

***Remington
Community Development District***

Agenda

January 27, 2026

AGENDA

Remington

Community Development District

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

January 20, 2026

Board of Supervisors
Remington Community
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, January 27, 2026, 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 October 28, 2025, Board of Supervisors Meeting
6. Consideration of HOA Request for Garage Sale and National Night Out Event
7. Discussion of Pickle Ball Lines
8. Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser
9. 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
10. Supervisor's Requests
11. Next Meeting Date- February 24, 2026
12. 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, **October 28, 2025** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

Kenneth Soukup *by phone*
Pam Zaresk
Brian (Ken) Brown
Tim Mehrlich *by phone*
David Jaisingh

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jason Showe
Scott Clark *by phone*
Pete Glasscock
Alan Scheerer
Sabrina Petitfrere
John Thacker

District Manager
District Counsel
District Engineer
Field Manager
DSI Security Services
DSI Security Services

FIRST ORDER OF BUSINESS

Roll Call

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

Mr. Showe: We're actually using some new software to recognize the voices, to try to get the minutes a little more accurate.

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

Ms. Zaresk: Security Report.

Ms. Petitfrere: We'll start with the Partin Settlement Road gate. The total guests that we had was 2,981 and 18,435 residents. At the E. Lakeshore Boulevard gate, we had 1,437 guests and 6,901 residents. There were 80 violations and one tow.

Ms. Zaresk: Are there any questions?

Mr. Soukup: No questions.

Mr. Thacker: Actually, Jason, I don't know if you've seen it or not. A short time ago I sent you an email. We just needed an updated text.

Mr. Showe: Yeah, I just sent it a few minutes ago.

Mr. Thacker: Perfect. There is nothing else.

Ms. Zaresk: Okay. Thank you all.

FOURTH ORDER OF BUSINESS

Public Comment Period

Ms. Zaresk: There are no public comments.

FIFTH ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2026-01 Appointing an Assistant Treasurer

Ms. Zaresk: Let's go on to organizational matters.

Mr. Showe: Sure. We presented Resolution 2026-01, naming Ms. Jill Burns in our office, as an Assistant Treasurer. This is just for the purpose of signing some checks for our accounting process. So, we would just look to add her on and would look for a motion of the Board to approve.

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor appointing Ms. Jill Burns as Assistant Treasurer as evidenced by the adoption of Resolution 2026-01 was approved.

SIXTH ORDER OF BUSINESS

Approval of Minutes of the September 23, 2025, Board of Supervisors Meeting

Mr. Showe: We have the minutes of the September 23, 2025 meeting. We can take any corrections or changes at this time or a motion to approve.

Mr. Brown MOVED to approve the Minutes of the September 23, 2025 Board of Supervisors Meeting as presented and Mr. Jaisingh seconded the motion.

Ms. Zaresk: Is there any discussion? Hearing none,

On VOICE VOTE with all in favor the Minutes of the September 23, 2025 Board of Supervisors Meeting were approved as presented.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: With that, we can go to Staff Reports and we'll start with Scott.

Mr. Clark: Good evening, everybody. One thing that I wanted to update the Board on, is I touched base this morning with the folks from GigaPower to see how they were doing. They've made a decision to move forward with the project, subject to the powers that be, being happy with it. They've got their numbers and projections for financing on the deal, but their plan is that they will be going forward and starting construction in two to three months. So, we'll be seeing some activity on that pretty soon, I think. Other than that, it's pretty quiet my way.

Ms. Zaresk: Okay. Are there any questions for Scott? Hearing none,

B. Engineer

Mr. Showe: Next up is Pete.

Mr. Glasscock: The only thing that I have, is Jason asked me to go by 112 Murrell Road, to look at some flooding. It was on the property side, which pretty much automatically makes it our problem. It looks like an irrigation meter is the problem. There's nothing for the CDD to do.

Ms. Zaresk: Okay, great.

Mr. Glasscock: Other than that, I don't have anything, unless you have any questions.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks #7676 through #7693, as well as capital reserve Check #153. A summary of those invoices follows. Alan and I can take any questions the Board might have or we can take a motion to approve. We will note that you do have your

insurance for Fiscal Year 2026. That is the full year amount, which is why it's a little higher this month than normal. But you won't see that again. Other than that, I think everything else is just its normal kind of activity. We can take any questions or comments or a motion to approve.

On MOTION by Mr. Jaisingh seconded by Mr. Brown with all in favor the September 17, 2025 through October 15, 2025 Check Register in the amount of \$119,783.70 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, we have your Balance Sheet and Income Statement. I know these say they're through September 30th. I'll just point out; these are not audited. So, there may be some final invoices to come in or some adjustments made. But overall, we did do better than budget to actuals, so we're in great shape. We also got over 100% collected on assessments, so we are in good shape all the way around.

iii. Presentation of OCSO Reports

Mr. Showe: We have your Osceola County Sheriff Reports.

D. Field Manager's Report

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

Mr. Scheerer: Yeah, not a lot to report. You may notice that the palm trees have been pruned throughout the property. Also, we have contractual tree trimming going on right now. If you look, I believe they started from Lakeshore and they're heading this way. The trees look amazing. I can't wait to see the finished product. New annuals were installed. I see Toho put some asphalt in the hole down the road, so we'll see how long that lasts. We're obviously on and off with the sidewalk grinding and replacement program. We had a stuck valve right across the street along the golf course. The sidewalk was wet, but Down to Earth had their irrigation tech here pretty quickly and got the shut valve off. We did have an issue with the Partin Settlement Road gate operator. It needed to be replaced. That was replaced this last week. So, it's a brand-new operator, brand-new camera, and we're monitoring that going forward. But that poor gate arm there has been whacked more than we care. If you're not aware and I'm sure you are, Daylight Savings Time is this weekend, so be prepared for that and dress warm on Halloween. I hear it's supposed to be a little cool.

Ms. Zaresk: That's for sure. Did anyone notice that they've started stringing our holiday lights at the front?

Mr. Jaisingh: I already did.

Mr. Showe: They string them up, but they won't activate them until the day after Thanksgiving.

Mr. Scheerer: We did confirm that all of the GFIs behind the walls, when the power was reconnected over there, were working. We are keeping an eye on the Partin Settlement Road side, just to make sure.

Ms. Zaresk: That's good.

Mr. Scheerer: That's all I have.

Ms. Zaresk: Are there any questions? Hearing none,

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Zaresk: Are there any Supervisor's Requests?

Mr. Jaisingh: I have none.

Mr. Brown: I saw that someone sprayed, but they didn't seem to weed eat around the ponds.

Mr. Scheerer: Who?

Mr. Brown: The golf course.

Mr. Scheerer: Oh, okay.

Mr. Brown: Did you find the agreement?

Mr. Scheerer: I did not find the agreement.

Mr. Brown: I could find it because it's recorded.

Mr. Scheerer: I know we have it somewhere. Jason had it. But I did not find the agreement. I can only tell you what they told me. So that may be something that needs to go higher up.

Mr. Showe: I'll try to track that agreement down and I'll work with Alan. If we need to get it to counsel, we will.

Mr. Brown: Okay. That's it. Thank you.

Ms. Zaresk: Anything for anybody on the phone?

Mr. Showe: Did David have some?

Ms. Zaresk: David said no. Anybody else? Alright.

Mr. Mehrlich: No.

Ms. Zaresk: Alright. Thanks, Tim.

NINTH ORDER OF BUSINESS

Next Meeting Date – November 18, 2025

The next meeting is scheduled for November 18, 2025.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Zaresk adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

Begin forwarded message:

From: Daniel Espinosa
<despinosa@castlegroup.com>
Subject: Request for CDD Approval – Garage
Sales and National Night Out Remington Date:
January 8, 2026 at 12:22:24 PM EST
To: Jason Showe <jshowe@gmscfl.com>
Cc: Alan Scheerer <ascheerer@gmscfl.com>

Good morning, Jason,

We are looking to hold the Spring Garage Sale on April 25, 2026 and are requesting approval from the CDD. Could you please submit a request to the CDD Board for approval to place garage sale signs for both the Spring Garage Sale and the Fall Garage Sale scheduled for October 17, 2026. The signs would be placed one week prior to each garage sale date.

Additionally, could you please submit a request to utilize the Remington Recreation Center and parking lot for the 2026 National Night Out, as we have done in the past. The event is scheduled for October 13, 2026.

Thank you for your assistance. Please let us know if you need any additional information.

Sincerely,

Daniel Espinosa
Property Manager | Castle Group
2995 Remington Blvd, Kissimmee, FL
34744 despinosa@castlegroup.com |
www.castlegroup.com P:
754-444-7226

SECTION VIII



KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Remington CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Remington CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

Please note the referenced statute was amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing addresses, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: _____

Print: Katrina S. Scarborough

Date: _____

Remington CDD

Signature: *[Signature]*

Print: James M. Shon

Title: Director of Mergers

Date: 1/6/26

Please return this signed **original copy** no later than January 31, 2026

SECTION IX

SECTION C

SECTION 1

Remington

Community Development District

Summary of Check Register

October 16, 2025 to November 07, 2025

Bank	Date	Check No.'s	Amount	
General Fund	10/24/25	7694-7701	\$	48,523.68
			\$	48,523.68
Capital Reserve			\$	-
			\$	-
Total Amount			\$	48,523.68

Remington

Community Development District

Summary of Check Register

November 14, 2025 to November 30, 2025

Bank	Date	Check No.'s	Amount	
General Fund	11/14/25	7702-7713		
			\$	26,776.30
			\$	26,776.30
Capital Reserve				
			\$	-
			\$	-
Total Amount			\$	26,776.30

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
11/14/25	00038	10/27/25 255057	202510 320-53800-34800		*	6,018.84	
		GATE MAINTENANCE					
		10/31/25 256026	202510 320-53800-34800		*	610.00	
		GATE REPAIRS					
				ACCESS CONTROL SYSTEMS LLC DBA			6,628.84 007702
11/14/25	00290	9/01/25 5920	202509 320-53800-47300		*	535.00	
		CHECK BENCHES/REPAIR CON					
				BERRY CONSTRUCTION INC.			535.00 007703
11/14/25	00082	11/01/25 19302	202510 310-51300-31500		*	715.00	
		OCT25 ATTORNEY FEES					
				CLARK & ALBAUGH LLP			715.00 007704
11/14/25	00168	11/01/25 563	202511 320-53800-12000		*	2,838.25	
		NOV25 FIELD MANAGEEMNT					
		11/01/25 564	202511 310-51300-34000		*	7,085.58	
		NOV25 MANAGEMENT FEES					
		11/01/25 564	202511 310-51300-35200		*	95.50	
		NOV25 WEBSITE ADMIN					
		11/01/25 564	202511 310-51300-34100		*	143.33	
		NOV25 INFORMATION TECH					
		11/01/25 564	202511 310-51300-51000		*	1.41	
		OFFICE SUPPLIES					
		11/01/25 564	202511 310-51300-42000		*	124.81	
		POSTAGE					
		11/01/25 564	202511 310-51300-42500		*	2.85	
		COPIES					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			10,291.73 007705
11/14/25	00213	10/06/25 57559	202510 320-53800-34700		*	973.56	
		10.6-10.15 DEPUTY HRS					
				OSCEOLA COUNTY SHERIFF'S OFFICE			973.56 007706
11/14/25	00291	11/01/25 1012391	202511 320-53800-46400		*	750.00	
		NOV POOL MAINTENANCE					
				ROBERTS POOL SERVICE AND REPAIR INC			750.00 007707
11/14/25	00335	10/20/25 157036	202510 320-53800-46300		*	403.17	
		RPR MAINLINE LEAK 10/13					
		10/28/25 157708	202510 320-53800-46300		*	230.50	
		OCT25 IRRIGAITON REPAIRS					
		10/29/25 158149	202510 320-53800-47700		*	2,250.00	
		REMOVE 3 PALMS					
		10/31/25 158919	202510 320-53800-46300		*	414.00	
		IRRIGATION REPAIRS					
				SSS DOWN TO EARTH OPCO LLC DBA			3,297.67 007708
				REMI -REMINGTON - HHENRY			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
11/14/25	00071	10/16/25 46500877	202510 320-53800-46800 PEST CONTROL-OCT25	TERMINIX COMMERCIAL	*	83.46	83.46 007709
11/14/25	00229	10/28/25 82738	202510 320-53800-46300 EXTERIOR PANNEL/MAIN BREA	TERRY'S ELECTRIC INC.	*	160.00	160.00 007710
11/14/25	00292	11/03/25 2511-008	202511 320-53800-34500 NOV TRAFFIC SIG MAINT	TRAFFIC ENGINEERING & MGMT LLC	*	149.00	149.00 007711
11/14/25	00128	10/21/25 FL128052	202510 320-53800-53000 MECHANICAL SWEEPING-10/7	USA SERVICES OF FLORIDA, INC	*	1,500.00	1,500.00 007712
11/14/25	00282	11/01/25 25-5141	202511 320-53800-35000 NOV GUARDHOUSE CLEANING		*	1,300.00	
		11/02/25 25-5142	202509 320-53800-35000 JANITORIAL SUPPLY REPLACE		*	392.04	
				WESTWOOD INTERIOR CLEANING INC.			1,692.04 007713
TOTAL FOR BANK A						26,776.30	
TOTAL FOR REGISTER						26,776.30	

REMI - REMINGTON - HHENRY

Remington

Community Development District

Summary of Check Register

December 1, 2025 to Decemebr 31, 2025

Bank	Date	Check No.'s	Amount
General Fund	12/15/25	7714-7724	\$ 13,407.31
	12/22/25	7725-7738	\$ 119,297.23
			\$ 132,704.54
Capital Reserve	12/15/25	154	\$ 17,900.00
			\$ 17,900.00
Total Amount			\$ 150,604.54

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
12/15/25	00038	11/01/25 256381	202511 320-53800-34800		*	240.00	
		MONTHLY WIPAK FEE					
		11/20/25 256193	202511 320-53800-34800		*	265.00	
		GATE REPAIR- STUCK HALF					
				ACCESS CONTROL SYSTEMS LLC DBA			505.00 007714
12/15/25	00093	9/15/25 230971	202509 320-53800-47100		*	1,341.00	
		SEPT LAKE MAINTENANCE					
		10/15/25 231705	202510 320-53800-47100		*	1,381.00	
		OCT25 LAKE MAINTENANCE					
				APPLIED AQUATIC MANAGEMENT, INC.			2,722.00 007715
12/15/25	00290	11/15/25 5951	202511 320-53800-57200		*	365.00	
		REPLACE CONCRETE EDGE					
				BERRY CONSTRUCTION INC.			365.00 007716
12/15/25	00082	12/02/25 19324	202511 310-51300-31500		*	520.00	
		ATTORNEY- GENERAL MATTERS					
		12/02/25 19325	202511 310-51300-31500		*	97.50	
		NOV25 ATTONREY GIGAPOWER					
		12/02/25 19326	202511 310-51300-31500		*	325.00	
		NOV25-ATTORNEY GAGAPOWER					
				CLARK & ALBAUGH LLP			942.50 007717
12/15/25	00127	11/17/25 59295109	202510 310-51300-31100		*	450.00	
		OCT25 ENGINEERING FEES					
				HANSON, WALTER & ASSOCIATES, INC.			450.00 007718
12/15/25	00010	11/30/25 128510	202511 310-51300-48000		*	264.43	
		NOV MEETING AD					
				ORLANDO SENTINEL			264.43 007719
12/15/25	00213	11/07/25 57674	202511 320-53800-34500		*	973.56	
		NOV25 SECURITY PATROL					
				OSCEOLA COUNTY SHERIFF'S OFFICE			973.56 007720
12/15/25	00125	11/18/25 23196	202511 320-53800-46500		*	125.00	
		CHEMICAL CONTROLLER					
				SPIES POOL LLC			125.00 007721
12/15/25	00334	11/14/25 100449	202511 320-53800-47900		*	4,555.82	
		HOLIDAY LIGHTING					
				TPG LIGHTING LLC			4,555.82 007722
12/15/25	00229	11/18/25 83053	202511 320-53800-46300		*	1,004.00	
		IRRIGATIO REPAIR- BREAKER					
				TERRY'S ELECTRIC INC.			1,004.00 007723
				REMI -REMINGTON - HHENRY			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
12/15/25	00128	11/20/25 FL122829	202511 320-53800-53000	NOV25 STREET SWEEPING	*	1,500.00	
				USA SERVICES OF FLORIDA, INC			1,500.00 007724
12/22/25	00093	11/30/25 232748	202511 320-53800-47100	AQUATIC PLANT MANAGEMENT	*	1,381.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,381.00 007725
12/22/25	00303	9/16/25 252734	202509 320-53800-34600	ACCESS CARDS	*	2,250.00	
		10/27/25 255057	202510 320-53800-34800	GATE REPAIRS	*	6,018.84	
		12/01/25 256689	202512 320-53800-34800	MONTHLY WIPAK FEE	*	240.00	
		12/04/25 256552	202512 320-53800-34800	GATE REPAIRS	*	265.00	
		12/09/25 256576	202512 320-53800-34800	QUARTERLY INSPECTION	*	556.57	
				ACCESS CONTROL SYSTEMS DBA WI-PAK			9,330.41 007726
12/22/25	00290	11/28/25 5961	202511 320-53800-53300	INSTALL SIGN	*	325.00	
		11/28/25 5962	202511 320-53800-57200	RESTROOM REPAIRS	*	485.00	
		11/28/25 5963	202511 320-53800-53200	SIDEWALK REPAIRS	*	860.00	
				BERRY CONSTRUCTION INC.			1,670.00 007727
12/22/25	00321	11/30/25 1807901	202511 320-53800-34500	NOV25 SECURITY SVC	*	36,475.71	
		11/30/25 1807902	202511 320-53800-34500	NOV25 TRACK TIK	*	150.00	
				DSI SECURITY SERVICES			36,625.71 007728
12/22/25	00168	12/01/25 565	202512 320-53800-12000	DEC25 FIELD MANAGEMENT	*	2,838.25	
		12/01/25 566	202512 310-51300-34000	DEC25 MANAGEMENT FEES	*	7,085.58	
		12/01/25 566	202512 310-51300-35200	DEC25 WEBSITE ADMIN	*	95.50	
		12/01/25 566	202512 310-51300-35200	DEC25 INFORMAITON TECH	*	143.33	
		12/01/25 566	202512 310-51300-51000	OFFICE SUPPLIES	*	.90	
		12/01/25 566	202512 310-51300-42000	POSTAGE	*	77.67	

REMI -REMINGTON - HHENRY

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		12/01/25 566 COPIES	202512 310-51300-42500		*	2.10	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			10,243.33 007729
12/22/25 00127		12/15/25 595262 NOV25 ENGINEERING FEES	202511 310-51300-31100		*	300.00	
				HANSON, WALTER & ASSOCIATES, INC.			300.00 007730
12/22/25 00213		10/20/25 57613 SECURITY MONITORING OCT25	202510 320-53800-34500		*	1,298.00	
		11/21/25 57738 SECURITY MONITORING NOV25	202511 320-53800-34500		*	1,389.52	
				OSCEOLA COUNTY SHERIFF'S OFFICE			2,687.52 007731
12/22/25 00291		12/01/25 1012438 DEC25 POOL MAINT	202512 320-53800-46400		*	750.00	
				ROBERTS POOL SERVICE AND REPAIR INC			750.00 007732
12/22/25 00125		12/18/25 23329 DEC25 CHEMICAL CONTROLLER	202512 320-53800-46500		*	125.00	
				SPIES POOL LLC			125.00 007733
12/22/25 00335		11/01/25 158598 NOV25 LANDSCAPE MAINTENA	202512 300-20200-10100		*	26,450.40	
		12/01/25 160721 DEC25 LANDSCAPE MAINT	202512 320-53800-46200		*	26,450.40	
				SSS DOWN TO EARTH OPCO LLC DBA			52,900.80 007734
12/22/25 00071		12/02/25 46657629 DEC25 PEST CONTROL	202512 320-53800-46800		*	83.46	
				TERMINIX COMMERCIAL			83.46 007735
12/22/25 00334		12/10/25 100636 ELECTRICAL WORK	202512 320-53800-47900		*	200.00	
				TPG LIGHTING LLC			200.00 007736
12/22/25 00202		11/30/25 2511-035 SERVICE CALLS NOV25	202511 320-53800-53300		*	852.00	
		11/30/25 2511-036 TRAFFIC PARTS PURCHASED	202511 320-53800-53300		*	398.34	
		12/01/25 2512-008 TRAFFIC SIGNAL MAINT	202512 320-53800-53300		*	149.00	
		11/30/25 2511-035 SERVICE CALLS NOV25	202512 320-53800-53300		V	852.00-	
		11/30/25 2511-036 TRAFFIC PARTS PURCHASED	202512 320-53800-53300		V	398.34-	

REMI -REMINGTON - HHENRY

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		12/01/25	2512-008 202512 320-53800-53300 TRAFFIC SIGNAL MAINT		V	149.00-	
				TRAFFIC CONTROL PRODUCTS OF FLORIDA			.00 007737
12/22/25	00128	8/15/25	S011573 202508 320-53800-53000 STREET SWEEPING AUG25		*	1,500.00	
		11/30/25	S0154657 202511 320-53800-53000 STREET SWEEPING NOV25		*	1,500.00	
				USA SERVICES OF FLORIDA, INC			3,000.00 007738
TOTAL FOR BANK A						132,704.54	
TOTAL FOR REGISTER						132,704.54	

REMI - REMINGTON - HHENRY

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
12/15/25	00264	11/22/25 2113	202511 600-53800-47500		*	17,900.00	
		PRESSURE WASH AND TREAT		PRESSURE WASH THIS INC			17,900.00 000154

						TOTAL FOR BANK C	17,900.00
						TOTAL FOR REGISTER	17,900.00

REMI - REMINGTON - HHENRY

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
December 31, 2025



Table of Contents

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

Remington
Community Development District
Combined Balance Sheet
December 31, 2025

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 1,623,233	\$ -	\$ 1,623,233
Pavement Management	\$ -	\$ 247,106	\$ 247,106
Capital Projects Fund	\$ -	\$ 49,998	\$ 49,998
Investments:			
State Board Administration	\$ 606,888	\$ 531,991	\$ 1,138,879
Prepaid Expenses	\$ 4,556	\$ -	\$ 4,556
Total Assets	\$ 2,234,677	\$ 829,095	\$ 3,063,771
Liabilities:			
Accounts Payable	\$ 54,415	\$ 6,800	\$ 61,215
Accrued Expenses	\$ 20	\$ -	\$ 20
Due to General Fund	\$ -	\$ -	\$ -
Deferred Revenue	\$ -	\$ -	\$ -
Total Liabilities	\$ 54,435	\$ 6,800	\$ 61,235
Fund Balances:			
Assigned For:			
Capital Projects	\$ -	\$ 43,198	\$ 43,198
Pavement Management	\$ -	\$ 779,096	\$ 779,096
Nonspendable:			
Deposits and Prepaid Items	\$ 4,556	\$ -	\$ 4,556
Unassigned	\$ 2,175,686	\$ -	\$ 2,175,686
Total Fund Balances	\$ 2,180,242	\$ 822,295	\$ 3,002,537
Total Liabilities & Fund Equity	\$ 2,234,677	\$ 829,095	\$ 3,063,771

Remington
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Maintenance Assessment	\$ 1,876,345	\$ 1,683,259	\$ 1,683,259	\$ -
Miscellaneous Income	\$ 5,300	\$ 1,325	\$ 760	\$ (565)
Interest Income	\$ 1,000	\$ 250	\$ 4	\$ (246)
FEMA Reimbursement	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,882,645	\$ 1,684,834	\$ 1,684,023	\$ (811)
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 3,000	\$ 2,000	\$ 1,000
FICA	\$ 918	\$ 230	\$ 153	\$ 77
Engineer	\$ 15,000	\$ 3,750	\$ 750	\$ 3,000
Attorney	\$ 27,500	\$ 6,875	\$ 1,853	\$ 5,023
Annual Audit	\$ 3,150	\$ 788	\$ -	\$ 788
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ (0)
Property Appraiser Fee	\$ 1,000	\$ 250	\$ -	\$ 250
Management Fees	\$ 85,027	\$ 21,257	\$ 21,257	\$ -
Information Technology	\$ 1,720	\$ 430	\$ 430	\$ -
Website Maintenance	\$ 1,146	\$ 287	\$ 287	\$ -
Telephone	\$ 80	\$ 20	\$ -	\$ 20
Postage	\$ 1,200	\$ 300	\$ 462	\$ (162)
Insurance	\$ 59,684	\$ 59,684	\$ 53,357	\$ 6,327
Printing and Binding	\$ 1,000	\$ 250	\$ 8	\$ 242
Newsletter	\$ 3,500	\$ 875	\$ -	\$ 875
Legal Advertising	\$ 2,300	\$ 575	\$ 264	\$ 311
Office Supplies	\$ 200	\$ 50	\$ 4	\$ 46
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,350	\$ 338	\$ -	\$ 338
Total General & Administrative	\$ 222,682	\$ 104,864	\$ 86,731	\$ 18,133
<u>Operation and Maintenance</u>				
Environmental				
Lake Maintenance	\$ 18,200	\$ 4,550	\$ 4,143	\$ 407
Utilities				
Kissimmee Utility Authority	\$ 7,072	\$ 1,768	\$ 1,541	\$ 227
Toho Water Authority	\$ 49,596	\$ 12,399	\$ 11,812	\$ 587
Orlando Utilities Commission	\$ 32,949	\$ 8,237	\$ 5,145	\$ 3,093
Centurylink	\$ 8,140	\$ 2,035	\$ -	\$ 2,035
Bright House Network	\$ 5,433	\$ 1,358	\$ 1,290	\$ 68
Roadways				
Street Sweeping	\$ 36,000	\$ 9,000	\$ 7,500	\$ 1,500
Drainage	\$ 7,000	\$ 1,750	\$ -	\$ 1,750
Signage	\$ 10,000	\$ 2,500	\$ 1,873	\$ 627

Remington
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Common Area				
Landscaping	\$ 317,405	\$ 79,351	\$ 79,351	\$ 0
Feature Lighting	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
Irrigation	\$ 10,500	\$ 2,625	\$ 4,830	\$ (2,205)
Trash Receptacles & Benches	\$ 1,000	\$ 250	\$ -	\$ 250
Plant Replacement and Bed Enhancements	\$ 9,500	\$ 2,375	\$ 2,250	\$ 125
Miscellaneous Common Area Services	\$ 10,500	\$ 2,625	\$ 860	\$ 1,765
Soccer/Ball Field Maintenance	\$ 4,000	\$ 1,000	\$ -	\$ 1,000
Holiday Lighting	\$ 9,112	\$ 4,556	\$ 4,756	\$ (200)
Recreation Center				
Pool Maintenance	\$ 22,461	\$ 5,615	\$ 1,951	\$ 3,664
Pool Cleaning	\$ 10,200	\$ 2,550	\$ 2,250	\$ 300
Pool Permits	\$ 550	\$ 138	\$ -	\$ 138
Recreation Center Cleaning	\$ 16,695	\$ 4,174	\$ 3,200	\$ 974
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 2,000	\$ 964	\$ 1,036
Pest Control	\$ 936	\$ 234	\$ 543	\$ (309)
Security				
Recreation Center Access	\$ 5,300	\$ 1,325	\$ -	\$ 1,325
Security Guard	\$ 447,200	\$ 111,800	\$ 81,615	\$ 30,185
Gate Repairs	\$ 15,000	\$ 3,750	\$ 15,254	\$ (11,504)
Guard House Cleaning	\$ 3,600	\$ 900	\$ 700	\$ 200
Guard House Repairs and Maintenance	\$ 3,500	\$ 875	\$ -	\$ 875
Gate Maintenance Agreement	\$ 2,500	\$ 625	\$ -	\$ 625
Other				
Contingency	\$ 12,500	\$ 3,125	\$ 533	\$ 2,592
Field Management Services	\$ 34,059	\$ 8,515	\$ 8,515	\$ -
Total O&M Expenditures	\$ 1,124,908	\$ 283,505	\$ 240,874	\$ 42,631
Total Expenditures	\$ 1,347,590	\$ 388,369	\$ 327,605	\$ 60,764
<u>Other Financing Uses</u>				
Transfer Out - Pavement Management	\$ 235,000	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ 300,055	\$ -	\$ -	\$ -
Total Other Financing Uses	\$ 535,055	\$ -	\$ -	\$ -
Total Expenditures & Other Financing Uses	\$ 1,882,645	\$ 388,369	\$ 327,605	\$ 60,764
Net Change in Fund Balance	\$ 0		\$ 1,356,418	
Fund Balance - Beginning	\$ -		\$ 823,824	
Fund Balance - Ending	\$ 0		\$ 2,180,242	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Interest Income	\$ 5,000	\$ 1,250	\$ 6	\$ (1,244)
Total Revenues	\$ 5,000	\$ 1,250	\$ 6	\$ (1,244)
Expenditures:				
Contingency	\$ 600	\$ 150	\$ 133	\$ 17
Total Expenditures	\$ 600	\$ 150	\$ 133	\$ 17
Excess Revenues/Expenditures	\$ 4,400		\$ (126)	
Other Financing Sources:				
Transfer In	\$ 235,000	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ 235,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 239,400		\$ (126)	
Fund Balance - Beginning	\$ 1,021,704		\$ 779,223	
Fund Balance - Ending	\$ 1,261,104		\$ 779,096	

Remington
Community Development District
Capital Projects Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Interest Income	\$ 10	\$ 3	\$ 2	\$ (1)
Total Revenues	\$ 10	\$ 3	\$ 2	\$ (1)
Expenditures:				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ -	\$ -
Capital Outlay - Pressure Washing	\$ 25,000	\$ 17,900	\$ 17,900	\$ -
Capital Outlay - Sidewalk/Roadway Improvements	\$ 120,000	\$ -	\$ -	\$ -
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ 6,800	\$ (6,800)
Capital Outlay - Wall Repairs	\$ 88,000	\$ -	\$ -	\$ -
Contingency	\$ 600	\$ 150	\$ 114	\$ 36
Total Expenditures	\$ 254,600	\$ 18,050	\$ 24,814	\$ (6,764)
Excess Revenues/Expenditures	\$ (254,590)		\$ (24,812)	
Other Financing Sources:				
Transfer In	\$ 300,056	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ 300,056	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 45,466		\$ (24,812)	
Fund Balance - Beginning	\$ 86,055		\$ 68,011	
Fund Balance - Ending	\$ 131,520		\$ 43,198	

Community Development District

[illegible]

Expenditures:

General & Administrative:

[illegible]

Operation and Maintenance

Environmental

[illegible]

Utilities

[illegible]

Roadways

[illegible]

Month to Month

[illegible]

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

100.00% 100.00%

90%	Net Percent Collected
\$193,079.03	Balance Remaining to Collect

SECTION 3



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/18/25	0730-1130			
	0750	Lucas Lakes/Tramells Trl	Parking Violation	n/a
	0812	Remington/Knightsbridge	Traffic Stop/ Ran stop sign	n/a
	0830	Remington/Knightsbridge	Traffic Stop/Ran stop sign	n/a
	0840-0900	Patrol streets off Knightbridge	Patrol	n/a
	0917	Remington/Knightsbridge	Traffic Stop/Ran stop sign	n/a
	0930-1000	Patrol Westmoreland, Farrington, Burrell	Patrol	n/a
	1030	114 Burrell Cir	Parking Violation	n/a
	1100	Remington/ Club Villas	Traffic Stop/Speeding	n/a
	1110-1130	Patrol Callaway, Stonewyk, Willow Glen	Patrol	n/a

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
1/5/26	1300-1700			
	1340	Remington/Knightsbridge	Traffic Stop/ Ran stop sign	n/a
	1410	Remington/Knightsbridge	Traffic Stop/ Ran stop sign	n/a
	1420-1435	Patrol streets off Knightbridge	Patrol	n/a
	1435	252 Owenshire	Parking Violation	n/a
	1445-1515	Patrol Westmoreland, Farrington, Burrell	Patrol	n/a
	1545	Remington/Ferrington	Traffic Stop/Speeding	n/a
	1600	Callaway/Prestwick	Parking Violation	n/a
	1615-1645	Patrol Callaway, Stonewyk, Willow Glen	Patrol	n/a
	1650	Reminton/Fortune	Backup on traffic stop	n/a

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
1/9/26	1500-1900			
	1545	Remington/Knightsbridge	Traffic Stop/ Ran stop sign	n/a
	1610	Remington/Knightsbridge	Traffic Stop/ Ran stop sign	n/a
	1640	104 Burnside Way	Parking Violation	n/a
	1655	Remington/Fortune	Suspicious Person call	261003393
	1710	106 Westmoreland Cir	Parking Violation	n/a
	1740	Remington/Westmoreland	Traffic Stop/Speeding	n/a
	1810	Remington/Ferrington	Traffic Stop/Illegal Passing	n/a
	1820-1840	Patrol streets off Knightsbride	Patrol	n/a
	1845	219-221 Southbridge Cir	Parking Violation	n/a

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington # 114014

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/12/2026	1300	2651 REMINGTON BLVD	ARRIVED	
01/12/2026	1315	HAWKS NEST	PATROL	
01/12/2026	1330	HARWOOD	PATROL	
01/12/2026	1345	REMINGTON PLACE	PATROL	
01/12/2026	1400	WATER'S EDGE	PATROL	
01/12/2026	1415	WINDSOR PARK	PATROL	
01/12/2026	1430	REMINGTON COMMUNITY HOUSE	PATROL	
01/12/2026	1445	BROOKSTONE	PATROL	
01/12/2026	1500	CROWN RIDGE	PATROL	
01/12/2026	1515	ARDEN PLACE	PATROL	
01/12/2025	1520	SCHOOL/CROSSWALK	PATROL	
01/12/2026	1530	SOUTHAMPTON	PATROL	
01/12/2026	1545	EAGLES LANDING	PATROL	
01/12/2026	1551	WESTMORELAND & REMINGTON BLVD	TRAFFIC STOP	144065W
01/12/2026	1600	WESTMORELAND	PATROL	
01/12/2026	1615	PARKLAND SQUARE	PATROL	
01/12/2026	1630	OAKVIEW	PATROL	
01/12/2026	1640	SOMERSET	PATROL	
01/12/2026	1650	GLENEAGLES	PATROL	
01/12/2026	1700	OFF-DUTY		

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

Reports		Ordinance						Construction	
---------	--	-----------	--	--	--	--	--	--------------	--

Name: __D/S Y. FONTANEZ_____ ID #: 2388_____ Date: 01/12/2026_____

Detail Activity Sheet

[illegible][illegible]

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

Name: B. Zachary ID #: 3129 Date: 01/23/2026

Restricted: This material contains sensitive content.