

***Remington Community
Development District***

Agenda

October 28, 2025

AGENDA

Remington Community Development District

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

October 21, 2025

Board of Supervisors
Remington Community
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, October 28, 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. Organizational Matters
 - A. Consideration of Resolution 2026-01 Appointing an Assistant Treasurer
6. Approval of Minutes of the September 23, 2025, Board of Supervisors Meeting
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- November 18, 2025
10. Adjournment

SECTION V

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF REMINGTON
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN
ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, Remington Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Jill Burns is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 28th day of October 2025.

ATTEST:

**REMINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

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, **September 23, 2025** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

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

Also present:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: We have no modifications to the agenda.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Mr. Showe: We will turn it over to security to do their report.

Ms. Petitfrere: Hello everybody. We're going to start with the Partin Settlement Road gate. We had 2,407 guests and 14,889 residents. At the E. Lakeshore Boulevard gate, we had 1,097 guests and 5,348 residents. There were 62 violations and one tow. There were no attempts to tow.

Ms. Zaresk: I have a question.

Ms. Petitfrere: Yes, ma'am?

Ms. Zaresk: What happened at the basketball courts a couple weeks ago?

Ms. Petitfrere: There was a situation that happened behind the school.

Ms. Zaresk: Okay.

Ms. Petitfrere: The parents caught their daughter with a male and they were accusing him of molestation.

Ms. Zaresk: Okay.

Ms. Petitfrere: He was arrested, from what I was told. That was pretty much it. They didn't give us too much detail.

Ms. Zaresk: Okay. Alright. I was just curious, because I know your security people were onsite and then there were four or five police cars and I wondered what the heck was going on.

Ms. Petitfrere: I was there. It was me and my coworker, Benjamin. They didn't really tell us too much. It was from the witnesses.

Ms. Zaresk: Okay.

Mr. Showe: Yeah.

Ms. Zaresk: Thank you. I'm glad to hear. Well, I'm not glad to hear it was that, but I was afraid that there was a problem on the courts or something, so thank you.

Ms. Petitfrere: No problem.

Mr. Mehrlich: I saw in the minutes last month, where you were talking about some pretty bad people coming through the gates. Has that slowed down any or is that still the same?

Ms. Petitfrere: It slowed down, but when we do patrols and give out violations, the residents are really violent. Several of my officers said somebody pulled out a gun. I did let them know, to just write it in their report. That way everybody knows about it.

Mr. Mehrlich: They're violent because you're patrolling and writing tickets like you're supposed to do?

Ms. Petitfrere: Yes.

Mr. Brown: So, if somebody pulls out a gun, they need to call the Sheriff's Office.

Mr. Showe: Yeah.

Mr. Brown: And have the sheriff come.

Mr. Thacker: That was addressed after the fact. The officer that night, did not notify law enforcement and the rest of her team, to make sure that they understand any threats or act of violence should be called in immediately.

Mr. Brown: Oh, yeah.

Mr. Mehrlich: I think it's important that we're not intimidated. I mean, that's always easier said than done. Because that's what happened on my block. The guards got intimidated because the people got aggressive. It's too bad. It's the way it is. I have family that's active military and I have five people in my house over the weekend when I'm not there. We're doing everything in the world to park in the driveway. I think we actually parked in the driveway the whole time. So, you know, this BS with this other stuff is ridiculous. If that's the rules and the regulations, then we need to abide by them, but there are exceptions. We can call Jason. We can get on the street one thing or another, but I don't think that's acceptable.

Mr. Showe: Certainly, your guards don't have to get into any confrontation with them at all. They can say, *"Thank you. Have a great day"* and can immediately call the sheriff. So again, they don't have to respond in any way or form.

Mr. Mehrlich: But where we live, they started to ignore them, because they didn't want the confrontation and that can't happen.

Mr. Showe: Correct.

Mr. Brown: So, maybe we should change the rules to say, if they're met with stuff like that, that's an automatic call to the tow company to come get the car.

Mr. Mehrlich: We can't do that legally.

Mr. Showe: I think that's up to Scott. I think we still have to place a warning and go through the process.

Mr. Mehrlich: But the Sheriff's Department can be called.

Mr. Showe: Correct. Absolutely.

Mr. Mehrlich: It's more than likely not an owner. It's more than likely somebody else.

Mr. Scheerer: You mentioned a gun. I'm sure the Sheriff's Office will be out there pretty darn quickly.

Mr. Showe: Oh, yeah.

Mr. Scheerer: I would hope so.

Ms. Zaresk: Thank you.

Mr. Thacker: If I can add. Those that received the reports, we do the hourly patrols of Westmoreland, just to make sure there are no parking violators. Sabrina is included. Scarborough is hourly as well, because for a while, we had a lot of complaints for that street.

Mr. Showe: Yeah. Okay.

Ms. Petitfrere: Thank you. You guys have a good night.

Ms. Zaresk: You too.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: Next is the Public Comment Period. We will note that we have no members of the audience here to provide any comments.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the August 26, 2025, Board of Supervisors Meeting

Mr. Showe: We will go on to approval of the minutes of the August 26, 2025 meeting. They're included as part of your agenda. We can take any corrections or changes or a motion to approve.

Mr. Brown MOVED to approve the Minutes of the August 26, 2025 Board of Supervisors Meeting as presented and Mr. Mehrlich seconded the motion.

Mr. Mehrlich: I glanced over the minutes and saw where we were talking about the bushes across from Westmoreland Circle. Then I made the comment that it should be done weekly and Pam mentioned that we don't do it weekly because of a comment that Alan made. I misspoke there. I didn't mean weekly. I meant on a regular basis.

Mr. Scheerer: It's in my report for later.

Mr. Mehrlich: Yeah. So, I didn't mean to do something different. I just meant to do it. Then when I drove by today, I noticed that the other ligustrums were trimmed and that one's shaggy.

Mr. Scheerer: Well, that's because we haven't got to that one yet. It wasn't included in the normal rotation, even though I have asked Down To Earth, to go ahead and start adding it to the normal rotation. So, we should see some improvement on that relatively quickly.

Mr. Mehrlich: Okay. But everything else is smooth and that's shabby.

Mr. Scheerer: Well, you have to remember, we planted some bushes that were low to the ground. So, what we want to do, is let those grow up. So, we'll probably cut some of them.

Mr. Mehrlich: It's still shaggy. You can say whatever you want, but it's shaggy.

Mr. Scheerer: All I'm saying, is they'll be trimmed.

Mr. Mehrlich: Okay.

Mr. Scheerer: But there's going to be a height difference, to allow the two new ones or three new ones that were installed, to catch up.

Mr. Mehrlich: If I was trimming them, they would not be like they are right now. That's all I'm saying.

Mr. Scheerer: I understand. It will be handled.

Mr. Mehrlich: Yeah.

On VOICE VOTE with all in favor the Minutes of the August 26, 2025 Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Discussion of Fiber Installation

Mr. Showe: Behind that, Scott and I had some additional follow up with the GigaPower folks. What they represented to us, is that they were actually talking to the HOA and were having a hard time getting an answer. So, what they found out and Scott, you can jump in at any time, if there needs to be some additional information, there's a map that follows that. Those are all the places where there's already CenturyLink fiber in the community. So, what they're asking, is for the CDD to let them know, that we'd like for them to do the entire community. So, they would build the infrastructure for the entire community versus piecemealing it. I think Scott and I represented to them, that we really felt like that's probably something that should come from the HOA, as it represents more of the residents versus the CDD as just infrastructure. But again, I think we represented that we would bring it to the Board to see if you wanted that to come from this body. It sounds like you want to jump in, Scott.

Mr. Clark: Well, it needs to come from the HOAs and we explained that to him. I don't know that he really understood HOA versus CDD. I mean, people who've been around a long time, don't really understand it, but they are looking at the economic feasibility. When they do that, they're counting on getting a certain number of rooftops in their service. So, they were kind of alarmed when they saw these services out here. What I think they want to do, is to talk to someone at the HOA, who can answer some questions and say, *"You know what, can you tell us how many people are using these or is there some deal, where they're required to use these services or do you think your people would like to have faster service, if we can offer it to them?"* You know, we can't really answer that question. It's an HOA question. But they've been having trouble getting a response from the HOA contact that we gave them. So, their question was really, *"Can you help us get someone in the HOA, probably not the manager, maybe the President and the Board members to talk to them about this situation?"* That's really their request.

Mr. Mehrlich: I would think the President of the HOA, Mr. Matt Psarsky, would be the person that I would think to talk to. Because I have Starlink and I'm not doing anything different. But I think if there's this kind of access, it should be available for us. But Matt would be the person to talk to with that.

Mr. Brown: So yet again, I don't understand. Are they representing CenturyLink? Is that who they're putting it in for?

Ms. Zaresk: No.

Mr. Showe: No.

Mr. Mehrlich: AT&T.

Mr. Clark: It's going to end up being AT&T fiber. I think the red dots are a CenturyLink product.

Mr. Brown: Oh, yeah. Because I'm in those red dots, and I have CenturyLink.

Mr. Showe: Yeah.

Mr. Scheerer: That's what they're saying.

Mr. Showe: Right. I think what he explained to us, was that typically they don't want to piecemeal it. So, if they want to come into the community, they need something from the community saying that they want to do the whole package.

Ms. Zaresk: Right. Nobody's contacted our HOA.

Mr. Showe: Okay.

Ms. Zaresk: If they want to, they should, because our gang is on board.

Mr. Mehrlich: That could potentially be great for us, because the way technology is going, we need as fast of an Internet speed as we can possibly get, with as many people working from home, with whatever things they offer.

Mr. Showe: Okay, so you said Mr. Matt Psarsky is the President. So, what I will do, based on your input, is I will forward this to Matt and Daniel, to make sure that they're both on it.

Ms. Zaresk: And then have them get in touch with me.

Mr. Showe: I'll put your email on it too and I'll represent who everybody is and then he can take it from there, with your individual HOAs.

Mr. Mehrlich: He knew about the last time they tried to put the fiber in here with CenturyLink. He was on top of it.

Mr. Showe: Okay.

Mr. Mehrlich: He knows all about when the Bright House or whatever was going through here and all.

Mr. Brown: All those dots, I think, are just the address points.

Mr. Showe: Correct.

Mr. Brown: All these people don't have CenturyLink.

Mr. Showe: No. There are connections at each one of those houses. So, they come in and piecemeal certain neighborhoods.

Mr. Brown: Okay.

Ms. Zaresk: Right.

Mr. Mehrlich: Starlink is wonderful now. I love it. All of these cable companies can kiss my butt.

Mr. Showe: So, I'll include Matt and Pam on that.

Ms. Zaresk: Okay.

Mr. Showe: And let him know who the HOAs are and then they'll have to take it from there. I don't think that this body is the one to kind of speak for individual homes and residents, because we only handle infrastructure and we've already given them permission to start whenever they get the plans done.

Ms. Zaresk: I agree.

Mr. Brown: Maybe I'm wrong, but do they think that the HOA represents people? Like, do they think they're going to lean on people to sign up or something? The reason I asked that, is because like Kissimmee Bay, part of your HOA fees over there are Spectrum. Is that what they're trying to do?

Mr. Showe: See, there are two companies, the way they represented it. Their job is just to come in and lay the infrastructure. Then AT&T would come in and charge the line. They might want to do a bulk agreement. I know that's kind of similar to what you're talking about. Some HOAs we work with, have a bulk agreement, so as part of your HOA, you pay for an Internet connection or you pay for cable.

Mr. Mehrlich: I would be 1 million percent against that.

Mr. Scheerer: I know at another CDD that I was at on Friday, they just wrapped up the same process.

Mr. Mehrlich: If it was here when we moved in, fine, but to add it after the fact, no.

Mr. Scheerer: AT&T had a tenant and some representatives by the cluster box, just getting information out to homeowners saying, *"Hey, this is available. If you'd like to sign up, here's the deal."* That's the way I saw that.

Ms. Zaresk: The key is once the infrastructure is in, it doesn't have to be AT&T. It's any other fiber optic company, because that's what the infrastructure does. That's where I'm coming from and that's where my community is coming from. Get the infrastructure.

Mr. Showe: What they've represented to us....

Ms. Zaresk: Decide if you're going to go with whoever company wants to use them.

Mr. Showe: They're just laying the infrastructure and then whoever else would come on attached to that line.

Mr. Scheerer: Have a cell tower.

Mr. Mehrlich: Yeah, somebody's got to make these robots run, you know.

Mr. Showe: Yeah. So, I have the information and we'll proceed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: That brings us to Staff Reports and we'll start with District Counsel.

Mr. Clark: Yeah, I didn't really have anything other than the status of the fiber that we just talked about. So, if you have questions for me or something you need me to do, let me know.

B. Engineer

Mr. Showe: Next up we've got Pete here for the Engineer's Report.

Mr. Glasscock: The only thing that I have, as I drove in today, I saw a pothole right next to a manhole. I'm guessing TWA has been called.

Mr. Showe: We've notified them multiple times.

Mr. Brown: They were out here.

Mr. Showe: Yeah.

Mr. Brown: Looking at that last week.

Mr. Scheerer: Yeah, they actually painted it.

Mr. Showe: So, progress has been made.

Mr. Scheerer: Well, they came out and spray painted an area. They're probably going to have to dig it up. That was that way at the last meeting.

Mr. Mehrlich: Is it normal for a community of this age to start having holes?

Mr. Glasscock: It is about that time now. About 20, 25 to 35 years, you start seeing them.

Mr. Mehrlich: So, are you always reactive in those situations or do you ever get proactive in those situations?

Mr. Glasscock: You can be proactive. But again, it is TWA. If we ever start having a lot of problems with storm systems, we can start videotaping them and see what kind of shape they're in. But that gets kind of expensive too. It's actually tough to justify it, unless you have a whole bunch of them.

Mr. Showe: Yeah.

Mr. Glasscock: Because you have to pump and plug both ends, which are insanely expensive, so you can pump the water and send a camera down there. You can do so, but I wouldn't recommend it. Once in a while we have a little one near a storm structure.

Mr. Mehrlich: So, your opinion is, this is acceptable?

Mr. Showe: Well, I mean especially in this case, since it's out of our hands. Another agency needs to repair it. I know that Alan is driving around every week, if we see anything on our end. But to Pete's point, you could vacuum jet every outlet in here once a year, but probably 75% to 90% of them, aren't going to need it. So, you're going to spend a whole lot of money just almost

doing nothing. So, we really just try to look for any places where water's holding or a pond is not draining properly and that really gives us the clue that we need to come in and investigate it.

Mr. Scheerer: Its \$500 just for them to come out.

Mr. Showe: Yeah. Again, I think we reported that to them six weeks ago.

Mr. Scheerer: We reported it to them the same time that the other one was identified in Oak View.

Mr. Glasscock: Yeah. We had another one in another District with a similar problem.

Mr. Mehrlich: Is ours 30 to 35 years old?

Mr. Brown: 1997 or 1998, I believe it was installed.

Mr. Scheerer: As long as it's not a few years ago, like that Christmas when they fixed the hole.

Ms. Zaresk: Yeah

Mr. Brown: I wasn't around then. I didn't know about it.

Mr. Scheerer: That was a disaster.

Mr. Brown: Oh yeah.

Mr. Mehrlich: That was like what, 20 feet down?

Mr. Brown: It was about 25 to 30 feet deep.

Mr. Scheerer: It was over about six months.

Mr. Showe: Yeah.

Mr. Scheerer: Finally, right about Christmas time, the road opened.

Mr. Brown: So, yeah. I only know of one. Has there been more than one problem with stormwater? I only know of one, right in front of the school, that catch basin. The road kind of collapsed in front of that catch basin.

Mr. Scheerer: I'm not aware of any.

Mr. Brown: That's the only one I know of.

Mr. Scheerer: You know, we get the debris and the backup and we have to vacuum jet. We've been pretty fortunate.

Mr. Glasscock: A lot of this is because most of our system out here, is under what they call hydro pressure. So probably when it rains, you'll see water coming up from the road for a little bit. That is because the pipes are generally underwater. So, you don't have a whole lot of infiltration from groundwater, because we have the back pressures within the pipes.

Mr. Mehrlich: Why is that? Because they go out to the lake?

Mr. Showe: Yeah.

Mr. Glasscock: Well, yeah, just because of how the hydrology worked when they designed the place.

Mr. Showe: Typically, you look at, if there's water in the road and you see the lake is almost at the same level, there's nowhere for the water to go.

Mr. Showe: Check your wetlands while you're at it too, because if they're full, your water has nowhere to go.

Mr. Showe: What a lot of people don't know, is that your roads are actually part of the stormwater system. It's designed for capacity. So, if water's gone within 24 hours after an event, it's functioning generally as intended.

Mr. Glasscock: It's what they call a 10 year/24-hour event. In each of those, those inlets on the roads, they have what they call the spread. So, on their 10 year/24-hour event, usually if two and a half or three inches comes down, you might see it, but then it goes away.

Mr. Glasscock: Yeah, because that is part of it. You design it so they can catch it. We're not allowed to send any yucky stuff into the waters of the State, which are the wetlands.

Mr. Mehrlich: Well, I hope they change the law regarding wetlands.

Mr. Glasscock: They change a lot of them every day. But for the most part, just about every subdivision around here, all of the storm water first goes into a wetland and then the wetlands go into a ditch system or another wetland and then it finally reaches the lake.

Mr. Mehrlich: Do we go into that creek off of 11 or does that goes into the lake? Not the creek, the ditch.

Mr. Glasscock: Part of it does.

Mr. Brown: Most of it goes around Publix, doesn't it?

Mr. Scheerer: Yeah.

Mr. Glasscock: Yeah. All of Knightsbridge, goes into the pond at the very back.

Mr. Scheerer: We'll keep an eye on the Turnpike improvements.

Mr. Mehrlich: Are they going to put an entrance on the Turnpike there?

Mr. Scheerer: I don't think so.

Mr. Mehrlich: You don't think so? Well, they're doing a lot of stuff there

Ms. Zaresk: They're widening it.

Mr. Scheerer: They're trying to ease traffic.

Ms. Zaresk: They're widening the Turnpike.

Mr. Scheerer: From 417 to 192, is a disaster.

Mr. Glasscock: Every Thursday when I'm going back to the office, I see people trying to get from Orlando to Kissimmee. Oh my gosh. I'm so glad I don't have to go that way.

Mr. Mehrlich: Dude, this traffic is as bad as Washington D.C., New York City and New Jersey. It is as bad as anywhere.

Mr. Showe: Alright. Anything else on your end, Pete?

Mr. Glasscock: No, that's all I have.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: Then we can go onto the Check Register. In the General Fund, we have Checks #7654 through #7675 and Supervisor fees for August, for a grand total of \$160,727.16. A summary of those invoices follow. Alan and I can take any questions the Board might have or we can take a motion to approve.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the August 19, 2025 through September 16, 2025 Check Register in the amount of **\$160,727.16** \$53,685.87 was approved.
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ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, we have your Balance Sheet and Income Statement. This doesn't require anything from the Board. I will point out that these are through August. We are doing better than budget to actuals, so we're in good shape there. I think we're over 100% collected on our assessments. We're at exactly 100%. So, we're in great shape there.

iii. Presentation of OCSO Reports

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

D. Field Manager's Report

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

Mr. Scheerer: Okay. The Amenity Center is in good shape, as is the Fitness Center. The pool is in good shape. We did have an incident at the swimming pool where the handicap lift was broken. We received a report from security that the lift was on the ground and laid up against the building, which is where it still is right now. I couldn't connect remotely for whatever reason, but I came here, got on the camera system and found the approximate time and what took place. A couple of kids were out trying to get the chair over the water and when the chair came over the water, the weld must have broken at the base and the lift fell into the water. Nobody got hurt, thank goodness, but the kid and one of the adults that were in the pool, got it out of the pool and it's sitting up against the building. I contacted the pool provider. Again, I didn't see any vandalism. It wasn't like they were bouncing up. The chair was coming out and it just went like this for whatever reason.

Mr. Mehrlich: It sounds like an electrical issue?

Mr. Scheerer: No, it's battery operated.

Mr. Mehrlich: That's smart. The ones that we use now are hydro powered, so there's no electrical in there whatsoever. So, I contacted Jason immediately and sent him the report. I think that was on a Saturday and they came out on Monday and viewed the video. So, we're in the process of welding it, but if we can't weld it, we'll see about replacing the lift.

Mr. Brown: If you replace it, will it be with the other kind?

Mr. Showe: Yes.

Mr. Scheerer: That's up to the board, if they want to do that. We do have a source of water. It would come right off of the pool shower. There's a water valve right there. We could do that. So, we'll bring it back to you. They're about \$15,000 to \$16,000 for a hydro lift.

Mr. Brown: How much are these?

Mr. Scheerer: \$10,000 to \$12,000.

Mr. Showe: Yeah, it's the original one.

Mr. Brown: So, nothing's cheap.

Mr. Scheerer: Well, yeah, because of the ADA laws, you have to have one at each pool and spa. So, we're doing that. We're playing catch up at another project. We installed two this year. I've got two more going in as soon as October hits. It's on the agenda. Then it's every year after that until we get through all six pools. If you have a spa, you have to have one for the spa and pool. The only one that's not required is a wading pool, which is what you have here. So that's why

there's only one out there. We installed a bunch of warning signs, Swim At Your Own Risk and No Diving, things like that, as well as some No Fishing signs. The gates are in good shape. The new AC unit is working well. The ponds are in good shape. Landscaping-wise, I know Tim had mentioned the buffer area at Water's Edge. Down To Earth will be taking care of that as quickly as possible and staying on a regular maintenance schedule like the rest of the entrances. We had play safe mulch installed at the playground and all of the outdoor activity areas. There are some trees that run around the back of the building up to the pull up bars, which we had all trimmed back. That's something we typically do in the Fall. The fitness equipment outdoors is good. The power is still working at the East Lakeshore entrance. We're on hold right now on the sidewalk grinding. Our contractor fell ill and he's recovering right now. We'll get started back up on that. I will be bringing the wall repair quote back at the October meeting, since we're getting into our new funding and discuss that with the Board. We have three locations selected right now and we'll have to reevaluate some of the walls to see if there are any additional areas that need to be done. We talked briefly about the cone on Remington Boulevard, over by Oak View. We did have the insurance inspection on Friday. That went really well. He really didn't ding us on a whole lot. Just gave us some sign recommendations. I know one of the things Jason and I have talked about, that will probably come up soon, is a rulemaking hearing.

Mr. Showe: Yeah.

Mr. Scheerer: We probably don't really have an established set of rules for the baseball field and tennis courts.

Mr. Showe: The rules really are outdated at this point. They're probably about 10 years old for the amenity facilities. There is some new stuff that we might want to put in there, just to make it a little clearer for everybody. I think in January we're going to start looking at bringing you back a set of rules and we'll start that process.

Mr. Scheerer: Yeah. We'll update the rules and post the rules on each sports location. So, that'll be coming up. Other than that, I don't think I have any more for this Board, unless you have any questions for me.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: Are there any Supervisor's Requests?

Mr. Jaisingh: None for me.

Mr. Mehrlich: It's refreshing to come into town and see the place still look nice, considering its age. Then being involved in some businesses that are wonky, it's nice having this stuff all streamlined and the right way and all of that. It's kind of nice. So, I appreciate you guys.

Mr. Showe: You're very welcome.

Mr. Scheerer: We thank the Board too. It doesn't happen without the Board going, "*Hey, let's allocate some funding to this*" and allowing us to do that. That's on you guys. So, thank you. We all benefit from that, I think.

Mr. Glasscock: This is the best maintained one that I deal with and that's because of all of you.

Mr. Showe: When you drive around and look at other communities that are this age, I think you sometimes notice the difference. That's kind of why we love what we do. But again, as Alan said, you guys took the time to raise assessments and stand in front of the residents and explain it and take the bullets and do all the things you need to do, to make the place look good.

Mr. Mehrlich: You feel good coming home.

Mr. Showe: Perfect.

Mr. Scheerer: We'll work hard to keep it that way for you. Thank you.

NINTH ORDER OF BUSINESS

Next Meeting Date – October 28, 2025

Mr. Showe: The next meeting is on October 28, 2025.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Showe adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VII

SECTION C

SECTION 1

Remington

Community Development District

Summary of Check Register

September 17, 2025 to October 15, 2025

Bank	Date	Check No.'s	Amount
General Fund	10/6/25	7676-7685	\$ 71,551.17
	10/9/25	7686-7693	\$ 44,557.53
			\$ 116,108.70
Capital Reserve	10/6/25	153	\$ 3,675.00
			\$ 3,675.00
Total Amount			\$ 119,783.70

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
10/06/25	00038	8/15/25	254359	202508 320-53800-34800			*	460.00		
		9/09/25	254229	202508 320-53800-34800			*	545.00		
		9/11/25	255137	202509 320-53800-34700			*	240.00		
				WI-PAK MONTHLY-SEP25		ACCESS CONTROL SYSTEMS LLC DBA			1,245.00	007676
10/06/25	00093	7/31/25	229817	202507 320-53800-47100			*	1,341.00		
				LAKE MAINTENANCE-JUL25		APPLIED AQUATIC MANAGEMENT, INC.			1,341.00	007677
10/06/25	00290	8/16/25	5910	202508 320-53800-35100			*	385.00		
				GUARDHOUSE RPR TOILET		BERRY CONSTRUCTION INC.			385.00	007678
10/06/25	00082	10/01/25	19280	202509 310-51300-31500			*	585.00		
				ATTORNEY SVCS-SEP25						
		10/01/25	19281	202509 310-51300-31500			*	162.50		
				ATTORNEY SVCS-SEP25		CLARK & ALBAUGH LLP			747.50	007679
10/06/25	00241	9/12/25	29172	202510 310-51300-45000			*	53,357.00		
				FY26 GENERAL INSURANCEE		EGIS INSURANCE ADVISORS, LLC.			53,357.00	007680
10/06/25	00217	8/22/25	14851858	202508 320-53800-35100			*	2,469.01		
				GRDHS RPLCD AIR SYSTEM		FRANKS AIR CONDITIONING INC			2,469.01	007681
10/06/25	00168	9/01/25	558	202509 320-53800-12000			*	2,755.58		
				FIELD MANAGEMENT-SEP25						
		9/01/25	559	202509 310-51300-34000			*	6,879.17		
				MANAGEMENT FEES-SEP25						
		9/01/25	559	202509 310-51300-35200			*	92.75		
				WEBSITE MANAGEMENT-SEP25						
		9/01/25	559	202509 310-51300-34100			*	139.17		
				INFORMATION TECH-SEP25						
		9/01/25	559	202509 310-51300-51000			*	1.17		
				OFFICE SUPPLIES						
		9/01/25	559	202509 310-51300-42000			*	53.95		
				POSTAGE						
		9/01/25	559	202509 310-51300-42500			*	2.10		
				COPIES		GOVERNMENTAL MANAGEMENT SERVICES-CF			9,923.89	007682
						REMI - REMINGTON - HHENRY				

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
10/06/25	00127	9/11/25	5294744 ENGINEERING SVCS-AUG25	202508	310-51300-	31100			HANSON, WALTER & ASSOCIATES, INC.	*	300.00	300.00	007683
10/06/25	00128	8/31/25	FL122719 MECHANICAL SWEEPING-08/25	202508	320-53800-	53000			USA SERVICES OF FLORIDA, INC	*	1,500.00	1,500.00	007684
10/06/25	00282	8/21/25	25-4407 CLEAN SUPPLY SOAP/TOWELS	202507	320-53800-	46700			WESTWOOD INTERIOR CLEANING INC.	*	282.77	282.77	007685
10/09/25	00168	9/15/25	560 ASSESSMENT ROLL-FY26	202510	310-51300-	31400			GOVERNMENTAL MANAGEMENT SERVICES-CF	*	5,732.00	5,732.00	007686
10/09/25	00213	8/25/25	57409 SECURITY SVCS-08/25-09/5	202508	320-53800-	34500			OSCEOLA COUNTY SHERIFF'S OFFICE	*	1,257.52	2,231.08	007687
		9/12/25	57466 SECURITY SVCS-09/11-9/19	202509	320-53800-	34500				*	973.56		
10/09/25	00291	10/01/25	1012344 POOL MAINTENANCE-OCT25	202510	320-53800-	46400			ROBERTS POOL SERVICE AND REPAIR INC	*	750.00	750.00	007688
10/09/25	00125	9/05/25	321083 INSTALL NEW BREAKER	202509	320-53800-	46500			SPIES POOL LLC	*	474.00	1,541.95	007689
		9/17/25	321397 BULK BLEACH-SEP25	202509	320-53800-	46500				*	1,067.95		
10/09/25	00335	9/15/25	153996 RPR RAIN SENSORS	202509	320-53800-	46300				*	218.00		
		9/22/25	154430 POOL AREA CUTBACK 9/10/25	202509	320-53800-	47300				*	500.00		
		9/22/25	154431 INSTALL MULCH CLUBHOUSE	202509	320-53800-	47300				*	1,040.10		
		9/29/25	155761 RPLCD VALVE	202509	320-53800-	46300				*	295.00		
		10/01/25	155484 LANDSCAPE MAINT-OCT25	202510	320-53800-	46200			SSS DOWN TO EARTH OPCO LLC DBA	*	26,450.40	28,503.50	007690
10/09/25	00292	10/01/25	2510-008 SCHOOL ZONE LIGHT MAINT	202510	320-53800-	53300			TRAFFIC ENGINEERING & MGMT LLC	*	149.00	149.00	007691

REMI -REMINGTON - HHENRY

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/09/25	00128	9/30/25	FL122768 202509 320-53800-53000 MECHANICAL SWEEPING-09/23		*	1,500.00	
		9/30/25	FL122768 202509 320-53800-53000 MECHANICAL SWEEPING-09/09		*	1,500.00	
				USA SERVICES OF FLORIDA, INC			3,000.00 007692
10/09/25	00282	8/21/25	25-4406 202507 320-53800-46700 CLUBHOUSE CLEAN-JUL25		*	1,150.00	
		8/21/25	25-4406 202507 320-53800-35000 GUARDHOUSE CLEAN-JUL25		*	200.00	
		9/30/25	25-4717 202508 320-53800-46700 CLUBHOUSE CLEAN-AUG25		*	1,050.00	
		9/30/25	25-4717 202508 320-53800-35000 GUARDHOUSE CLEAN-AUG25		*	250.00	
				WESTWOOD INTERIOR CLEANING INC.			2,650.00 007693
TOTAL FOR BANK A						116,108.70	
TOTAL FOR REGISTER						116,108.70	

REMI - REMINGTON - HHENRY

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/06/25	00253	8/16/25 5911	202508 600-53800-53100	CONCRETE SIDEWALK GRINDS	*	3,675.00	
				BERRY CONSTRUCTION INC.			3,675.00 000153

TOTAL FOR BANK C						3,675.00	
TOTAL FOR REGISTER						3,675.00	

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
September 30, 2025



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

Remington

Community Development District

Combined Balance Sheet

September 30, 2025

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 273,426	\$ -	\$ 273,426
Pavement Management	\$ -	\$ 247,232	\$ 247,232
Capital Projects Fund	\$ -	\$ 71,686	\$ 71,686
Investments:			
State Board Administration	\$ 606,888	\$ 531,991	\$ 1,138,879
Prepaid Expenses	\$ 4,556	\$ -	\$ 4,556
Total Assets	\$ 884,870	\$ 850,908	\$ 1,735,778
Liabilities:			
Accounts Payable	\$ 29,670	\$ 3,675	\$ 33,345
Accrued Expenses	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -
Deferred Revenue	\$ -	\$ -	\$ -
Total Liabilities	\$ 29,670	\$ 3,675	\$ 33,345
Fund Balances:			
Assigned For:			
Capital Projects	\$ -	\$ 68,011	\$ 68,011
Pavement Management	\$ -	\$ 779,223	\$ 779,223
Nonspendable:			
Deposits and Prepaid Items	\$ 4,556	\$ -	\$ 4,556
Unassigned	\$ 850,644	\$ -	\$ 850,644
Total Fund Balances	\$ 855,200	\$ 847,233	\$ 1,702,433
Total Liabilities & Fund Equity	\$ 884,870	\$ 850,908	\$ 1,735,778

Remington
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Maintenance Assessment	\$ 1,876,345	\$ 1,876,345	\$ 1,886,689	\$ 10,344
Miscellaneous Income	\$ 5,300	\$ 5,300	\$ 25,295	\$ 19,995
Interest Income	\$ 1,000	\$ 1,000	\$ 36,228	\$ 35,228
FEMA Reimbursement	\$ -	\$ -	\$ 30	\$ 30
Total Revenues	\$ 1,882,645	\$ 1,882,645	\$ 1,948,242	\$ 65,597

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 12,000	\$ 10,000	\$ 2,000
FICA	\$ 918	\$ 918	\$ 765	\$ 153
Engineer	\$ 15,000	\$ 15,000	\$ 4,106	\$ 10,894
Attorney	\$ 27,500	\$ 27,500	\$ 29,383	\$ (1,883)
Annual Audit	\$ 3,150	\$ 3,150	\$ 3,000	\$ 150
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Property Appraiser Fee	\$ 1,000	\$ 1,000	\$ 528	\$ 472
Management Fees	\$ 82,550	\$ 82,550	\$ 82,550	\$ -
Information Technology	\$ 1,670	\$ 1,670	\$ 1,880	\$ (210)
Website Maintenance	\$ 1,113	\$ 1,113	\$ 1,253	\$ (140)
Telephone	\$ 80	\$ 80	\$ -	\$ 80
Postage	\$ 1,200	\$ 1,200	\$ 3,710	\$ (2,510)
Insurance	\$ 61,939	\$ 61,939	\$ 60,048	\$ 1,891
Printing and Binding	\$ 1,000	\$ 1,000	\$ 97	\$ 903
Newsletter	\$ 3,500	\$ 3,500	\$ -	\$ 3,500
Legal Advertising	\$ 2,300	\$ 2,300	\$ 984	\$ 1,316
Office Supplies	\$ 200	\$ 200	\$ 15	\$ 185
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,350	\$ 1,350	\$ 1,103	\$ 247
Total General & Administrative	\$ 222,210	\$ 222,210	\$ 205,161	\$ 17,049

Operation and Maintenance

Environmental

Lake Maintenance	\$ 18,200	\$ 18,200	\$ 14,751	\$ 3,449
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Utilities

Kissimmee Utility Authority	\$ 10,560	\$ 10,560	\$ 6,415	\$ 4,145
Toho Water Authority	\$ 47,602	\$ 47,602	\$ 96,650	\$ (49,048)
Orlando Utilities Commission	\$ 23,402	\$ 23,402	\$ 24,585	\$ (1,183)
Centurylink	\$ 8,263	\$ 8,263	\$ 8,180	\$ 83
Bright House Network	\$ 5,775	\$ 5,775	\$ 5,050	\$ 725

Roadways

Street Sweeping	\$ 36,000	\$ 36,000	\$ 34,500	\$ 1,500
Drainage	\$ 7,000	\$ 7,000	\$ 5,712	\$ 1,288
Signage	\$ 5,000	\$ 5,000	\$ 14,846	\$ (9,846)

Remington
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Common Area				
Landscaping	\$ 370,000	\$ 370,000	\$ 308,160	\$ 61,840
Feature Lighting	\$ 6,000	\$ 6,000	\$ 9,004	\$ (3,004)
Irrigation	\$ 10,500	\$ 10,500	\$ 11,431	\$ (931)
Trash Receptacles & Benches	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Plant Replacement and Bed Enhancements	\$ 9,500	\$ 9,500	\$ -	\$ 9,500
Miscellaneous Common Area Services	\$ 10,500	\$ 10,500	\$ 24,930	\$ (14,430)
Soccer/Ball Field Maintenance	\$ 4,000	\$ 4,000	\$ 435	\$ 3,565
Holiday Lighting	\$ 6,300	\$ 6,300	\$ 4,556	\$ 1,744
Recreation Center				
Pool Maintenance	\$ 22,461	\$ 22,461	\$ 22,490	\$ (29)
Pool Cleaning	\$ 10,200	\$ 10,200	\$ 10,250	\$ (50)
Pool Permits	\$ 550	\$ 550	\$ -	\$ 550
Recreation Center Cleaning	\$ 16,695	\$ 16,695	\$ 12,978	\$ 3,717
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 8,000	\$ 4,441	\$ 3,560
Pest Control	\$ 900	\$ 900	\$ 963	\$ (63)
Security				
Recreation Center Access	\$ 5,300	\$ 5,300	\$ 3,165	\$ 2,135
Security Guard	\$ 442,688	\$ 442,688	\$ 400,203	\$ 42,485
Gate Repairs	\$ 25,833	\$ 25,833	\$ 12,953	\$ 12,880
Guard House Cleaning	\$ 3,600	\$ 3,600	\$ 2,350	\$ 1,250
Guard House Repairs and Maintenance	\$ 3,500	\$ 3,500	\$ 4,204	\$ (704)
Gate Maintenance Agreement	\$ 2,500	\$ 2,500	\$ 1,852	\$ 648
Other				
Contingency	\$ 12,500	\$ 12,500	\$ 10,827	\$ 1,673
Field Management Services	\$ 33,067	\$ 33,067	\$ 33,067	\$ -
Total O&M Expenditures	\$ 1,167,396	\$ 1,167,396	\$ 1,089,731	\$ 77,665
Total Expenditures	\$ 1,389,606	\$ 1,389,606	\$ 1,294,892	\$ 94,713
<u>Other Financing Uses</u>				
Transfer Out - Pavement Management	\$ 235,000	\$ 235,000	\$ -	\$ 235,000
Transfer Out - Capital Projects	\$ 258,039	\$ 258,039	\$ 200,000	\$ 58,039
Total Other Financing Uses	\$ 493,039	\$ 493,039	\$ 200,000	\$ 293,039
Total Expenditures & Other Financing Uses	\$ 1,882,645	\$ 1,882,645	\$ 1,494,892	\$ 387,752
Net Change in Fund Balance	\$ -		\$ 453,350	
Fund Balance - Beginning	\$ -		\$ 401,850	
Fund Balance - Ending	\$ -		\$ 855,200	

Remington
Community Development District
Pavement Management Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Interest Income	\$ 5,000	\$ 5,000	\$ 16,208	\$ 11,208
Total Revenues	\$ 5,000	\$ 5,000	\$ 16,208	\$ 11,208
Expenditures:				
Contingency	\$ 600	\$ 600	\$ 512	\$ 88
Total Expenditures	\$ 600	\$ 600	\$ 512	\$ 88
Excess Revenues/Expenditures	\$ 4,400		\$ 15,697	
Other Financing Sources:				
Transfer In	\$ 235,000	\$ 235,000	\$ -	\$ 235,000
Total Other Financing Sources	\$ 235,000	\$ 235,000	\$ -	\$ 235,000
Net Change in Fund Balance	\$ 239,400		\$ 15,697	
Fund Balance - Beginning	\$ 810,675		\$ 763,526	
Fund Balance - Ending	\$ 1,050,075		\$ 779,223	

Remington
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Interest Income	\$ 10	\$ 10	\$ 10	\$ (0)
Total Revenues	\$ 10	\$ 10	\$ 10	\$ (0)
Expenditures:				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ 10,000	\$ -	\$ 10,000
Capital Outlay - Pressure Washing	\$ 25,000	\$ 25,000	\$ 17,900	\$ 7,100
Capital Outlay - Landscape Improvements	\$ 132,190	\$ 132,190	\$ 137,189	\$ (4,999)
Capital Outlay - Sidewalk/Roadway Improvements	\$ 120,000	\$ 120,000	\$ 100,875	\$ 19,125
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ 11,000	\$ -	\$ 11,000
Capital Outlay - Street Tree Trimming	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Storm Water	\$ -	\$ -	\$ 7,525	\$ (7,525)
Capital Outlay - Drainage	\$ -	\$ -	\$ 1,750	\$ (1,750)
Contingency	\$ 600	\$ 600	\$ 490	\$ 110
Total Expenditures	\$ 298,790	\$ 298,790	\$ 265,729	\$ 33,061
Excess Revenues/Expenditures	\$ (298,780)		\$ (265,720)	
Other Financing Sources:				
Transfer In	\$ 258,039	\$ 258,039	\$ 200,000	\$ (58,039)
Total Other Financing Sources	\$ 258,039	\$ 258,039	\$ 200,000	\$ (58,039)
Net Change in Fund Balance	\$ (40,741)		\$ (65,720)	
Fund Balance - Beginning	\$ 129,118		\$ 133,730	
Fund Balance - Ending	\$ 88,377		\$ 68,011	

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	\$ 910	\$ 250	\$ 25,295
Interest Income	\$ 1,516	\$ 889	\$ 891	\$ 869	\$ 3,640	\$ 4,702	\$ 4,546	\$ 4,711	\$ 4,218	\$ 3,964	\$ 3,648	\$ 2,634	\$ 36,228
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	\$ 4,558	\$ 2,884	\$ 1,948,242

Expenditures:

General & Administrative:

Supervisors Fees	\$ 800	\$ -	\$ 1,800	\$ -	\$ 1,600	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 10,000
FICA	\$ 61	\$ -	\$ 138	\$ -	\$ 122	\$ -	\$ 77	\$ 77	\$ 77	\$ 61	\$ 77	\$ 77	\$ 765
Engineer	\$ 150	\$ -	\$ -	\$ -	\$ 300	\$ 251	\$ -	\$ -	\$ 2,145	\$ 960	\$ 300	\$ -	\$ 4,106
Attorney	\$ 3,114	\$ 3,413	\$ 1,983	\$ 3,549	\$ 1,333	\$ 18	\$ 650	\$ 2,698	\$ 2,633	\$ 8,403	\$ 845	\$ 748	\$ 29,383
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	\$ 6,879	\$ 82,550
Information Technology	\$ 139	\$ 139	\$ 139	\$ 349	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139	\$ 1,880
Website Maintenance	\$ 93	\$ 93	\$ 93	\$ 233	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 1,253
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 138	\$ 61	\$ 232	\$ 2,004	\$ 214	\$ 434	\$ 211	\$ 88	\$ 54	\$ 96	\$ 123	\$ 54	\$ 3,710
Insurance	\$ 55,716	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,166	\$ 2,166	\$ -	\$ 60,048
Printing and Binding	\$ 3	\$ 3	\$ 3	\$ 4	\$ 8	\$ 9	\$ 4	\$ 21	\$ 3	\$ 2	\$ 34	\$ 2	\$ 97
Newsletter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 602	\$ -	\$ -	\$ 984
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 1	\$ 15
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 300	\$ 165	\$ 133	\$ -	\$ 35	\$ 69	\$ 100	\$ 114	\$ 147	\$ -	\$ 40	\$ -	\$ 1,103
Total General & Administrative	\$ 73,517	\$ 10,754	\$ 11,401	\$ 13,019	\$ 10,724	\$ 7,893	\$ 9,681	\$ 14,109	\$ 13,170	\$ 20,201	\$ 11,698	\$ 8,992	\$ 205,161

Operation and Maintenance

Environmental

Lake Maintenance	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ 1,341	\$ -	\$ 14,751
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Utilities

Kissimmee Utility Authority	\$ 530	\$ 543	\$ 526	\$ 531	\$ 542	\$ 543	\$ 522	\$ 548	\$ 569	\$ 566	\$ 509	\$ 486	\$ 6,415
Toho Water Authority	\$ 8,678	\$ 1,906	\$ 245	\$ 318	\$ 359	\$ 17,473	\$ 13,841	\$ 181	\$ 226	\$ 21,582	\$ 19,452	\$ 12,390	\$ 96,650
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	\$ 1,571	\$ 24,585
Centurylink	\$ 1,033	\$ 676	\$ 318	\$ 677	\$ 319	\$ 678	\$ 1,140	\$ 747	\$ 353	\$ 1,140	\$ 746	\$ 353	\$ 8,180
Bright House Network	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 420	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 5,050

Roadways

Street Sweeping	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 1,500	\$ 4,500	\$ 1,500	\$ 3,000	\$ 34,500
Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,856	\$ 2,856	\$ -	\$ -	\$ -	\$ 5,712
Signage	\$ 9,379	\$ 149	\$ 834	\$ 584	\$ 814	\$ 149	\$ 149	\$ 784	\$ 149	\$ 524	\$ 1,182	\$ 149	\$ 14,846

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	\$ 25,680	\$ 25,680	\$ 308,160
Feature Lighting	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ 7,334	\$ -	\$ 1,485	\$ -	\$ -	\$ -	\$ -	\$ 9,004
Irrigation	\$ 431	\$ 606	\$ 334	\$ 552	\$ 1,758	\$ 870	\$ 1,056	\$ 3,733	\$ -	\$ 643	\$ 933	\$ 513	\$ 11,431
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	\$ 1,540	\$ 24,930
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	\$ 2,427	\$ 1,667	\$ 22,490
Pool Cleaning	\$ 1,250	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 1,500	\$ 750	\$ 10,250
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 1,150	\$ 1,050	\$ 1,617	\$ 1,150	\$ 1,000	\$ 1,050	\$ 1,100	\$ 1,328	\$ -	\$ 2,483	\$ 1,050	\$ -	\$ 12,978
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	\$ 83	\$ 963
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	\$ 35,997	\$ 39,839	\$ 39,260	\$ 974	\$ 400,203
Gate Repairs	\$ 4,280	\$ 240	\$ 745	\$ 1,285	\$ 603	\$ 1,678	\$ 240	\$ 240	\$ 833	\$ 910	\$ 1,659	\$ 240	\$ 12,953
Guard House Cleaning	\$ 200	\$ 225	\$ 200	\$ 200	\$ 200	\$ 250	\$ 200	\$ 225	\$ -	\$ 400	\$ 250	\$ -	\$ 2,350
Guard House Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 85	\$ 545	\$ -	\$ 720	\$ -	\$ -	\$ 2,854	\$ -	\$ 4,204
Gate Maintenance Agreement	\$ 427	\$ -	\$ -	\$ -	\$ -	\$ 1,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375	\$ 1,852
Other													
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	\$ 2,756	\$ 33,067
Total O&M Expenditures	\$ 110,069	\$ 93,474	\$ 80,591	\$ 79,133	\$ 81,448	\$ 111,955	\$ 90,679	\$ 91,700	\$ 79,737	\$ 110,943	\$ 107,047	\$ 52,956	\$ 1,089,731
Total Expenditures	\$ 183,586	\$ 104,228	\$ 91,992	\$ 92,152	\$ 92,173	\$ 119,848	\$ 100,359	\$ 105,809	\$ 92,907	\$ 131,144	\$ 118,746	\$ 61,948	\$ 1,294,892
<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	\$ 92,907	\$ 131,144	\$ 118,746	\$ 61,948	\$ 1,494,892
Net Change in Fund Balance	\$ (180,090)	\$ 91,241	\$ 1,402,470	\$ (48,042)	\$ (43,004)	\$ (96,625)	\$ (222,350)	\$ (84,714)	\$ (65,986)	\$ (126,298)	\$ (114,188)	\$ (59,064)	\$ 453,350

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
06/30/25	06/30/25	\$15,820.62	\$0.00	\$0.00	\$0.00	\$15,820.62	\$15,820.62	\$15,820.62
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		\$ 1,996,251.62	\$ (39,619.89)	\$ (72,231.78)	\$ 2,289.31	\$ 1,886,689.26	\$ 1,886,689.26	\$ 1,886,689.26

101%	Net Percent Collected
0	Balance Remaining to Collect

SECTION 3



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/29/2025	1905	REMINGTON / MARY KAY	TRAFFIC STOP – EQUIPMENT AND SUSP LICENSE	25I104690
	1950	REMINGTON / MARY KAY	TRAFFIC STOP – EQUIPMENT	VERBAL WARNING
	2000	JANICE KAY / MARK KAY	TRAFFIC STOP – EQUIPMENT AND SUSP LICENSE	ALTOLCE
	2045	REMINGTON / PARTINE	TRAFFIC STOP – EQUIPMENT	VERBAL WARNING
	2115	PM WELLS	TRAFFIC STOP – EQUIPMENT	VERBAL WARNING

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

Name: DS HELLER ID #: 2948 Date: 07/27/2025

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





Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington # 111633

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/06/2025	1300	2651 REMMINGTON BLVD	ARRIVED	
10/06/2025	1315	STRATHMORE	PATROL	
10/06/2025	1330	HAWKS NEST	PATROL	
10/06/2025	1345	HARWOOD	PATROL	
10/06/2025	1400	WATERS EDGE	PATROL	
10/06/2025	1415	WESTMORELAND	PATROL	
10/06/2025	1430	PARK, COMMUNITY HOUSE & REMMINGTON PLAZA	PATROL	
10/06/2025	1445	SOMERSET	PATROL	
10/06/2025	1500	OAKVIEW	PATROL	
10/06/2025	1515	WINDSOR PARK	PATROL	
10/06/2025	1530	PARKLAND SQUARE	PATROL	
10/06/2025	1545	GLENEAGLES	PATROL	
10/06/2025	1600	EAGLES LANDING	PATROL	
10/06/2025	1615	BROOKSTONE & SOUTHAMPTON	PATROL	
10/06/2025	1630	CROWN RIDGE	PATROL	
10/06/2025	1645	ARDEN PLACE	PATROL	
10/06/2025	1700	OFF-DUTY		

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





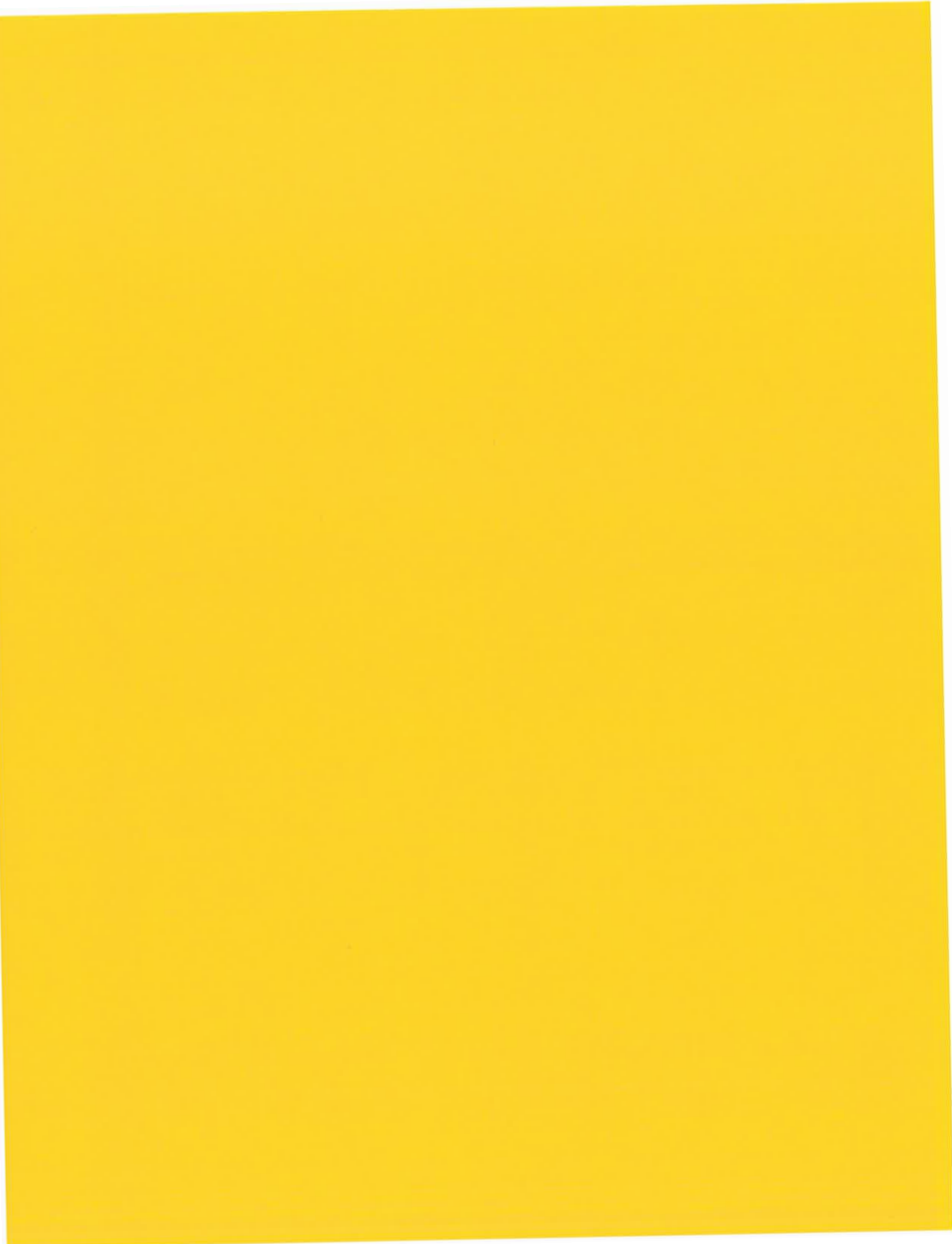
Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: 2651 REMINGTON BLVD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10-10-2025	1800	2651 REMINGTON BLVD	START OF SHIFT	
	1800-1900	KNIGHTS BRIDGE/ REMINGTON BLVD	STOP SIGN	
	1830	KNIGHTS BRIDGE/ REMINGTON	TRAFFIC STOP/ SIEZED TAG	251108981
	1859	KNIGHTS BRIDGE/REMINGTON	TRAFFIC STOP WW	
	1900-2000	PATROL		
	1928	KNIGHTSBRIDGE	TRAFFIC STOP WWX2	
	1951	REMINGTON BLVD	TRAFFIC STOP WW	
	2004	GOLF COURSE	ROUTINE CHECK	
	2010	PARKS/ BUSINESSES	ROUTINE CHECKS	
	2010-2040	PATROL/ STOP SIGN CHECKS		
	2044	GOLF COURSE	ROUTINE CHECK	
	2105	REMINGTON BLVD	TRAFFIC STOP WW	251109039
	2130	MCKINNIS CT	ROUTINE CHECK	
	2200	2651 REMINGTON BLVD	END OF SHIFT	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	1
Back-up		Felony		Written Warning	5	Written Warning		Schools/Library	
Self Initiated	2	Traffic		Verbal Warning		Verbal Warning		Businesses	3
Reports		Ordinance						Construction	





Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington # 111635

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/20/2025	1300	2651 REMMINGTON BLVD	ARRIVED	
10/20/2025	1315	HARWOOD	PATROL	
10/20/2025	1330	WATER'S EDGE	PATROL	
10/20/2025	1345	PARK, COMMUNITY HOUSE & REMMINGTON PLAZA	PATROL	
10/20/2025	1400	STRATHMORE	PATROL	
10/20/2025	1415	HAWKS NEST	PATROL	
10/20/2025	1430	BROOKSTONE & SOUTHAMPTON	PATROL	
10/20/2025	1445	PARKLAND SQUARE	PATROL	
10/20/2025	1500	WINDSOR PARK	PATROL	
10/20/2025	1515	SOMERSET	PATROL	
10/20/2025	1530	OAKVIEW	PATROL	
10/20/2025	1545	ARDEN PLACE	PATROL	
10/20/2025	1600	CROWN RIDGE	PATROL	
10/20/2025	1615	WINDSOR PARK	PATROL	
10/20/2025	1630	EAGLE LANDING	PATROL	
10/20/2025	1645	GLENEAGLES	PATROL	
10/20/2025	1700	OFF-DUTY		

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