	\$ 1,020	\$ 1,160	\$ (140)
Telephone	\$ 80	\$ 73	\$ -	\$ 73
Postage	\$ 1,200	\$ 1,100	\$ 3,656	\$ (2,556)
Insurance	\$ 61,939	\$ 61,939	\$ 60,048	\$ 1,891
Printing and Binding	\$ 1,000	\$ 917	\$ 95	\$ 822
Newsletter	\$ 3,500	\$ 3,208	\$ -	\$ 3,208
Legal Advertising	\$ 2,300	\$ 2,108	\$ 984	\$ 1,124
Office Supplies	\$ 200	\$ 183	\$ 14	\$ 170
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,350	\$ 1,103	\$ 1,103	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 222,210</b>	<b>\$ 209,071</b>	<b>\$ 195,869</b>	<b>\$ 13,202</b>
<b><u>Operation and Maintenance</u></b>				
<b>Environmental</b>				
Lake Maintenance	\$ 18,200	\$ 16,683	\$ 13,410	\$ 3,273
<b>Utilities</b>				
Kissimmee Utility Authority	\$ 10,560	\$ 9,680	\$ 5,930	\$ 3,750
Toho Water Authority	\$ 47,602	\$ 43,635	\$ 84,260	\$ (40,625)
Orlando Utilities Commission	\$ 23,402	\$ 21,452	\$ 23,014	\$ (1,562)
Centurylink	\$ 8,263	\$ 7,574	\$ 7,827	\$ (252)
Bright House Network	\$ 5,775	\$ 5,294	\$ 4,620	\$ 674
<b>Roadways</b>				
Street Sweeping	\$ 36,000	\$ 33,000	\$ 30,000	\$ 3,000
Drainage	\$ 7,000	\$ 6,417	\$ 5,712	\$ 705
Signage	\$ 5,000	\$ 14,697	\$ 14,697	\$ -

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Common Area</b>				
Landscaping	\$ 370,000	\$ 339,167	\$ 282,480	\$ 56,687
Feature Lighting	\$ 6,000	\$ 5,500	\$ 9,004	\$ (3,504)
Irrigation	\$ 10,500	\$ 9,625	\$ 10,918	\$ (1,293)
Trash Receptacles & Benches	\$ 1,000	\$ 917	\$ -	\$ 917
Plant Replacement and Bed Enhancements	\$ 9,500	\$ 8,708	\$ -	\$ 8,708
Miscellaneous Common Area Services	\$ 10,500	\$ 23,390	\$ 23,390	\$ -
Soccer/Ball Field Maintenance	\$ 4,000	\$ 3,667	\$ 435	\$ 3,232
Holiday Lighting	\$ 6,300	\$ 4,556	\$ 4,556	\$ -
<b>Recreation Center</b>				
Pool Maintenance	\$ 22,461	\$ 20,589	\$ 20,823	\$ (234)
Pool Cleaning	\$ 10,200	\$ 9,350	\$ 9,500	\$ (150)
Pool Permits	\$ 550	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 16,695	\$ 15,304	\$ 10,495	\$ 4,808
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 7,333	\$ 4,441	\$ 2,893
Pest Control	\$ 900	\$ 825	\$ 880	\$ (55)
<b>Security</b>				
Recreation Center Access	\$ 5,300	\$ 4,858	\$ 3,165	\$ 1,693
Security Guard	\$ 442,688	\$ 405,797	\$ 397,972	\$ 7,825
Gate Repairs	\$ 25,833	\$ 11,708	\$ 11,708	\$ -
Guard House Cleaning	\$ 3,600	\$ 3,300	\$ 1,900	\$ 1,400
Guard House Repairs and Maintenance	\$ 3,500	\$ 3,208	\$ 1,350	\$ 1,858
Gate Maintenance Agreement	\$ 2,500	\$ 2,292	\$ 1,477	\$ 815
<b>Other</b>				
Contingency	\$ 12,500	\$ 10,827	\$ 10,827	\$ -
Field Management Services	\$ 33,067	\$ 30,311	\$ 30,311	\$ -
<b>Total O&amp;M Expenditures</b>	<b>\$ 1,167,396</b>	<b>\$ 1,079,664</b>	<b>\$ 1,025,885</b>	<b>\$ 53,779</b>
<b>Total Expenditures</b>	<b>\$ 1,389,606</b>	<b>\$ 1,288,736</b>	<b>\$ 1,221,754</b>	<b>\$ 66,981</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>\$ 1,488,736</b>	<b>\$ 1,421,754</b>	<b>\$ 66,981</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 519,956</b>		
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ 401,850</b>		
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ 921,805</b>		



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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Interest Income	\$ 5,000	\$ 4,583	\$ 16,206	\$ 11,623
<b>Total Revenues</b>	<b>\$ 5,000</b>	<b>\$ 4,583</b>	<b>\$ 16,206</b>	<b>\$ 11,623</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 550	\$ 421	\$ 129
<b>Total Expenditures</b>	<b>\$ 600</b>	<b>\$ 550</b>	<b>\$ 421</b>	<b>\$ 129</b>
<b>Excess Revenues/Expenditures</b>	<b>\$ 4,400</b>		<b>\$ 15,786</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>\$ 15,786</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 810,675</b>		<b>\$ 763,526</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,050,075</b>		<b>\$ 779,312</b>	

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Interest Income	\$ 10	\$ 9	\$ 9	\$ 0
<b>Total Revenues</b>	<b>\$ 10</b>	<b>\$ 9</b>	<b>\$ 9</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	\$ 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	\$ 550	\$ 414	\$ 136
<b>Total Expenditures</b>	<b>\$ 298,790</b>	<b>\$ 247,840</b>	<b>\$ 261,978</b>	<b>\$ (14,138)</b>
<b>Excess Revenues/Expenditures</b>	<b>\$ (298,780)</b>		<b>\$ (261,969)</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>\$ (61,969)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 129,118</b>		<b>\$ 133,730.17</b>	
<b>Fund Balance - Ending</b>	<b>\$ 88,377</b>		<b>\$ 71,761</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	\$ 22,043	\$ 102	\$ -	\$ -	\$ 1,886,689
Miscellaneous Income	\$ 1,980	\$ 640	\$ 130	\$ 585	\$ 17,750	\$ 550	\$ 570	\$ 490	\$ 660	\$ 780	\$ 910	\$ -	\$ 25,045
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
<b>Total Revenues</b>	<b>\$ 3,496</b>	<b>\$ 195,469</b>	<b>\$ 1,494,462</b>	<b>\$ 44,110</b>	<b>\$ 49,168</b>	<b>\$ 23,223</b>	<b>\$ 78,009</b>	<b>\$ 21,096</b>	<b>\$ 26,921</b>	<b>\$ 4,846</b>	<b>\$ 910</b>	<b>\$ -</b>	<b>\$ 1,941,710</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisors Fees	\$ 800	\$ -	\$ 1,800	\$ -	\$ 1,600	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ 9,000
FICA	\$ 61	\$ -	\$ 138	\$ -	\$ 122	\$ -	\$ 77	\$ 77	\$ 77	\$ 61	\$ 77	\$ -	\$ 689
Engineer	\$ 150	\$ -	\$ -	\$ -	\$ 300	\$ 251	\$ -	\$ -	\$ 2,145	\$ 960	\$ -	\$ -	\$ 3,806
Attorney	\$ 3,114	\$ 3,413	\$ 1,983	\$ 3,549	\$ 1,333	\$ 18	\$ 650	\$ 2,698	\$ 2,633	\$ 8,403	\$ 845	\$ -	\$ 28,636
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	\$ 6,879	\$ -	\$ 75,671
Information Technology	\$ 139	\$ 139	\$ 139	\$ 349	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139	\$ -	\$ 1,741
Website Maintenance	\$ 93	\$ 93	\$ 93	\$ 233	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ -	\$ 1,160
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 138	\$ 61	\$ 232	\$ 2,004	\$ 214	\$ 434	\$ 211	\$ 88	\$ 54	\$ 96	\$ 123	\$ -	\$ 3,656
Insurance	\$ 55,716	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,166	\$ 2,166	\$ -	\$ 60,048
Printing and Binding	\$ 3	\$ 3	\$ 3	\$ 4	\$ 8	\$ 9	\$ 4	\$ 21	\$ 3	\$ 2	\$ 34	\$ -	\$ 95
Newsletter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 602	\$ -	\$ -	\$ 984
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ -	\$ 14
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 300	\$ 165	\$ 133	\$ -	\$ 35	\$ 69	\$ 100	\$ 114	\$ 147	\$ -	\$ 40	\$ -	\$ 1,103
<b>Total General &amp; Administrative</b>	<b>\$ 73,517</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>\$ 13,170</b>	<b>\$ 20,201</b>	<b>\$ 11,398</b>	<b>\$ -</b>	<b>\$ 195,869</b>
<b><u>Operation and Maintenance</u></b>													
<b>Environmental</b>													
Lake Maintenance	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ -	\$ 1,341	\$ -	\$ 13,410
<b>Utilities</b>													
Kissimmee Utility Authority	\$ 530	\$ 543	\$ 526	\$ 531	\$ 542	\$ 543	\$ 522	\$ 548	\$ 569	\$ 566	\$ 509	\$ -	\$ 5,930
Toho Water Authority	\$ 8,678	\$ 1,906	\$ 245	\$ 318	\$ 359	\$ 17,473	\$ 13,841	\$ 181	\$ 226	\$ 21,582	\$ 19,452	\$ -	\$ 84,260
Orlando Utilities Commission	\$ 1,589	\$ 1,611	\$ 1,898	\$ 1,652	\$ 6,709	\$ 1,517	\$ 1,620	\$ 1,492	\$ 1,590	\$ 1,604	\$ 1,732	\$ -	\$ 23,014
Centurylink	\$ 1,033	\$ 676	\$ 318	\$ 677	\$ 319	\$ 678	\$ 1,140	\$ 747	\$ 353	\$ 1,140	\$ 746	\$ -	\$ 7,827
Bright House Network	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 420	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ -	\$ 4,620
<b>Roadways</b>													
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	\$ 1,182	\$ -	\$ 14,697

**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	\$ 25,680	\$ 25,680	\$ 25,680	\$ -	\$ 282,480
Feature Lighting	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ 7,334	\$ -	\$ 1,485	\$ -	\$ -	\$ -	\$ -	\$ 9,004
Irrigation	\$ 431	\$ 606	\$ 334	\$ 552	\$ 1,758	\$ 870	\$ 1,056	\$ 3,733	\$ -	\$ 643	\$ 933	\$ -	\$ 10,918
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Replacement and Bed Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Common Area Services	\$ -	\$ 9,250	\$ 475	\$ -	\$ -	\$ 4,275	\$ -	\$ 1,955	\$ 2,575	\$ 3,575	\$ 1,285	\$ -	\$ 23,390
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	\$ 1,486	\$ 1,642	\$ 1,452	\$ 2,427	\$ -	\$ 20,823
Pool Cleaning	\$ 1,250	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 1,500	\$ -	\$ 9,500
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	\$ 83	\$ -	\$ 880
<b>Security</b>													
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	\$ 35,997	\$ 39,839	\$ 38,003	\$ -	\$ 397,972
Gate Repairs	\$ 4,280	\$ 240	\$ 745	\$ 1,285	\$ 603	\$ 1,678	\$ 240	\$ 240	\$ 833	\$ 910	\$ 654	\$ -	\$ 11,708
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
<b>Other</b>													
Contingency	\$ 5,000	\$ 4,556	\$ 446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 407	\$ -	\$ 419	\$ -	\$ 10,827
Field Management Services	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ 2,756	\$ -	\$ 30,311
<b>Total O&amp;M Expenditures</b>	<b>\$ 110,069</b>	<b>\$ 93,474</b>	<b>\$ 80,591</b>	<b>\$ 79,133</b>	<b>\$ 81,448</b>	<b>\$ 111,955</b>	<b>\$ 90,679</b>	<b>\$ 91,700</b>	<b>\$ 79,737</b>	<b>\$ 107,969</b>	<b>\$ 99,131</b>	<b>\$ -</b>	<b>\$ 1,025,885</b>
<b>Total Expenditures</b>	<b>\$ 183,586</b>	<b>\$ 104,228</b>	<b>\$ 91,992</b>	<b>\$ 92,152</b>	<b>\$ 92,173</b>	<b>\$ 119,848</b>	<b>\$ 100,359</b>	<b>\$ 105,809</b>	<b>\$ 92,907</b>	<b>\$ 128,171</b>	<b>\$ 110,529</b>	<b>\$ -</b>	<b>\$ 1,221,754</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>\$ 183,586</b>	<b>\$ 104,228</b>	<b>\$ 91,992</b>	<b>\$ 92,152</b>	<b>\$ 92,173</b>	<b>\$ 119,848</b>	<b>\$ 300,359</b>	<b>\$ 105,809</b>	<b>\$ 92,907</b>	<b>\$ 128,171</b>	<b>\$ 110,529</b>	<b>\$ -</b>	<b>\$ 1,421,754</b>
<b>Net Change in Fund Balance</b>	<b>\$ (180,090)</b>	<b>\$ 91,241</b>	<b>\$ 1,402,470</b>	<b>\$ (48,042)</b>	<b>\$ (43,004)</b>	<b>\$ (96,625)</b>	<b>\$ (222,350)</b>	<b>\$ (84,714)</b>	<b>\$ (65,986)</b>	<b>\$ (123,324)</b>	<b>\$ (109,619)</b>	<b>\$ -</b>	<b>\$ 519,956</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
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
<b>TOTAL</b>		<b>\$ 1,980,431.00</b>	<b>\$ (39,619.89)</b>	<b>\$ (72,231.78)</b>	<b>\$ 2,289.31</b>	<b>\$ 1,870,868.64</b>	<b>\$ 1,870,868.64</b>	<b>\$ 1,870,868.64</b>

<b>100%</b>	Net Percent Collected
<b>\$5,469.27</b>	Balance Remaining to Collect

## SECTION 3



Job Site: Remington

Sensitive: This material contains sensitive content.

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

## Detail Activity Sheet

[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	2	Citations		Parks	6
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	6
Reports		Ordinance						Construction	



# **Traffic Enforcement Operation Activity Sheet**

**Date:** 09/05/2025

**Traffic Stops:** 5

**Speeding Citations** \_\_\_\_\_

**Red Light/Stop Sign Citations** \_\_\_\_\_

**Other Citations:** 1

**Criminal Citations:**

**Written Warnings:** 3

**Arrests** \_\_\_\_\_ **(Charge(s))** \_\_\_\_\_



**Osceola County  
Sheriff's Office**

**Detail Activity Sheet**

Job Site:\_\_\_ Celebration CDD\_\_\_\_\_

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
9/15/2025	0725	CELEBRATION AVE & WATERSIDE DR	TRAFFIC STOP	
9/15/2025	0744	CELEBRATION AVE & WATERSIDE DR	TRAFFIC STOP	
9/15/2025	0800	CELEBRATION AVE & WATERSIDE DR	TRAFFIC STOP	
9/15/2025	0915	CELEBRATION AVE & WATERSIDE DR	TRAFFIC STOP	
9/15/2025	0930	CELEBRATION AVE & WATERSIDE DR	TRAFFIC STOP	
9/15/2025	0946	CELEBRATION AVE & WATERSIDE DR	TRAFFIC STOP	
9/15/2025	1018	CELEBRATION AVE & WATERSIDE DR	TRAFFIC STOP	
9/15/2025	1036	CELEBRATION AVE & WATERSIDE DR	TRAFFIC STOP	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	2	Citations		Parks	
Back-up		Felony		Written Warning	5	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

## Detail Activity Sheet

Job Site: Remington CDD

[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	7	Citations		Parks	
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	