

*Remington  
Community Development District*

*Agenda*

*April 28, 2026*

# AGENDA

# *Remington*

## *Community Development District*

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

April 21, 2026

Board of Supervisors  
Remington Community  
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, April 28, 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 February 24, 2026, Board of Supervisors Meeting
6. Organizational Matters
  - A. Acceptance of Supervisor Resignation, Seat 1
  - B. Appointment of Individual to Fill Board Vacancy with Term Ending November 2028
  - C. Administration of Oath of Office to Newly Appointed Supervisor
  - D. Consideration of Resolution 2026-02 Electing Officers
7. Consideration of Resolution 2026-03 Approving the Fiscal Year 2027 Proposed Budget and Setting Public Hearing to Adopt
8. Consideration of Resolution 2026-04 Related to the November 2026 General Election and Qualifying Period
9. Discussion of School Field Use
10. 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
    - i. Discussion of Proposals for Pickleball Court Stripes
    - ii. Consideration of Preventative Gate Maintenance Renewal
11. Supervisor's Requests
12. Next Meeting Date- May 26, 2026
13. 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, **February 24, 2026** 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
John Thacker	DSI Security Services
David Canales	Resident

**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. 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**

Ms. Zaresk: Are there any modifications to the agenda?

Mr. Showe: We did add the discussion of the Field Usage Agreement. I sent you guys an email on that. We'll talk about that when we get there.

**THIRD ORDER OF BUSINESS****Security Report from DSI Security Services**

Ms. Zaresk: Security report from DSi.

Mr. Showe: No one from DSI is available at this point. I guess they had a meeting conflict, so they gave me the gate counts. At the Partin Settlement Road gate, there were 1,989 guests and 13,480 residents, for a total of 15,469. At the E. Lakeshore Boulevard gate, there was 1,327 guests and 6,175 residents, for a total of 7,522. There was 22,991 altogether, 60 violations and no tows this month.

Mr. Mehrlich: I'd just like to mention, I noticed that while it's not anything like it used to be, the guy at the gate is starting to open the gate for someone driving through and instead of closing it right away, they will let everybody that's behind go through. I don't know if it's a particular person or not, but we need to watch that practice, because it will encourage people to drive through. I've also noticed and it's embarrassing, but mainly on my road, Westmoreland Circle, there seems to be more people wanting to park on the road and I've seen an increased number of commercial vehicles wanting to park on the road, including tractor trailers. I drive a tractor trailer, so I know that an individual driving a tractor trailer knows he's not allowed in a residential area. I went and said something to the guy, from one driver to another and got into a conversation that shouldn't be from one neighbor to another. So, I don't feel like it's my position to get involved in these situations. I'm also seeing more people on the road and seeing cars drive by. Now I know we've got 30 minutes of parking on the road and I try to do that. I get all over my people that stay at my house to stay off road. I told Jason that I spent quite a bit of money for off-site parking. My mother-in-law recently moved in with me. We're challenging that right this minute. I spend almost \$1,000 a month on off-site parking for my vehicles that I don't have in my yard. I'm a big advocate of parking on the street. I just would ask that they continue to stay on top of it. The other thing that I mentioned to you, that they mentioned last time, is that they have a problem with the tow agent. I would personally get involved with finding a tow agent that would be here, if that's what you need. If they're asked to do a job and they don't have anybody that might be a tow agent, then they are not going to completely do their job, because they're not going to pull down on the road and say, "*Well I'm going to tow you*" and then they laugh at it while they're waiting for the tow truck. It's just not going to happen.

Mr. Showe: Yeah, we did talk to Airport Towing and they said that they would look into it and try to resolve whatever issue was going on. So, I'm following up with security one more time,

to see what's going on with that and if we need to find another tow vendor, we'll find another tow vendor. We can certainly coordinate that.

Mr. Mehrlich: I do think you mentioned that they are on Westmoreland Circle. I do see them, but just like some of the residents, we wonder what they're doing when they just drive by. But it's better than what it was.

Mr. Showe: Okay.

Mr. Thacker: Mr. John Thacker is on the line from DSI Security.

Mr. Showe: We just had all of the comments for security from the Board. I'll email them to you.

Mr. Thacker: Are there any questions or anything that you need me to answer?

Mr. Showe: I'll email you all of the comments.

Mr. Thacker: I appreciate it. Thank you.

Mr. Showe: Thank you.

#### **FOURTH ORDER OF BUSINESS**

#### **Public Comment Period**

Mr. Showe: We can go to public comments.

Ms. Zarek: Okay, Public Comment Period. Identify yourself. Let us know where you live, if you would like to make any comments.

Resident (David Canales, Burnside Way): Yes, my name is Mr. David Canales. I live on Burnside Way which is part of the CDD. Regarding your concern of the parking on the street, I was interested to know what the policy is, regarding the first time that the person is parking on the street. I have parked on the street accidentally when I first moved here and I forgot that my car was on the street and I received a sticker on the driver's side, a yellow sticker. I was like, "*Oh geez.*" So, I just removed it. I don't know if first time offenders or first time that the people park on the street, get the sticker and then eventually there are other consequences such as towing. I was referred here by the Remington HOA, that meets on the first Thursday of each month. They told me go to the CDD meeting, because they have other more ample opportunities to talk about different topics. So that's why I'm here. I addressed my two items.

Mr. Showe: Sure, I can go through the policy with you. It's very similar to what you described. That's our current policy. For your first violation, you get a sticker on your car. The second violation you're eligible to be towed. That's the policy. But you are able to have visitors at

your house. There's a form on our website, which is [Remingtoncdd.com](http://Remingtoncdd.com). If you have visitors, you're allowed to put them in and you can have visitors at your house either six days consecutively or seven days in a 30-day period. So as long as you're in that range, then you're allowed to have visitors here. Folks that put those in, need to make sure that they include either a Driver's License or registration, because we verify if the vehicle is a visitor or not. But the policy is the same, very similar to what you described. We've had some updates throughout the years, to try to close some of the loops. There were some people that were shuffling cars in their driveway. So, we've tried to address as many of the holes as we can in the policy, but it's very similar to what you described.

Mr. Brown: So, with the sticker, how long do you have until he doesn't have a second one?

Mr. Showe: It's typically 24 hours. So, once they get the first one, they get about 24 hours to move the car off of the road.

Resident (David Canales, Burnside Way): It comes off the list at some point?

Mr. Scheerer: If he doesn't have a second one within 12 months, he starts over. It starts at zero.

Mr. Showe: Yeah, right.

Mr. Brown: So, within a year you might get towed.

Mr. Showe: Yeah, after you received the first one.

Mr. Mehrlich: You have 30 minutes to be on the street if you're a non-resident.

Mr. Showe: Yeah.

Resident (David Canales, Burnside Way): If there is construction, not necessarily construction, but maintenance?

Mr. Showe: Yeah. All of that is on the website too. So, when you go to the website, there are several different buttons that you can put in. If it's just one visitor, you can use the visitor tab. If you're having a party, there's a party button, where you won't have to put all of the vehicle information in. Then there's a construction on property tab. So, if you're having construction on your property, we just try to make sure people aren't abusing it. So, I'm always checking those. But as long as it's every now and then, if you have construction on your property, you can input that in the system as well. There's room for all of that inside of that form.

Resident (David Canales, Burnside Way): Sometimes Spectrum will come in or something like that.

Mr. Showe: Yeah, absolutely.

Mr. Mehrlich: I tried to get two tags and then a tow, but I was overruled.

Mr. Brown: That's what it was when we started out.

Ms. Zaresk: All I know is that in my space, literally, I had to go get somebody who was parked on the street, find them and get them to move, because between a construction vehicle that was there and the fact that somebody had to get to the hospital, the emergency vehicle couldn't get through. There was a delivery going on and I was just freaking out. So that's behind the policy. When we park on the street, emergency vehicles can't get through. It is really bad.

Mr. Mehrlich: On Westmoreland Circle, my truck will barely go through.

Ms. Zaresk: Luckily somebody was there to yell at him and get him out of the way. But anyway, are there any other concerns or questions?

Resident (David Canales, Burnside Way): Not at this time.

Ms. Zaresk: Thank you for being here.

Resident (David Canales, Burnside Way): Oh, yes. My other question is, can I join the meeting on the phone instead of coming here?

Mr. Showe: Typically, we reserve the phone for Board Members and staff. It's not really typically open, but all of our minutes are also on the website, so you can always find out what's happening. Our agendas are all posted on the website and if you email me, I can also send you a recording right after the meeting if you'd like as well.

Resident (David Canales, Burnside Way): That's what I was not able to find. Do you have a different website?

Mr. Showe: It's [Remingtoncdd.com](http://Remingtoncdd.com). If you go there, there's a tab up top that just says, "Meetings" and then it drops down and says, "Agendas and Minutes." All of the agendas and minutes will populate right in there for you.

Resident (David Canales, Burnside Way): Okay. Thank you.

Mr. Showe: Absolutely. I'll give you my card. You can always email me and I can let you know what's going on or if you have specific questions, we're happy to help.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the January 27,  
2026, Board of Supervisors Meeting**

Ms. Zaresk: We will go to approval of the minutes of the January 27<sup>th</sup> meeting.

On MOTION by Mr. Mehrlich seconded by Mr. Brown with all in favor the Minutes of the January 27, 2026 Board of Supervisors Meeting was approved as presented.

- **Discussion of Field Usage Agreement**

Ms. Zaresk: The next item is what Jason referred to earlier. It's a discussion of the Field Usage Agreement. We're talking about the softball and baseball fields.

Mr. Showe: I received a call from a very concerned resident who said that there are several concerned residents. We've only heard from the one, that we're not essentially charging enough for the use of the school that's utilizing that field. So, our current agreement with them, is they use the field up to five days a week and it's \$1,200 a year for the usage. I guess our concern was that if you're on any travel baseball team, it's more expensive to use rent fields than that and she thinks they're getting a bargain for use of the CDD's facility. So certainly, we can open it up for the Board, if you want to.

Ms. Zaresk: \$1,200 for?

Mr. Showe: The year. Initially it was two days a week and it was \$485. Then we renegotiated that several years ago for up to five days a week at \$1,200.

Mr. Brown: I don't disagree with them.

Mr. Showe: Okay.

Mr. Brown: Wasn't it originally for recess and then it became for teams?

Mr. Showe: Yeah. So originally it was two days a week and they were just kind of using it for their recess. Then they wanted to use it more for practice. I think the field rental is \$25 a day for two hours. So, I think somewhere between the \$1,200 and what that fee would be for five days a week at 50 or 40 weeks, might be a solid solution. But we're just looking for the Board's feedback. I know the residents were very concerned.

Mr. Mehrlich: Personally, I think it's inexpensive. When they use it now, they use a lot more than they used to. They're on the baseball field. They're up at the other end. They're hanging their stuff on the fence and stuff out there. They have a lot of bags stacked up against it. I see one of the fence posts broken up there. I don't know if they were part of that or not. I don't know how many of those guys are residents of the neighborhood either. I'm not sure if they're brought in or if they are residents.

Mr. Showe: Well, the one factor would be, that the school does pay assessments to the District. I just want to make sure people don't think that they're not contributing to the District. They're contributing at a commercial rate. If you did \$25, which is the typical rental, times five days a week, times 40 weeks, it comes up to \$5,000. So, if the Board makes a motion tonight as to what you want to see, we can certainly email them and let them know we're rescinding the current agreement and we could have Scott draft up a new agreement and get that over to them.

Mr. Mehrlich: Have we mentioned anything to them?

Mr. Showe: Not yet, no. I just received this call on Monday, right when I sent you guys the email.

Mr. Mehrlich: So why don't we get their feedback? Maybe because they're more active, they would be willing to just volunteer more money.

Mr. Showe: If we're going to draft a new agreement, I'll need some parameters from the Board, as far as what you would be looking for.

Mr. Brown: How many units do they pay?

Mr. Showe: I think 33.

Mr. Mehrlich: When they're on the field, are residents not allowed on the field?

Mr. Showe: It's difficult.

Mr. Scheerer: I don't see any way for them to get on the field.

Mr. Showe: When they were out there today, they were taking up the entire field. They were doing some practice further out.

Mr. Scheerer: They take the entire infield and outfield to practice and drills and all of the baseball stuff that you would normally do.

Mr. Mehrlich: They play volleyball and tennis.

Mr. Showe: Well, yeah, their agreement only covers the baseball field. So, if they're using other facilities, we can address that.

Mr. Scheerer: Are they using the basketball court?

Mr. Brown: I've seen them practice.

Mr. Showe: I'm sorry. They can use the basketball court. They can't use the tennis court.

Mr. Scheerer: That's correct.

Mr. Brown: I've seen them on the tennis courts.

Mr. Mehrlich: I've seen them on the tennis courts.

Mr. Scheerer: Well, when I'm here, I ask them to leave and I talk to the manager. They're usually pretty good about it.

Mr. Showe: Definitely. If you see them using it, let me know. I'll get a hold of them immediately. Sometimes the kids kind of just wander out.

Ms. Zaresk: I don't disagree, but I think maybe there should be an increase in the amount. Does anybody have a proposed amount?

Mr. Mehrlich: I think it should be \$5,000.

Mr. Showe: Scott can attest to the rationality of it. It still has to be something that's equitable. You can't overburden somebody. Again, if they were to rent the field for two hours, it's \$25, five days a week, times 40 weeks, which would be when school was in session. So that comes to \$5,000.

Mr. Scheerer: When is baseball season, though? They're not out there all year round.

Mr. Showe: Yeah.

Mr. Scheerer: It's seasonal.

Ms. Zaresk: Yeah, that's a good point.

Mr. Scheerer: I don't know what those months are from this month to that month, because Little League starts up in February in St. Cloud, Kissimmee, and runs through maybe August.

Mr. Showe: Yeah. So, Ken, to answer your question, that commercial unit pays the equivalent of 33 homes.

Mr. Brown: So, they're paying about \$35,000?

Mr. Showe: For that entire building. They take up a good chunk of that building.

Mr. Brown: I think they take up it all. Except for where the mini-mart was.

Ms. Zaresk: That's still vacant.

Mr. Mehrlich: They pay for their own parking lot.

Mr. Showe: Correct. That's not part of the CDD responsibilities.

Mr. Mehrlich: That's a pretty big amount of money to consider.

Mr. Showe: Yeah.

Ms. Zaresk: Does anybody have an amount that they might want to suggest?

Mr. Brown: When one house pays, how much goes to infrastructure? How much goes to recreation?

Mr. Showe: I have not done that yet, but I can do some quick math.

Mr. Brown: I'm just curious of how much of that \$35,000 goes to maintaining the recreational fields.

Mr. Showe: So only about 11% of your budget is admin. The rest of it would go to field operations. So, you're at about 88% total of field operations. It's kind of hard to break it out, other than by section.

Mr. Scheerer: Hurry up, Jason.

Mr. Showe: So approximately \$30,500 would go to field operations and capital expenses, infrastructure maintenance.

Mr. Brown: But that includes the roadway.

Mr. Showe: That includes the roads, sidewalks, landscaping, the rec center. The same would apply to anybody.

Mr. Brown: So probably more goes to roads than anything.

Mr. Showe: Your road contribution is \$300,000. Your overall operations is \$1.1 million out of the \$1.8 million, which is still a significant amount. But yeah, about a third of it goes to payment management as well as just capital projects. You're at about \$21,000, if you take out the roads, \$21,000 for just the maintenance stuff.

Mr. Brown: Yeah.

Mr. Jaisingh: Is that \$21,000 for the year?

Mr. Showe: Yeah, for that property.

Ms. Zaresk: So, after doing the math, you say we should charge them \$5,000.

Mr. Showe: I think that's a reasonable defensible amount.

Ms. Zaresk: But then considering the fact that it is seasonal. I'm thinking up to \$2,500.

Mr. Scheerer: \$2,500.

Mr. Brown: \$2,500.

Mr. Showe: We can do that. If that's the Board's direction, we'll have Scott draft the contract and let him know.

Mr. Brown: So, the \$21,000, whatever that would shake out to be for recreation, the piece of that, is it assumed that you're going to use it as much as they do?

Mr. Showe: Correct.

Mr. Scheerer: There's nobody on those fields hardly at all. I think basketball, tennis and volleyball are probably the big three that gets used down here

Mr. Brown: Because they don't use the playground.

Mr. Scheerer: Yeah, they're not using the playground.

Mr. Brown: They use this building.

Mr. Scheerer: They use the outdoor gym. It's kind of hard to stop that.

Mr. Showe: So, I think we would look for a motion to direct staff to negotiate a contract with the vendor at an increased fee of \$2,500. Is that reasonable, Scott?

Mr. Clark: Yeah, I think so. I'll draft the agreement and use what kind of notice of provision we have. We'll work through that.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor authorization for staff to negotiate a contract with the vendor to increase court fee to \$2,500 was approved
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**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Zaresk: With that, we're going to go to our Staff Reports. Scott, do you have anything for us?

Mr. Clark: A couple things pretty quickly. There were likely some updates on the fiber that maybe field staff and the engineer have, because I understand that there were some onsite meetings or at least they're trying to schedule those. So, I'll leave those comments for others. As a follow up from the last meeting, Supervisor Brown brought up the issue of House Bill 105, that creates sanctions against local governments for arbitrary and illegal actions, including monetary penalties and attorney's fees. I kind of looked into where that is, since it came up last time. There are two versions of the Bill, one in the House and one of the Senate. The one in the House, includes only cities and counties and not Special Districts like us. The version in the Senate includes Special Districts and would apply to us. It's not clear to me whether the Bill is going to go anywhere. The version of the Senate that would include Special Districts, seems to have no energy at all. So right now, I don't really have a concern about that piece of legislation. The one about the Supervisor recall, seems like it's probably going to become law and if it does, we'll need to look at our rules and do some things to be ready for that, if it happens. But again, we'll see what finally gets through the legislature and what the Governor signs into law. Then at the appropriate time, I'll report back

on what the final version was. Other than that, I don't really have anything that I'm tracking, unless the Board has questions for me.

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

Mr. Clark: Sure.

**B. Engineer**

Mr. Showe: Pete?

Mr. Glasscock: I met with the contractor putting in the fiber optic cable. He seemed like a nice guy. He pretty much told me, "*Make sure they don't see what you've done.*" Basically, what I told them, is to be clean, be cognizant of the neighbors, don't block anybody in. They did send an email asking if they could work on weekends.

Mr. Showe: I think it said Saturday.

Mr. Glasscock: There was going to be non-noise stuff like pulling wires and crimping wires, splicing in.

Mr. Showe: Yeah, I think the question would be, is there any opposition from the Board for letting them do that on Saturdays? I think we probably don't want them to do both days, but I think Saturdays might be okay. Okay, we'll let them know.

Mr. Glasscock: They seem like nice group of people. But yeah, I definitely told him, don't be seen, don't be heard.

Ms. Zaresk: Did you get a sense that there might be two different subs?

Mr. Glasscock: Well, I think we only have one guy that comes in here. It may be the same sub, but it would be different crews. So, one crew will come in and put the pipe in. It seemed like to me the other guy would come in there and pull the wire.

Ms. Zaresk: Well, the reason I'm asking that, is as you know, they have to have a separate agreement with us and Club Villas, which we're in the process of doing. They were in there today. That's a whole different story, except that when I asked the gentleman what he was doing, he said, "*Oh, thank goodness because there's some other guys out there that are a different company than me*" and then I got totally confused.

Mr. Glasscock: They said it was ultimately going to be AT&T, which has lots of subcontractors. But for them to have two separate contractors working in the same neighborhood, is kind of a little bit odd. But maybe the one just couldn't handle the work. I don't know.

Ms. Zaresk: Okay. I appreciate that.

Mr. Brown: Have they started?

Mr. Glasscock: I'm not sure. They were supposed to call me when they did, but I don't think they have yet.

Mr. Showe: I got to tell you; Alan and I were driving around down by Strathmore and there are locates everywhere.

Mr. Scheerer: It looks like they're getting ready to do their permitting.

Mr. Brown: Are they doing open cuts in the road?

Mr. Showe: No.

Mr. Glasscock: They're going to be in the green space.

Mr. Scheerer: It's all directional bore, pretty much. They probably have some minor trenching, but everything I've ever seen with these guys, it's all been directional boring.

Mr. Glasscock: Yeah, we wouldn't let them cut the road.

Mr. Brown: That's what they did when they punched a hole in my sewer line.

Mr. Glasscock: Yeah. Physically it just probably wouldn't be worth their while to do it, if they did have to do any kind of open cuts on roads or driveways. All they have to do is at the property line.

Ms. Zaresk: Right. Okay. Are there any other questions for our engineer? Thanks, Pete.

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

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

Ms. Zaresk: District Manager's Report.

Mr. Showe: I will start with your Check Register. In your General Fund, we have Checks #7739 through #7758, as well as Capital Reserve Check #155, for a grand total of \$1,102,965.04. Alan and I can take any questions you might have or a motion. We will note that one of that is a transfer of the revenues that we received, into the State Board of Administration (SBA) account. So, it will earn a little more interest. As we go throughout the year, we'll transfer that back. But we like to put it over there when we have some excess, to try to generate some additional interest for the Board. But other than that, I think everything else is pretty normal and we can answer any questions that you might have.

Ms. Zaresk: Are there any questions and or a motion to approve?

Mr. Mehrlich: I'd like to just say to Alan, I would just like to make sure that we are on top of our subcontractors doing our workforce, like grinding and doing our sidewalks. I used to take care of 200 homes and I just fixed them and charged what I thought was appropriate. Always whatever was appropriate was what was really nice for my budget, not that I charged more or less based on this or that, but I certainly got the most that I could get for that job. I went and talked to the guy that was doing the concrete by us, who was a super, super nice guy. He knew who I was, which kind of surprised me.

Mr. Scheerer: Is he an old guy? I believe its Chet.

Mr. Mehrlich: Yeah. It was really nice that he knew name and everything, but I was just trying to be a nosy neighbor.

Mr. Scheerer: He's being a nosy contractor.

Mr. Mehrlich: But you would always wonder if they are milking the job. I'm not insinuating that. But yeah, we did have a \$385 net replacement that was kind of buried into other stuff, before that went under net replacement. But I would just challenge you to make sure that our pricing is where it should be on those types of things.

Mr. Scheerer: Will do. I know that he doesn't charge by the hour. I can assure you that, because we do have an open panel down the road from your house. One thing to take into consideration and I should have brought something in for show and tell, maybe I will next meeting, is the effort it takes to remove some of the tree roots that are under these sidewalks. The one he pulled out of there, was every bit of this big around and sometimes he has to get a stump grinding machine, in order to get that out. But I'll stay on top of it. Chet is very reliable. He's a very honest contractor. He does very good work. But I'll make sure that we're getting the best bang for the buck, because we don't want to spend your money unwisely at all.

Mr. Mehrlich: It's not like that. It's just if you get too comfortable, it's too easy.

Mr. Scheerer: Yeah.

Mr. Mehrlich: He can certainly be paid as much as he needs to be paid for the job.

Mr. Scheerer: Right.

Mr. Mehrlich: We just have to be careful.

Mr. Scheerer: Yes, sir.

Ms. Zaresk: I have a question about that. When you come in the E. Lakeshore Boulevard gate, before you hit the pedestrian gates, if you will, on the sidewalk, is there anything that could ever be done about that water that just sits there?

Mr. Scheerer: In the sidewalk? Yeah, there is, because there's a drain there.

Ms. Zaresk: Okay.

Mr. Scheerer: I already reached out to the landscape contractor that we have. Over the years, we've installed several sidewalk drains, some French drains, in order to remove the water from the sidewalk, because it was a lot cheaper than trying to pour 15 to 20 panels to level it all out. But I saw that there on Friday, when I was here and I sent the email over to Down to Earth. Their porter guy is supposed to be cleaning that out sometime this week.

Ms. Zaresk: Okay.

Mr. Scheerer: But yeah, I see them periodically and like I said, usually when you see that, there's typically a drain there. I don't think we have any new locations, but I know exactly where it is. It is right before the first stormwater inlet.

Ms. Zaresk: Exactly.

Mr. Scheerer: On the right side. Yes, ma'am.

Ms. Zaresk: It is always full of water, whether it's from sprinkling or a small rain.

Mr. Scheerer: Yes, ma'am.

Ms. Zaresk: Okay, great.

Mr. Scheerer: He's aware of it. Yes, ma'am.

Ms. Zaresk: Thank you.

<p>On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the January 1, 2026 through January 31, 2026 Check Register in the amount of \$1,102,965.04 was approved.</p>
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**ii. Balance Sheet and Income Statement**

Mr. Showe: Behind that, we have your Balance Sheet and Income Statement. No action is required by the Board. Just in looking at it, we are performing better than budget to actuals and these are through January 31<sup>st</sup>. So, we're in really great shape and I think we're in good shape on our assessments. Yeah, we're at 92% collected. So excellent shape there.

**iii. Presentation of OCSO Reports**

Mr. Showe: We included all of the Osceola County Sheriff Officer Reports that we received for their off-duty officers.

**D. Field Manager's Report**

Mr. Showe: We'll turn it over to Alan.

Mr. Scheerer: Okay, well, in your agenda package we'll start with that. As you know, I think that I reported a few months back, the gentleman David Hatch Fitness Showcase retired. He's no longer doing fitness equipment work. So, we had to find another vendor. There's a Community Development District called Tohoqua, off of Neptune Road across from Neptune Middle School. The HOA folks there, I know who they are, recommended Commercial Fitness Products. They were the ones that were doing the install for all of their fitness equipment over at the new gym pool facility at Tohoqua. We had a phone call or email from a resident. No, it was probably security that said, the multi-use gym was messed up. So, I thought, "*Well, let me give this guy a call.*" He came over, found the problem, fixed the problem and didn't charge us anything. He said, "*Would you be interested in a contract?*" I think we should at this point in time, maybe entertain that. So included in your agenda package, is basically a quarterly maintenance for all of the fitness equipment in there. It's \$700. He puts a subtotal. Obviously he'd have to remove the tax, so there would be no tax on that. So, it would be \$700 annually for him to come out, check all of our equipment and make sure that everything is good. He lists the treadmill, the bike, the stepper, the chest arm, multi gym. So that's all included. It's four services a year for \$175 each. He also does upholstery work, because we have some equipment in there, where the upholstery is starting to crack and tear. I already asked him, if anything, to give me a price to fix it. So, if the Board chooses not to do this right now, then at least I would have something in line to go ahead and get the padding on top corrected.

Ms. Zaresk: Well, looking at their labor rate alone, if we weren't to do a contract, it looks like the contract is the way to go.

Mr. Scheerer: Yeah.

Ms. Zaresk: The labor rate is \$95, if you don't have a contract with them.

Mr. Scheerer: Yeah. Emergency services is \$155 an hour.

Ms. Zaresk: Yeah.

Mr. Scheerer: I wouldn't think we'd need emergency services. We would just have security, close the gym and then we would bring them out during a normal service call.

Ms. Zaresk: Yeah.

Mr. Jaisingh: Have you considered other companies that can give you different prices?

Mr. Scheerer: We haven't found another company, yet.

Mr. Showe: Yeah.

Mr. Scheerer: We had a good company and he was servicing us for a long time, but I don't think he was this cheap.

Mr. Showe: No.

On MOTION by Mr. Mehrlich seconded by Mr. Brown with all in favor the proposal from Commercial Fitness Products for a quarterly contract in the amount of \$700 was approved.
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Mr. Scheerer: I thought it was a really good number. Okay, so moving on to the Field Manager Report, good old pickleball. I've been in contact with Nidy Sports Construction (Nidy) and I was hoping to get something by today, but I don't believe they're going to do just the temporary striping. They're going to want to do the whole court.

Mr. Mehrlich: Just one court, right?

Mr. Scheerer: One court. One tennis court will be pickleball. The other one would be tennis. I know in some places they run a temporary net between the two, to keep the balls from flying into the other courts. Well, apparently about a year or so ago, we had the same question come up and Nidy actually sent us a proposal during budget season. It was shot down to be added to the budget. But back in 2025, the cost to convert one court was \$8,525. I'm waiting for updated quotes and if that's something the Board is interested in, we could obviously add that to the 2027 budget. We usually keep about \$10,000 in fitness, but that is to completely machine surface and wash the court, patch any cracks, flood the court, check it, acrylic surface, two coats of coloring, inbounds, color, which I guess is a dark blue, and outbounds, which is a dark green. They would use the existing posts and put up a new net. That's kind of what it entails. It's kind of like resurfacing your tennis court. But we're still looking. I'm just giving you an update. She found this old quote and sent it to me. Jason just found it.

Mr. Showe: \$8,525.

Mr. Brown: They're going to use the same post and they're not going to convert it to two.

Mr. Scheerer: No, it's going to be one court.

Ms. Zaresk: I don't know how you can maintain a tennis court and have a pickleball court.

Mr. Scheerer: That's why I said, they just put the temporary net in between the pickleball and the tennis.

Ms. Zaresk: Okay.

Mr. Scheerer: Yeah. I've seen them down at Mount Dora. They have them on their courts, but they have 10 pickleball courts. There's a curtain in between each court. So that's something that we could entertain.

Mr. Showe: Yeah.

Mr. Scheerer: But anyway, that's just informational, only until I hear back from them.

Mr. Mehrlich: Well one tennis court makes two pickleball courts.

Mr. Scheerer: That's my understanding. This only says one court. But we would want two. So, we could have two on one tennis court.

Mr. Showe: So actually, the conversion to two pickleball courts is \$14,890.

Mr. Scheerer: Yeah, it was even more than that.

Mr. Brown: Have we resurfaced that before?

Mr. Scheerer: We resurfaced the whole tennis court and we resurfaced the basketball court. But it's been a minute.

Mr. Brown: I just wonder how much it was.

Mr. Scheerer: Well, let's get through this and I'll find it. Jason's redoing all of the math here.

Mr. Showe: You're putting my brain through a lot tonight.

Mr. Brown: \$8,000 seems like a lot of money.

Mr. Scheerer: It does to me.

Ms. Zaresk: It does to me too.

Mr. Scheerer: Well, it's not just striping. It's a resurface of the entire court.

Mr. Showe: Yeah.

Mr. Scheerer: I wouldn't think you'd pay more than \$2,500 for striping.

Mr. Showe: Yeah.

Mr. Scheerer: Then you have to fix the gouges and the cracks. So, while Jason is doing his brain teaser, the Barcode Automation, inc. (BAi) scanner at the Partin Settlement Road gate, was replaced. I received a text message at about 4:00 a.m. from security on Sunday, the 15<sup>th</sup>, about a young man, teenager, 18 years old, on an e-scooter, flying down Remington Boulevard and taking out the gate. I found the video and got with our camera guy. He downloaded the video from various angles. He went about chest high through the gate and slid about 20 feet. I was told he was carted off to the hospital. I don't know the extent, but it was just like somebody played limbo and shot out of a cannon. So, I hope the person's okay, but I sent the information to Jason and I think he sent that off to...

Mr. Showe: We did notify insurance, just let them know. We provided them with all of the materials. Also, to answer your question on the court resurfacing, that was done in 2020. The tennis court was almost \$7,000 at that time, just to resurface it.

Mr. Brown: For the whole court?

Mr. Scheerer: That's for both.

Mr. Showe: Yes. Correct.

Mr. Scheerer: Okay. Thank you, Jason. You're hired.

Mr. Showe: Thank you.

Mr. Scheerer: Security sent me a note about somebody complaining about a car from Texas parking in their driveway and they wanted to know if we could do anything about it. I explained, *"You can't do that. You have to contact the sheriff."* They contacted the sheriff. The sheriff said, *"We can't do anything about it. The HOA has their own towing company."* It was somewhere off of Berkeley. If somebody wanted the address, I could get it for you, but I just said, *"Well, we can't tow off a private property."* So, I would suggest they reach out to the HOA or reach out to the sheriff's office, but they told me that the sheriff couldn't do anything about it.

Mr. Mehrlich: For parking in their driveway?

Mr. Scheerer: Yeah. It would be like me coming over to your house and leaving my car in your driveway and I'm going to live in another house. I don't know, maybe they were drinking, maybe they were confused.

Ms. Zaresk: I don't understand the sheriff.

Mr. Scheerer: Yeah. They were a renter. So, I don't know how that works. I guess if you have a formal rental agreement, I would say, *"There's a car parked in here, come and tow it."* I

don't know what the rules are with that. Anyway, so that's how that was handled. We had a freeze about a month ago and we're cold again. But I have to tell you, the place looks pretty darn good, considering.

Mr. Showe: I will say compared to some of our other properties, you guys are doing very, very well.

Mr. Scheerer: So, you'll see some of the new plant material, the Arboricola Trinettes, which are the yellow and green variegated plants, as well as your Dwarf Ixoras, some of those and the Loropetalum, look really bad right now and are struggling. The information we're getting is, wait until mid-March, which believe it or not, is in a couple weeks and then we'll get with the landscaper and find out whether any of that plant material is going to survive. Obviously there's no warranty and insurance don't cover landscaping. So, whatever happens, we'll have to deal with it.

Mr. Showe: Luckily you guys for the most part, have mostly established stuff and it seems to be fine. We've got properties that have newer installs and it's a disaster zone.

Mr. Mehrlich: Back in the day, we used cold, hardy plants.

Mr. Scheerer: You don't get cold here.

Mr. Showe: A lot of our newer communities want that tropical Palm tree look and they did not do well.

Mr. Scheerer: Yeah, any of your Palms are probably not going to do well. So, Tim took my sails out of my concrete stuff, so I'm not even going to talk about the sidewalks. The piece de resistance, I took the caution tape off of the gate after the meeting. How did you describe it, Pam?

Ms. Zaresk: A crime scene.

Mr. Scheerer: Crime scene tape. So, after the meeting, I went out the E. Lakeshore Boulevard gate and I took the crime scene tape down and threw it away. Other than that, budget season is coming, believe it or not, at the end of April?

Mr. Showe: I think ours is going to be the end of April. So, we would encourage you, if you have any other items that you want included, let me know. Certainly, we can include the pickleball stuff. Any other items specifically you'd like included, just let us know so we hopefully have some time to get some real numbers for you and then you can discuss that as part of the budget process.

Mr. Scheerer: Anything that we've heard or any suggestions.

Mr. Brown: He knows what I'm going to suggest.

Mr. Showe: Keeping the assessment level?

Mr. Scheerer: That's not what he was going to say.

Mr. Brown: No.

Mr. Scheerer: Go for it, sir.

Mr. Brown: Well, no, keeping the assessment level for most everyone.

Mr. Scheerer: Most everyone?

Mr. Brown: Yes.

Mr. Scheerer: Okay.

Mr. Brown: But raising the assessment on the golf course and trimming the ponds ourselves.

Mr. Scheerer: Are you getting that much heat?

Mr. Showe: I will have to talk to District Counsel on how we can accomplish that.

Mr. Brown: Because we have that agreement that says they'll do it, but they haven't been doing it.

Mr. Scheerer: I saw two of them nicely trimmed today.

Mr. Brown: Yeah, so maybe they're doing it.

Mr. Showe: We noticed it today when we drove through.

Mr. Scheerer: Especially this little one right up here on the right-hand side.

Mr. Brown: It looks really good.

Mr. Scheerer: Yeah, that's what I told Jason. I said it looks good when they do that.

Mr. Showe: Yeah. Some look like they weren't done yet and some definitely haven't got that far yet.

Mr. Scheerer: Well, the Par 3 on the left was done.

Mr. Showe: Yeah, down that way, there's a few that have been done.

Mr. Brown: Okay.

Mr. Mehrlich: Yeah, well, I'm all for that, too, by the way.

Mr. Scheerer: If you would like, in the interim, I guess I can try to get a preliminary price from our landscaper and have them go out on the golf course and assess all of the ponds and provide us a number to add pond trimming.

Mr. Showe: We can see if there are any provisions in that agreement, that allow us to send them a separate invoice for the work, potentially.

Mr. Mehrlich: We don't want to close them down.

Mr. Brown: No. Well, my hope is that that would spur them.

Mr. Showe: I understand. We'll take a look at what our options are.

Mr. Scheerer: Okay.

Mr. Brown: Can you look at my street in front of the mailbox and see if there's anything we can do for that curb?

Mr. Scheerer: Pete will look at that. I'm not the engineer.

Mr. Brown: It never drains anymore.

Mr. Glasscock: I don't know if you remember, but when we did the re-pavement, we actually did that curb around there, twice, because it didn't flow. It is extremely flat. So, I don't know. If he wants, we can re-survey that curb line to see where it's stopping at. But I'll bet you a chicken dinner right now, it is going to be right in front of one of those Oak trees, where the curb is kind of raised up a quarter, three-eighths of an inch and that's all it's going to take for that area, because it's flat. It doesn't take nothing to block up the water. We can have our surveyors go out there and do that section, just to see what it's doing.

Mr. Brown: Okay.

Mr. Glasscock: But I did go by there, because I noticed it too.

Mr. Scheerer: Do you know that a stormwater drain right in the middle of that cul-de-sac, just cut a hole in the road and run a French drain right in there.

Mr. Glasscock: Okay.

Mr. Showe: Pop a hole right in it.

Mr. Brown: Yeah, it seems to be holding more water than it was.

Mr. Showe: Direct bore.

Mr. Glasscock: If you want, I can have our surveyors go by and give me some 25 feet or so.

Mr. Showe: Yeah.

Mr. Glasscock: Is that okay with all of you?

Mr. Brown: Yeah.

Ms. Zaresk: Yeah.

Mr. Scheerer: You just can't charge for the survey.

Mr. Showe: Yeah. Not to exceed \$25.

Mr. Brown: I have a level, if you want me to use it.

Mr. Showe: See.

Ms. Zaresk: Is there anything else?

Mr. Scheerer: Not from me. Thank you.

**SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Ms. Zaresk: Are there any Supervisor’s Requests? Tim?

Mr. Mehrlich: Nothing from me.

Ms. Zaresk: Anything else? Ken?

Mr. Soukup: Nothing from me.

Ms. Zaresk: David?

Mr. Jaisingh: Nothing from me.

Ms. Zaresk: Thank you, guys.

**EIGHTH ORDER OF BUSINESS**

**Next Meeting Date – March 24, 2026**

The next meeting was scheduled for March 24, 2026.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Zaresk adjourned the meeting.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION VI

# SECTION A

Begin forwarded message:

**From:** Ken Soukup <[baddog0512@gmail.com](mailto:baddog0512@gmail.com)>

**Subject:** Resignation of position

**Date:** April 22, 2026 at 1:07:04 PM EDT

**To:** Jason Showe <[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)>

Jason I need to formally resign my position on the Remington CDD board of supervisors effective immediately.

I have greatly enjoyed working with you and GMS in maintaining Remington but we have permanently relocated to St Augustine FL.

Thanks again for your help.

Ken Soukup  
407-709-2248.

# SECTION D

**RESOLUTION 2026-02**

**A RESOLUTION ELECTING THE OFFICERS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT, OSCEOLA COUNTY, FLORIDA.**

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

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**SECTION 1.** The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____
Assistant Treasurer	_____

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# SECTION VII

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Remington Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 28, 2026  
HOUR: 6:00 PM  
LOCATION: 2651 Remington Blvd.  
Kissimmee, FL 34744

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 28<sup>th</sup> DAY OF APRIL 2026.**

ATTEST:

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

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

***Proposed Budget***  
***FY 2027***



# Table of Contents

**1-2** General Fund

**3-10** General Fund Narrative

**11** Pavement Management Fund

**12** Capital Projects Fund

**Remington**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Maintenance Assessment	\$ 1,876,345	\$ 1,775,543	\$ 100,802	\$ 1,876,345	\$ 1,876,345
Miscellaneous Income	\$ 5,300	\$ 1,680	\$ 500	\$ 2,180	\$ 5,300
Interest Income	\$ 1,000	\$ 3,731	\$ 1,000	\$ 4,731	\$ 1,000
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 1,882,645</b>	<b>\$ 1,780,954</b>	<b>\$ 102,302</b>	<b>\$ 1,883,256</b>	<b>\$ 1,882,645</b>

**Expenditures**

*Administrative:*

Supervisor Fees	\$ 12,000	\$ 3,800	\$ 6,000	\$ 9,800	\$ 12,000
FICA Expense	\$ 918	\$ 291	\$ 459	\$ 750	\$ 918
Engineer	\$ 15,000	\$ 1,950	\$ 1,500	\$ 3,450	\$ 15,000
Attorney	\$ 27,500	\$ 5,753	\$ 13,750	\$ 19,503	\$ 27,500
Annual Audit	\$ 3,150	\$ -	\$ 3,150	\$ 3,150	\$ 3,250
Assessment Administration	\$ 5,732	\$ 5,732	\$ -	\$ 5,732	\$ 5,904
Property Appraiser Fee	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Management Fees	\$ 85,027	\$ 42,513	\$ 42,513	\$ 85,027	\$ 87,577
Information Technology	\$ 1,720	\$ 860	\$ 860	\$ 1,720	\$ 1,772
Website Maintenance	\$ 1,146	\$ 573	\$ 573	\$ 1,146	\$ 1,181
Telephone	\$ 80	\$ -	\$ 40	\$ 40	\$ 80
Postage	\$ 1,200	\$ 736	\$ 600	\$ 1,336	\$ 1,200
Insurance	\$ 59,684	\$ 53,357	\$ -	\$ 53,357	\$ 53,181
Printing & Binding	\$ 1,000	\$ 20	\$ 500	\$ 520	\$ 1,000
Newsletter	\$ 3,500	\$ -	\$ 1,750	\$ 1,750	\$ 3,500
Legal Advertising	\$ 2,300	\$ 264	\$ 1,150	\$ 1,414	\$ 2,300
Office Supplies	\$ 200	\$ 6	\$ 100	\$ 106	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Contingency	\$ 1,350	\$ -	\$ 675	\$ 675	\$ 1,350
<b>Total Administrative</b>	<b>\$ 222,682</b>	<b>\$ 116,030</b>	<b>\$ 74,120</b>	<b>\$ 190,150</b>	<b>\$ 219,088</b>

*Operations & Maintenance:*

**Environmental**

Lake Maintenance	\$ 18,200	\$ 8,286	\$ 9,100	\$ 17,386	\$ 18,200
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**Utilities**

Kissimmee Utility Authority	\$ 7,072	\$ 3,126	\$ 3,536	\$ 6,662	\$ 7,072
Toho Water Authority	\$ 49,596	\$ 26,801	\$ 24,798	\$ 51,599	\$ 56,758
Orlando Utilities Commission	\$ 32,949	\$ 10,219	\$ 16,475	\$ 26,693	\$ 32,949
CenturyLink	\$ 8,140	\$ 4,505	\$ 4,070	\$ 8,575	\$ 8,140
Spectrum	\$ 5,433	\$ 2,617	\$ 2,717	\$ 5,333	\$ 5,433

**Roadways**

Street Sweeping	\$ 36,000	\$ 16,500	\$ 18,000	\$ 34,500	\$ 36,000
Drainage	\$ 7,000	\$ -	\$ 3,500	\$ 3,500	\$ 7,000
Signage	\$ 10,000	\$ 3,547	\$ 5,000	\$ 8,547	\$ 10,000

**Remington**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Common Area</b>					
Landscaping	\$ 317,405	\$ 158,702	\$ 158,703	\$ 317,405	\$ 329,379
Feature Lighting	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ 6,000
Irrigation	\$ 10,500	\$ 6,090	\$ 5,250	\$ 11,340	\$ 10,500
Trash Receptacles & Benches	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Plant Replacement & Bed Enhancements	\$ 9,500	\$ 2,250	\$ 4,750	\$ 7,000	\$ 9,500
Miscellaneous Common Area Services	\$ 10,500	\$ 860	\$ 5,250	\$ 6,110	\$ 10,500
Soccer/Ball Field Maintenance	\$ 4,000	\$ -	\$ 2,000	\$ 2,000	\$ 4,000
Holiday Lighting	\$ 9,112	\$ 9,312	\$ -	\$ 9,312	\$ 9,112
<b>Recreation Center</b>					
Pool Maintenance	\$ 22,461	\$ 4,335	\$ 11,231	\$ 15,566	\$ 22,461
Pool Cleaning	\$ 10,200	\$ 4,800	\$ 5,100	\$ 9,900	\$ 10,200
Pool Permits	\$ 550	\$ -	\$ 275	\$ 275	\$ 550
Recreation Center Cleaning	\$ 16,695	\$ 6,657	\$ 8,348	\$ 15,004	\$ 16,695
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 4,026	\$ 4,000	\$ 8,026	\$ 8,000
Pest Control	\$ 936	\$ 793	\$ 498	\$ 1,291	\$ 996
<b>Security</b>					
Recreation Center Access	\$ 5,300	\$ -	\$ 2,650	\$ 2,650	\$ 5,300
Security Guard	\$ 447,200	\$ 157,954	\$ 223,600	\$ 381,554	\$ 447,200
Gate Repairs	\$ 15,000	\$ 23,221	\$ 7,500	\$ 30,721	\$ 15,000
Guard House Cleaning	\$ 3,600	\$ 1,350	\$ 1,800	\$ 3,150	\$ 3,600
Guard House Repairs & Maintenance	\$ 3,500	\$ -	\$ 1,750	\$ 1,750	\$ 3,500
Gate Maintenance Agreement	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
<b>Other</b>					
Contingency	\$ 12,500	\$ 1,256	\$ 6,250	\$ 7,506	\$ 12,500
Field Management Services	\$ 34,059	\$ 17,030	\$ 17,030	\$ 34,059	\$ 35,081
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,124,908</b>	<b>\$ 474,237</b>	<b>\$ 557,928</b>	<b>\$ 1,032,165</b>	<b>\$ 1,145,126</b>
<b>Total Expenditures</b>	<b>\$ 1,347,590</b>	<b>\$ 590,267</b>	<b>\$ 632,049</b>	<b>\$ 1,222,316</b>	<b>\$ 1,364,214</b>
<b>Other Financing Uses</b>					
Transfer Out - Pavement Management	\$ 235,000	\$ -	\$ 235,000	\$ 235,000	\$ 235,000
County Easement Portion	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ 300,055	\$ -	\$ 300,055	\$ 300,055	\$ 283,432
County Easement Portion	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Uses</b>	<b>\$ 535,055</b>	<b>\$ -</b>	<b>\$ 535,055</b>	<b>\$ 535,055</b>	<b>\$ 518,432</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 1,882,645</b>	<b>\$ 590,267</b>	<b>\$ 1,167,104</b>	<b>\$ 1,757,371</b>	<b>\$ 1,882,645</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 0</b>	<b>\$ 1,190,687</b>	<b>\$ (1,064,802)</b>	<b>\$ 125,885</b>	<b>\$ -</b>

	FY 2025	FY 2026
Net Assessments	\$ 1,876,345	\$ 1,876,345
Add: Discounts & Collections 6%	\$ 119,767	\$ 119,767
Gross Assessments	\$ 1,996,112	\$ 1,996,112
	\$ 1,783	\$ 1,783
Net Per Unit	\$ 1,052	\$ 1,052
Gross Per Unit	\$ 1,120	\$ 1,120
Increase Per Unit		\$0.00
Assessment Increase %		0.00%

**REMINGTON**  
Community Development District  
*Fiscal Year 2027*

<b>REVENUES</b>
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**Maintenance Assessment**

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

**Miscellaneous Income**

The District will receive fees for renting the recreation facility, purchase of gate entry barcodes and gym/pool cards.

**Interest Income**

The District will invest surplus funds with State Board of Administration.

<b>EXPENDITURES – Administrative</b>
--------------------------------------

**Supervisors Fees**

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The District anticipates 12 meetings per year, with all Board members receiving payment for their attendance at each meeting.

**FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

**Engineering**

The District's Engineer, Hanson, Walter & Associates, provides general engineering services to the District, e.g., attendance and preparation for the monthly Board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

**Attorney**

The District's Attorney, Clark & Albaugh, LLP., provides general legal services to the District, e.g., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required by Florida Statutes to have an independent audit of its financial records on an annual basis. This service is provided by DiBartolomeo, McBee, Hartley & Barnes, P.A.

**Assessment Administration**

Expenditures with Governmental Management Services – Central Florida LLC related to administering the Annual Assessments on the tax roll with the Osceola County Tax Collector.

**Property Appraiser Fee**

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

**REMINGTON**  
Community Development District  
*Fiscal Year 2027*

**Management Fees**

The District has contracted with Governmental Management Services-Central Florida, LLC to provide management, accounting, and recording secretary services. These services include, but are not limited to, advertising, recording, and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

**Information Technology**

Represents various cost of information technology with Governmental Management Services-Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

**Website Maintenance**

Represents the costs with Governmental Management Services – Central Florida LLC associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**Telephone**

The District incurs charges for telephone and facsimile services.

**Postage**

The District incurs charges for mailing Board meeting agenda packages, invoices to third parties, checks for vendors, and other required correspondence.

**Insurance**

The District’s general liability, public official’s liability and property insurance coverages are provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**Printing & Binding**

The District incurs charges for printing and binding agenda packages and printing computerized checks, correspondence, stationery, envelopes, photocopies and other printed material.

**Newsletter**

The District incurs charges for delivering of the community newsletter.

**Legal Advertising**

Board meetings and other services are required to be advertised, such as public bidding advertisements and meeting notices, and any other advertising that may be required.

**Office Supplies**

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

**Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only anticipated expenditure for this category.

**REMINGTON**  
Community Development District  
*Fiscal Year 2027*

**Administrative Contingency**

This represents any additional expenditure that may not have been provided for in the budget.

EXPENDITURES – Operations and Maintenance
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**ENVIRONMENTAL**

**Lake Maintenance**

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD lakes. Herbiciding will consist of chemical treatments. Algae control will include hand removal and chemical treatments. The District has contracted with Applied Aquatic Management, Inc. for this service.

**UTILITIES**

**Kissimmee Utility Authority**

This fee includes the District's electrical, water & sewer and irrigation costs for the recreation center, pool and other areas within the District.

**Toho Water Authority**

This fee includes the District's water & sewer and irrigation costs for certain areas within the District.

**Orlando Utilities Commission**

This fee includes the District's electrical, streetlight and irrigation costs for certain areas within the District.

**Centurylink**

This is for telephone service for the gatehouses and recreation center modem lines.

**Spectrum**

This is for Internet service at the recreation center and for the DVR security system.

**ROADWAYS**

**Street Sweeping**

Scheduled maintenance of roadways and alleys consists of sweeping pavement, curb and gutter, and alley areas. Private roadways will be maintained by the Owners Association. The District has contracted with USA Services.

**Drainage**

Unscheduled maintenance consists of repair of drainage system in conjunction with roadway system.

**Signage**

Unscheduled maintenance of signage consists of cleaning and general maintenance.

**REMINGTON**  
Community Development District  
*Fiscal Year 2027*

**COMMON AREA**

**Landscaping**

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control chemicals, and transplanting annuals four times per year. Unscheduled maintenance consists of replacing damaged sod and adding new sod. Unscheduled maintenance of annuals consists of replacing damaged plant material. The District has contracted REW Landscape LLC for this service.

**Feature Lighting**

Unscheduled maintenance consists of replacing damaged fixtures or inoperable fixtures.

**Irrigation**

Scheduled maintenance consists of regular inspections, adjustments to controller and irrigation heads, minor system repairs, and purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components.

**Trash Receptacles & Benches**

Scheduled maintenance consists of purchase of trashcans and benches. Unscheduled maintenance consists of replacement of damaged trashcans.

**Plant Replacement & Bed Enhancements**

Unscheduled maintenance consists of tree, shrub, and other plant material replacements as well as annual bed enhancements.

**Miscellaneous Common Area Services**

Unscheduled maintenance for other areas not listed in the above categories.

**Soccer/Ball Field Maintenance**

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod. Unscheduled maintenance consists of replacing damaged sod and adding new sod.

**Holiday Lighting**

The District will incur costs to related to the decoration of common areas during the Holidays.

**RECREATION CENTER**

**Pool Maintenance**

Unscheduled maintenance consists of repairing damages and any unscheduled treatment of the pool.

**Pool Cleaning**

Scheduled maintenance consists of regular cleaning and treatments to pool chemical levels as follows: January thru May 3 time a week and June thru December 5 times a week. The District has contracted Roberts Pool Services for this service.

**Pool Permits**

Permit fees for required occupational and pool permits.

**REMINGTON**  
Community Development District  
*Fiscal Year 2027*

**Recreation Center Cleaning**

Scheduled maintenance consists of regular cleaning service provided by Westwood Interior Cleaning.

**Recreation Center Repairs & Maintenance**

Unscheduled maintenance consists of repairs and replacement of damaged areas.

**Pest Control**

This represents pest control of CDD facilities provided by Terminex. Additional costs added for inflationary increases.

**SECURITY**

**Recreation Center Access**

This item includes maintenance for accessibility to the recreation center and the purchase of swipe access cards for the recreation center.

**Security Guard**

Security services throughout the Community facilities provided by DSI Security Services.

**Gate Repairs (Front and Back Access)**

Unscheduled maintenance consists of repairing damages.

**REMINGTON**  
Community Development District  
*Fiscal Year 2027*

**Guard House Cleaning**

Scheduled maintenance consists of regular cleaning services provided by Westwood Interior Cleaning.

**Guard House Repairs & Maintenance**

Unscheduled maintenance consists of repairs and replacement of damaged areas.

**Gate Maintenance Agreement**

Agreement for managing access control system.

**OTHER**

**Contingency**

The current year contingency represents the potential excess of unscheduled maintenance expenditures not included in budget categories and unanticipated increases in specific line items.

**Field Management Services**

Includes overhead costs associated with the services being provided under a management consulting contract with Governmental Management Services-Central Florida, LLC. This includes employees utilized in the field and office management of all District assets.

**OTHER FINANCING USES**

**Transfer Out - Pavement Management/Capital Projects**

Excess funds transferred from the general fund to Pavement Management or Capital Projects for any roadway and/or capital outlay expenditures.

**Remington**  
**Community Development District**  
**Proposed Budget**  
**Pavement Management**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Carryforward Surplus	\$ 1,021,704	\$ 779,223	\$ -	\$ 779,223	\$ 1,016,203
Transfer In	\$ 235,000	\$ -	\$ 235,000	\$ 235,000	\$ 235,000
County Easement	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 5,000	\$ 1,080	\$ 1,500	\$ 2,580	\$ 5,000
<b>Total Revenues</b>	<b>\$ 1,261,704</b>	<b>\$ 780,303</b>	<b>\$ 236,500</b>	<b>\$ 1,016,803</b>	<b>\$ 1,256,203</b>
<b>Expenditures</b>					
Capital Outlay - Engineering	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Roadway Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 600	\$ 267	\$ 333	\$ 600	\$ 600
<b>Total Expenditures</b>	<b>\$ 600</b>	<b>\$ 267</b>	<b>\$ 333</b>	<b>\$ 600</b>	<b>\$ 600</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 1,261,104</b>	<b>\$ 780,036</b>	<b>\$ 236,167</b>	<b>\$ 1,016,203</b>	<b>\$ 1,255,603</b>

**Remington**  
**Community Development District**  
**Proposed Budget**  
**Capital Projects**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Carryforward Surplus	\$ 86,055	\$ 68,011	\$ -	\$ 68,011	\$ 219,458
Transfer In	\$ 300,055	\$ -	\$ 300,055	\$ 300,055	\$ 283,432
County Easement	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 10	\$ 196	\$ 196	\$ 392	\$ 10
<b>Total Revenues</b>	<b>\$ 386,120</b>	<b>\$ 68,207</b>	<b>\$ 300,251</b>	<b>\$ 368,458</b>	<b>\$ 502,899</b>
<b>Expenditures</b>					
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Capital Outlay - Pressure Washing	\$ 25,000	\$ 17,900	\$ -	\$ 17,900	\$ 25,000
Capital Outlay - Landscape Improvements	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Capital Outlay - Sidewalk/Roadway Improvements	\$ 120,000	\$ 11,000	\$ 60,000	\$ 71,000	\$ 120,000
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ 5,500	\$ 5,500	\$ 11,000
Capital Outlay - Street Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Wall Repairs	\$ 88,000	\$ -	\$ 44,000	\$ 44,000	\$ 88,000
Capital Outlay - Storm Water	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Drainage	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 600	\$ 228	\$ 372	\$ 600	\$ 600
<b>Total Expenditures</b>	<b>\$ 254,600</b>	<b>\$ 29,128</b>	<b>\$ 119,872</b>	<b>\$ 149,000</b>	<b>\$ 299,600</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 131,520</b>	<b>\$ 39,079</b>	<b>\$ 180,379</b>	<b>\$ 219,458</b>	<b>\$ 203,299</b>

# SECTION VIII

## RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Osceola County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Pamela Zaresk, Seat 3, currently held by Tim Mehrlich and Seat 4, currently held by Brian (Ken) Brown are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of April 2026.

**ATTEST:**

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Chair/ Vice Chair, Board of Supervisors

## **EXHIBIT A**

### **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Remington Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 E. Irlo Bronson Memorial Highway, Kissimmee, FL 34744, Phone: 407-742-6000. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Remington Community Development District has three (3) seats up for election, specifically seats 2, 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Osceola County Supervisor of Elections.

# 2026 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026  
(Dates are subject to change)

## **Special District Candidates who WILL NOT incur election expenses or contributions will do the following:**

1. Present the items listed below during the qualifying period
  - Form 1 – Statement of Financial Interest
  - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
  - Notice of Intent Special District Candidate
  - Qualifying fee of \$25.00 or
  - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026**)

## **Special District Candidates who WILL incur election expenses or contributions must do the following:**

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
  - Form 1 – Statement of Financial Interest
  - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
  - Notice of Intent Special District Candidate
  - Qualifying fee of \$25.00 or
  - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026**)

## **Candidates Paying the Qualifying Fee:**

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

## **Candidates Qualifying by Petition Method:**

Special district candidates need 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **Noon, Monday, May 11, 2026**.

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.

# SECTION IX

**RECREATIONAL PROPERTY USE AGREEMENT**

This **RECREATIONAL PROPERTY USE AGREEMENT** ("Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between **REMINGTON COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government, with its principal offices at 219 East Livingston Street, Orlando Florida 32801 ("CDD"), and **KIDSVILLE CHRISTIAN ACADEMY CENTER, INC.**, a Florida Not For Profit Corporation, whose address is 2563 Remington Boulevard, Kissimmee, Florida 34744, its successors and assigns ("SCHOOL").

**WITNESSETH:**

**WHEREAS**, CDD is the owner of that certain tract of land located in Osceola County, Florida more particularly described in Exhibit "A" attached hereto and incorporated herein (the "Recreation Areas");

**WHEREAS**, the SCHOOL desires to use the Recreation Areas for recreational purposes during a portion of its school hours to enhance school programs for the school being conducted at SCHOOL's above address;

**WHEREAS**, CDD and SCHOOL deem it to be in the public interest to provide for usage rights with respect to the Recreation Areas for the benefit of the students attending the SCHOOL; and

**WHEREAS**, CDD and SCHOOL desire to enter into this Agreement to provide for usage rights and maintenance responsibilities for the Recreation Areas.

**NOW THEREFORE**, in consideration of the mutual promises herein contained, and for other good and valuable consideration, the receipt and sufficiency of which acts hereby acknowledged, CDD and SCHOOL hereby covenant and agree to and with each other as follows:

**A. RECITALS.**

The recitals set forth above are true and correct and are incorporated herein by this reference.

**B. USE OF RECREATION AREAS.**

1. The CDD hereby grants to SCHOOL, subject to the terms and conditions of this Agreement, a non-exclusive license for use of the Recreation Areas, for recreational purposes only, during a portion of school hours, subject to the right of the CDD, or its designee, to schedule recreational events, throughout the Term, or until such earlier time as this Agreement is terminated in the manner specified herein. The recreational use rights of SCHOOL hereunder shall be exercised at the following times (the "Use Hours"): **Monday through Friday, from 12**

**PM to 5 PM, while Osceola County School Board is operating during normal school dates, excluding summer sessions.**

CDD shall have exclusive use of the Recreation Areas at all other times. The schedule for use of the Recreation Areas set forth in this Paragraph B.1 may be modified at any time during the Term only upon the mutual written agreement of the CDD and the SCHOOL, or SCHOOL's designee.

2. During such times as SCHOOL has the right to use the Recreation Areas under this Agreement SCHOOL shall provide full supervision of its activities at the Recreation Areas, in such a manner as to ensure the safety of SCHOOL's students and the safety and protection of the Recreation Areas from misuse or damage. SCHOOL indemnifies and holds CDD harmless from any loss or damage that may arise from SCHOOL's use of the Recreation Areas under this Agreement, including, without limitation, any damage to property or personal injury that may arise from such use.

3. The following charges shall be made to CDD by the SCHOOL for use of the Recreation Areas, and CDD shall not be made to incur any cost, expenses or financial burden arising from SCHOOL's use of the Recreation Areas: **Annual Fee of \$2,500.00.**

4. Use by any SCHOOL guest, invitee, sublicensee, employee, agent or representative of SCHOOL or any persons other than registered students currently in attendance at SCHOOL is prohibited under this Agreement.

5. SCHOOL agrees and acknowledges that the Recreation Areas are available on a first-come, first-served basis unless they are reserved for specific time periods, which requires the payment of reservation and use fees. In order to accommodate the budgetary constraints of SCHOOL, CDD has agreed to the non-exclusive use rights contained herein, and SCHOOL understands that there is no guarantee that other parties will not wish to utilize the Recreation Areas during the Use Hours set forth herein.

#### **C. TERM**

1. The initial term of this Agreement ("Initial Term") shall be one (1) year, unless earlier terminated as provided below.

2. After the Initial Term, this Agreement shall be subject to renewal for successive one (1) year renewal terms ("Renewal Term") by action taken at a CDD Board meeting.

#### **D. OPERATING REQUIREMENTS.**

1. During the Use Hours, SCHOOL shall, at its sole cost and expense, keep the Recreation Areas in a neat and clean condition during and immediately after use by SCHOOL. Cleaning the Recreation Areas includes bagging and placing in a designated area all trash and garbage generated by SCHOOL's use.

2. Compliance with all Legal Rules. With respect to the Recreation Areas, SCHOOL shall, at its sole expense, comply with all present and future valid and applicable laws, ordinances, and regulations of the Federal Government, the State of Florida, CDD, and agencies of any of the foregoing (including, but not limited to, those agencies involved with zoning, health and sanitary conditions, safety, and fire prevention). SCHOOL shall not allow the Recreation Areas to be used for any illegal, unsafe, or immoral purpose. SCHOOL shall use the Recreation Areas on a non-discriminatory basis. CDD shall provide to SCHOOL a copy of CDD's rules, regulations and policies.

**E. INDEMNIFICATION AND LIABILITY INSURANCE REQUIRED.**

1. Notwithstanding any other provision in this agreement to the contrary, each party to this agreement agrees to be fully responsible for its negligent acts or omissions or tortious acts which result in claims, suits, liability, demands, damages, costs and expenses of whatsoever kind or nature (including without limitation reasonable attorneys' and paralegals' fees incurred, whether or not suit be brought) against the other party, and accordingly, SCHOOL shall, defend, indemnify and hold harmless the CDD, its agents, employees and elected officials) at all times from and against said claims arising out of SCHOOL's negligent acts, errors and omissions in connection with this Agreement, or the negligent acts, errors and omissions of anyone acting under its direction, control, or on its behalf.

2. SCHOOL shall maintain, throughout the Term, commercial general liability insurance including, with limits of liability not less than Two Million and No/100 Dollars (\$2,000,000.00) combined single limit, per occurrence, with a deductible no greater than Two Thousand Five Hundred and No/100 Dollars (\$2,500.00), and with no deductible unless the insurer is required to pay claims from first dollar without a requirement that SCHOOL pay its deductible prior to that time; and (b) automobile liability insurance (any auto including owned autos, non-owned autos and hired autos) in the amount of not less than One Hundred Thousand and No/100 Dollars (\$100,000.00) per occurrence and Three Hundred Thousand and No/100 Dollars (\$300,000.00) aggregate for bodily injury and Fifty Thousand and No/100 Dollars (\$50,000.00) for property damage, with a maximum of Two Thousand Five Hundred and No/100 Dollars (\$2,500.00) self-insured retention or deductible amount. The insurance required hereunder shall also provide that it is primary insurance as respects any other valid and collectible insurance SCHOOL or any of the other additional insureds may possess, including any self-insured retention or deductible amount any of them may have, and that any other insurance carried by any of them shall be considered excess insurance only. Said insurance policy shall also name the CDD as an additional insured.

**F. TERMINATION.**

Upon a material breach of any provision of this Agreement, the non-breaching party may notify the breaching party of such breach in writing. If the breaching party has not cured such breach within thirty (30) days after receipt of such written notice the non-breaching party may elect to terminate this Agreement, in which event the Agreement shall terminate thirty (30) days after such written notice is received by the breaching party. Notwithstanding the foregoing, the

CDD may terminate this agreement at any time upon sixty (60) days' notice for any reason or no reason at all. In the event that a criminal act or serious personal injury (one requiring hospitalization) occurs during the Use Hours, CDD may terminate or suspend this agreement without prior notice.

#### **G. MISCELLANEOUS PROVISIONS.**

1. No Other Parties. This Agreement is solely for the benefit of the parties executing the Agreement and no rights are intended, nor shall any rights accrue, to any third party, unless otherwise expressly provided in this Agreement.

2. Binding on Successors. This Agreement shall be binding on the parties, their successors and assigns, and on all entities operating for or on behalf of the parties pursuant to this Agreement.

3. Laws of Florida. This Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

4. Settlements in Osceola County. All claims, controversies or disputes relating to this Agreement shall be settled as required by the Agreement or by law or in equity in Osceola County, Florida.

5. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to ally specific matters not contained herein and supersedes all previous discussions, understandings and agreements with respect to those matters. No amendment to the Agreement shall be made except in writing signed by both parties hereto.

6. Severability. If any sentence, phrase, paragraph provision or portion of this Agreement is held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be considered an independent provision and the finding shall have no effect on the validity of the balance of this Agreement.

7. Attorneys' Fees. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the prevailing party shall be entitled to recover its reasonable costs, fees and expenses, including, but not limited to, witness fees, expert fees, consultant fees, attorney (in-house and outside counsel), paralegal and legal assistant fees, costs and expenses and other professional fees, costs and expenses whether suit be brought or not, and whether in settlement, in any declaratory action, at trial, on appeal, or in any administrative, arbitration, mediation or bankruptcy proceeding.

8. Counterparts. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement.

9. No Recording. Neither this Agreement nor any notice of this Agreement shall be recorded in the Official Records of Osceola County, and any attempt to record this Agreement or such notice shall result in the immediate termination of this Agreement.

**I. NOTICES.**

All notices required under this Agreement shall be in writing and shall be given by hand delivery, acknowledged electronic transmission or United States mail, first class postage prepaid addressed as follows (or to any such other address or officer *as* either party may designate in writing):

If to SCHOOL:           Kidsville Christian Academy Center, Inc.  
2563 Remington Boulevard  
Kissimmee, Florida 34744  
Attention: \_\_\_\_\_

If to CDD:                Remington Community Development District  
219 E. Livingston Street  
Orlando Florida 32801  
Attention: Jason Showe, District Manager

With a copy to:        Clark & Albaugh, PLLC  
219 Shiloh Cove  
Heathrow, Florida 32746  
Attention: Scott D. Clark, Esq., District Counsel

**IN WITNESS WHEREOF**, the parties have executed this School Facility Joint Use Agreement on the date first above written.

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

ATTEST:  
\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice-Chairman

**KIDSVILLE CHRISTIAN ACADEMY  
CENTER, INC.**

By: \_\_\_\_\_  
*Name:* \_\_\_\_\_  
*Title:* \_\_\_\_\_

**EXHIBIT A**

# SECTION X

# SECTION C

# SECTION 1

# Remington Community Development District

## Summary of Check Register

March 1, 2026 to March 31, 2026

Bank	Date	Check No.'s	Amount
General Fund			
	3/2/26	7769-7778	\$ 16,463.08
	3/17/26	7779-7793	\$ 83,162.49
			\$ 99,625.57
Capital Reserve			\$ -
			\$ -
<b>Total Amount</b>			<b>\$ 99,625.57</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/02/26	00290	2/06/26	6008	202602	320	53800	57200		REPAIRED CEILING FAN MENS BERRY CONSTRUCTION INC.	*	365.00	365.00	007769
3/02/26	00342	1/29/26	257421	202602	320	53800	57200		GATE MAINTENANCE	*	265.00		
		2/19/26	257082	202602	320	53800	34800		GATE MAINTENANCE GUARDIAN ACCESS SOLUTIONS	*	10,733.61	10,998.61	007770
3/02/26	00127	2/17/26	5295585	202601	310	51300	31100		EGINEERING JAN26 HANSON, WALTER & ASSOCIATES, INC.	*	300.00	300.00	007771
3/02/26	00186	1/01/26	3260253	202601	320	53800	46500		SWIMMING POOL PHONES KINGS III OF AMERICA LLC-P	*	678.00	678.00	007772
3/02/26	00213	1/30/26	57981	202601	320	53800	34500		SECURITY OSCEOLA COUNTY SHERIFF'S OFFICE	*	973.56	973.56	007773
3/02/26	00125	1/21/26	324598	202601	320	53800	46500		POOL CHEMICALS	*	990.45		
		2/18/26	23592	202602	320	53800	46500		CHEMICAL CONTROLLERS MS SPIES POOL LLC	*	125.00	1,115.45	007774
3/02/26	00335	2/16/26	167298	202602	320	53800	46300		IRRIGATION REPAIR 2.8.26 SSS DOWN TO EARTH OPCO LLC DBA	*	300.00	300.00	007775
3/02/26	00071	2/11/26	46885195	202602	320	53800	46800		PEST CONTROL FEB26 TERMINIX COMMERCIAL	*	83.46	83.46	007776
3/02/26	00292	2/02/26	2602-007	202602	320	53800	53300		TRAFFIC SIGNAL MAINTENANC TRAFFIC ENGINEERING & MGMT LLC	*	149.00	149.00	007777
3/02/26	00128	2/20/26	FL122846	202602	320	53800	53000		STREET SWEEPING USA SERVICES OF FLORIDA, INC	*	1,500.00	1,500.00	007778
3/17/26	00038	3/06/26	257780	202603	320	53800	57200		TECH TEST BADGES AT FITNE ACCESS CONTROL SYSTEMS LLC DBA	*	460.00	460.00	007779

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/17/26	00093	1/31/26	234021	202601	320-53800-47100				*	1,381.00		
			JAN26				AQUATIC MAIN					
		2/15/26	234610	202602	320-53800-47100				*	1,381.00		
			FEB26				AQUATIC MAIN					
APPLIED AQUATIC MANAGEMENT, INC.											2,762.00	007780
3/17/26	00290	2/21/26	6016	202602	320-53800-57200				*	735.00		
							REMOVED AND REPLACE TILE					
BERRY CONSTRUCTION INC.											735.00	007781
3/17/26	00082	3/02/26	19371	202602	310-51300-31500				*	2,177.50		
							ATTORNEY FEES FEB26					
		3/02/26	19372	202602	310-51300-31500				*	325.00		
							ATTORNEY FEES FEB26					
CLARK & ALBAUGH LLP											2,502.50	007782
3/17/26	00321	2/28/26	3931	202602	320-53800-34500				*	33,064.22		
							SECURITY FEB26					
DSI SECURITY SERVICES											33,064.22	007783
3/17/26	00168	3/01/26	571	202603	320-53800-12000				*	2,838.25		
							FIELD MANAGEMENT MAR26					
		3/01/26	572	202603	310-51300-34000				*	7,085.58		
							MANAGEMENT FEES MAR26					
		3/01/26	572	202603	310-51300-35200				*	95.50		
							WEBSITE ADMIN MAR26					
		3/01/26	572	202603	310-51300-34100				*	143.33		
							INFORMATION TECH MAR26					
		3/01/26	572	202603	310-51300-51000				*	.69		
							OFFICE SUPPLIES					
		3/01/26	572	202603	310-51300-42000				*	194.22		
							POSTAGE					
		3/01/26	572	202603	310-51300-42500				*	5.25		
							COPIES					
GOVERNMENTAL MANAGEMENT SERVICES-CF											10,362.82	007784
3/17/26	00213	2/09/26	58024	202602	320-53800-34500				*	973.56		
							DEPUTY OFFICERS					
OSCEOLA COUNTY SHERIFF'S OFFICE											973.56	007785
3/17/26	00343	3/11/26	160068	202603	320-53800-49100				*	493.10		
							PARKING VIOLATION LABELS					
PRINTING AND MARKETING											493.10	007786
3/17/26	00291	2/27/26	1012587	202603	320-53800-46400				*	850.00		
							POOL MAINTENANCE MAR26					
ROBERTS POOL SERVICE AND REPAIR INC											850.00	007787

REMI -REMINGTON - LPOPELKA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/17/26	00125	12/30/25 324091	202512 320-53800-46500	TORO VALVE PAK2	*	341.00	
		3/18/26 23722	202603 320-53800-46500	CHEMICAL CONTROLLERS MS	*	125.00	
							466.00 007788
-----							
3/17/26	00335	2/23/26 167768	202602 320-53800-46300	IRRIGATION MAINTENANCE	*	960.43	
		3/01/26 168544	202603 320-53800-46200	LANDSCAPE MAINTENANCE MAR	*	26,450.40	
							27,410.83 007789
-----							
3/17/26	00071	3/04/26 46961372	202603 320-53800-46800	PEST CONTROL MAR26	*	83.46	
							83.46 007790
-----							
3/17/26	00292	3/02/26 2603-007	202603 320-53800-53300	TRAFFIC SIGNAL MAINT MAR	*	149.00	
							149.00 007791
-----							
3/17/26	00128	2/26/26 FL122848	202602 320-53800-53000	STREET SWEEPING	*	1,500.00	
							1,500.00 007792
-----							
3/17/26	00282	3/01/26 26-1552	202601 320-53800-35000	JAN26 GUARD HOUSE CLEAN	*	250.00	
		3/01/26 26-1552	202601 320-53800-46700	JAN26 REC CENTER CLEAN	*	1,100.00	
							1,350.00 007793
-----							
						99,625.57	
						99,625.57	

REMI -REMINGTON - LPOPELKA

# SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2026***



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1	<u>Balance Sheet</u>
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5	<u>Capital Projects Fund</u>
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8	<u>Assessment Receipt Schedule</u>

**Remington**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2026**

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
Cash:			
Operating Account	\$ 423,097	\$ -	\$ 423,097
Pavement Management	\$ -	\$ 248,044	\$ 248,044
Capital Projects Fund	\$ -	\$ 39,078	\$ 39,078
Investments:	\$ -	\$ -	
State Board Administration	\$ 1,624,754	\$ 550,781	\$ 2,175,535
Prepaid Expenses	\$ 4,556	\$ -	\$ 4,556
<b>Total Assets</b>	<b>\$ 2,052,407</b>	<b>\$ 837,903</b>	<b>\$ 2,890,311</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 50,871	\$ -	\$ 50,871
Accrued Expenses	\$ 11,323	\$ -	\$ 11,323
Due to General Fund	\$ -	\$ -	\$ -
Deferred Revenue	\$ -	\$ -	\$ -
<b>Total Liabilities</b>	<b>\$ 62,194</b>	<b>\$ -</b>	<b>\$ 62,194</b>
<b>Fund Balances:</b>			
Assigned For:			
Capital Projects	\$ -	\$ 39,078	\$ 39,078
Pavement Management	\$ -	\$ 798,825	\$ 798,825
Nonspendable:			
Deposits and Prepaid Items	\$ 4,556	\$ -	\$ 4,556
Unassigned	\$ 1,985,658	\$ -	\$ 1,985,658
<b>Total Fund Balances</b>	<b>\$ 1,990,214</b>	<b>\$ 837,903</b>	<b>\$ 2,828,117</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 2,052,407</b>	<b>\$ 837,903</b>	<b>\$ 2,890,311</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Maintenance Assessment	\$ 1,876,345	\$ 1,876,345	\$ 1,775,543	\$ (100,802)
Miscellaneous Income	\$ 5,300	\$ 2,650	\$ 1,680	\$ (970)
Interest Income	\$ 1,000	\$ 500	\$ 21,597	\$ 21,097
FEMA Reimbursement	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 1,882,645</b>	<b>\$ 1,879,495</b>	<b>\$ 1,798,820</b>	<b>\$ (80,675)</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisors Fees	\$ 12,000	\$ 6,000	\$ 3,800	\$ 2,200
FICA	\$ 918	\$ 459	\$ 291	\$ 168
Engineer	\$ 15,000	\$ 7,500	\$ 1,950	\$ 5,550
Attorney	\$ 27,500	\$ 13,750	\$ 6,143	\$ 7,608
Annual Audit	\$ 3,150	\$ 1,575	\$ -	\$ 1,575
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ (0)
Property Appraiser Fee	\$ 1,000	\$ 500	\$ 1,456	\$ (956)
Management Fees	\$ 85,027	\$ 42,513	\$ 42,513	\$ -
Information Technology	\$ 1,720	\$ 860	\$ 860	\$ -
Website Maintenance	\$ 1,146	\$ 573	\$ 573	\$ -
Telephone	\$ 80	\$ 40	\$ -	\$ 40
Postage	\$ 1,200	\$ 600	\$ 736	\$ (136)
Insurance	\$ 59,684	\$ 59,684	\$ 53,357	\$ 6,327
Printing and Binding	\$ 1,000	\$ 500	\$ 20	\$ 480
Newsletter	\$ 3,500	\$ 1,750	\$ -	\$ 1,750
Legal Advertising	\$ 2,300	\$ 1,150	\$ 264	\$ 886
Office Supplies	\$ 200	\$ 100	\$ 6	\$ 94
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,350	\$ 675	\$ -	\$ 675
<b>Total General &amp; Administrative</b>	<b>\$ 222,682</b>	<b>\$ 144,136</b>	<b>\$ 117,876</b>	<b>\$ 26,261</b>
<b><i>Operation and Maintenance</i></b>				
<b>Environmental</b>				
Lake Maintenance	\$ 18,200	\$ 9,100	\$ 9,667	\$ (567)
<b>Utilities</b>				
Kissimmee Utility Authority	\$ 7,072	\$ 3,536	\$ 3,126	\$ 410
Toho Water Authority	\$ 49,596	\$ 24,798	\$ 26,801	\$ (2,003)
Orlando Utilities Commission	\$ 32,949	\$ 16,475	\$ 10,219	\$ 6,256
Centurylink	\$ 8,140	\$ 4,070	\$ 4,505	\$ (435)
Bright House Network	\$ 5,433	\$ 2,717	\$ 2,617	\$ 100
<b>Roadways</b>				
Street Sweeping	\$ 36,000	\$ 18,000	\$ 18,000	\$ -
Drainage	\$ 7,000	\$ 3,500	\$ -	\$ 3,500
Signage	\$ 10,000	\$ 5,000	\$ 3,547	\$ 1,453

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Common Area</b>				
Landscaping	\$ 317,405	\$ 158,703	\$ 158,702	\$ 0
Feature Lighting	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
Irrigation	\$ 10,500	\$ 5,250	\$ 6,090	\$ (840)
Trash Receptacles & Benches	\$ 1,000	\$ 500	\$ -	\$ 500
Plant Replacement and Bed Enhancements	\$ 9,500	\$ 4,750	\$ 2,250	\$ 2,500
Miscellaneous Common Area Services	\$ 10,500	\$ 5,250	\$ 860	\$ 4,390
Soccer/Ball Field Maintenance	\$ 4,000	\$ 2,000	\$ -	\$ 2,000
Holiday Lighting	\$ 9,112	\$ 9,112	\$ 9,312	\$ (200)
<b>Recreation Center</b>				
Pool Maintenance	\$ 22,461	\$ 11,231	\$ 4,335	\$ 6,895
Pool Cleaning	\$ 10,200	\$ 5,100	\$ 4,800	\$ 300
Pool Permits	\$ 550	\$ 275	\$ -	\$ 275
Recreation Center Cleaning	\$ 16,695	\$ 8,348	\$ 6,657	\$ 1,691
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 4,000	\$ 4,026	\$ (26)
Pest Control	\$ 936	\$ 468	\$ 793	\$ (325)
<b>Security</b>				
Recreation Center Access	\$ 5,300	\$ 2,650	\$ -	\$ 2,650
Security Guard	\$ 447,200	\$ 223,600	\$ 195,391	\$ 28,209
Gate Repairs	\$ 15,000	\$ 15,000	\$ 23,221	\$ (8,221)
Guard House Cleaning	\$ 3,600	\$ 1,800	\$ 1,350	\$ 450
Guard House Repairs and Maintenance	\$ 3,500	\$ 1,750	\$ -	\$ 1,750
Gate Maintenance Agreement	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
<b>Other</b>				
Contingency	\$ 12,500	\$ 6,250	\$ 1,256	\$ 4,994
Field Management Services	\$ 34,059	\$ 17,030	\$ 17,030	\$ -
<b>Total O&amp;M Expenditures</b>	<b>\$ 1,124,908</b>	<b>\$ 574,510</b>	<b>\$ 514,554</b>	<b>\$ 59,955</b>
<b>Total Expenditures</b>	<b>\$ 1,347,590</b>	<b>\$ 718,646</b>	<b>\$ 632,430</b>	<b>\$ 86,216</b>
<b>Other Financing Uses</b>				
Transfer Out - Pavement Management	\$ 235,000	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ 300,055	\$ -	\$ -	\$ -
<b>Total Other Financing Uses</b>	<b>\$ 535,055</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 1,882,645</b>	<b>\$ 718,646</b>	<b>\$ 632,430</b>	<b>\$ 86,216</b>
<b>Net Change in Fund Balance</b>	<b>\$ 0</b>		<b>\$ 1,166,390</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 823,824</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 1,990,214</b>	

**Remington**  
**Community Development District**  
**Pavement Management Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Interest Income	\$ 5,000	\$ 2,500	\$ 11,927	\$ 9,427
<b>Total Revenues</b>	<b>\$ 5,000</b>	<b>\$ 2,500</b>	<b>\$ 11,927</b>	<b>\$ 9,427</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 300	\$ 267	\$ 33
<b>Total Expenditures</b>	<b>\$ 600</b>	<b>\$ 300</b>	<b>\$ 267</b>	<b>\$ 33</b>
<b>Excess Revenues/Expenditures</b>	<b>\$ 4,400</b>		<b>\$ 11,660</b>	
<b>Other Financing Sources:</b>				
Transfer In	\$ 235,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources</b>	<b>\$ 235,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 239,400</b>		<b>\$ 11,660</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,021,704</b>		<b>\$ 787,165</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,261,104</b>		<b>\$ 798,825</b>	

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Interest Income	\$ 10	\$ 5	\$ 196	\$ 191
<b>Total Revenues</b>	<b>\$ 10</b>	<b>\$ 5</b>	<b>\$ 196</b>	<b>\$ 191</b>
<b>Expenditures:</b>				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ -	-
Capital Outlay - Pressure Washing	\$ 25,000	\$ 17,900	\$ 17,900	-
Capital Outlay - Sidewalk/Roadway Improvements	\$ 120,000	\$ 11,000	\$ 11,000	-
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ -	-
Capital Outlay - Wall Repairs	\$ 88,000	\$ -	\$ -	-
Contingency	\$ 600	\$ 300	\$ 228	72
<b>Total Expenditures</b>	<b>\$ 254,600</b>	<b>\$ 29,200</b>	<b>\$ 29,128</b>	<b>\$ 72</b>
<b>Excess Revenues/Expenditures</b>	<b>\$ (254,590)</b>		<b>\$ (28,933)</b>	
<b>Other Financing Sources:</b>				
Transfer In	\$ 300,056	\$ -	\$ -	-
<b>Total Other Financing Sources</b>	<b>\$ 300,056</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ 45,466</b>		<b>\$ (28,933)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 86,055</b>		<b>\$ 68,011</b>	
<b>Fund Balance - Ending</b>	<b>\$ 131,520</b>		<b>\$ 39,078</b>	





**Remington**  
**Community Development District**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

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

**ON ROLL ASSESSMENTS**

100.00%      100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>Total</i>
11/04/25	ACH	\$0.00	\$0.00	\$0.00	\$66.05	\$66.05	\$66.05	\$66.05
11/14/25	ACH	\$21,759.31	(\$415.92)	(\$963.38)	\$0.00	\$20,380.01	\$20,380.01	\$20,380.01
11/21/25	ACH	\$171,286.56	(\$3,288.69)	(\$6,851.34)	\$0.00	\$161,146.53	\$161,146.53	\$161,146.53
12/11/25	ACH	\$581.78	(\$11.46)	(\$8.73)	\$0.00	\$561.59	\$561.59	\$561.59
12/11/25	ACH	\$1,392,682.88	(\$26,739.54)	(\$55,706.35)	\$0.00	\$1,310,236.99	\$1,310,236.99	\$1,310,236.99
12/19/25	ACH	\$202,633.12	(\$3,895.26)	(\$7,870.15)	\$0.00	\$190,867.71	\$190,867.71	\$190,867.71
01/09/26	ACH	\$34,705.12	(\$673.28)	(\$1,041.17)	\$0.00	\$32,990.67	\$32,990.67	\$32,990.67
01/09/26	ACH	\$9,015.92	(\$175.25)	(\$253.72)	\$0.00	\$8,586.95	\$8,586.95	\$8,586.95
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$1,240.56	\$1,240.56	\$1,240.56	\$1,240.56
02/09/26	ACH	\$2,022.37	(\$40.45)	\$0.00	\$0.00	\$1,981.92	\$1,981.92	\$1,981.92
02/09/26	ACH	\$25,222.79	(\$504.45)	\$0.00	\$0.00	\$24,718.34	\$24,718.34	\$24,718.34
03/10/26	ACH	\$22,765.43	\$0.00	\$0.00	\$0.00	\$22,765.43	\$22,765.43	\$22,765.43
<b>TOTAL</b>		<b>\$ 1,882,675.28</b>	<b>\$ (35,744.30)</b>	<b>\$ (72,694.84)</b>	<b>\$ 1,306.61</b>	<b>\$ 1,775,542.75</b>	<b>\$ 1,775,542.75</b>	<b>\$ 1,775,542.75</b>

<b>95%</b>	Net Percent Collected
<b>\$100,795.16</b>	Balance Remaining to Collect

# SECTION 3



## Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Remington # 115403

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
03/23/2026	1800	2651 REMMINGTON BLVD	ARRIVED	
03/23/2026	1815	HAWKS NEST	PATROL	
03/23/2026	1830	HARWOOD	PATROL	
03/23/2026	1835	REMINGTON PLACE	PATROL	
03/23/2026	1900	WATER'S EDGE	PATROL	
03/23/2026	1915	WINDSOR PARK	PATROL	
03/23/2026	1930	REMINGTON COMMUNITY HOUSE	PATROL	
03/23/2026	1945	BROOKSTONE	PATROL	
03/23/2026	2000	CROWN RIDGE	PATROL	
03/23/2026	2015	ARDEN PLACE	PATROL	
03/23/2026	2020	REMINGTON BLVD & STRATHMORE CIR	TRAFFIC STOP	VERBAL WARNING
03/23/2026	2035	SOUTHAMPTON	PATROL	
03/23/2026	2045	EAGLES LANDING	PATROL	
03/23/2026	2100	OAKVIEW/ SOMERSET	PARTOL	
03/23/2026	2115	WESTMORELAND	PATROL	
03/23/2026	2130	PARKLAND SQUARE	PATROL	
03/23/2026	2145	GLENEAGLES	PATROL	
03/23/2026	2200	OFF-DUTY		

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

Name:    D/S Y. FONTANEZ   

ID #: 2388          

Date: 03/23/2026          

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



Name: \_\_\_\_\_ L. MORALES \_\_\_\_\_ ID #: \_\_\_\_\_ 2784 \_\_\_\_\_ Date: \_\_\_\_\_ 10/30/2025 \_\_\_\_\_

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



Name: Matthew Olka ID #: 2700

Date: 4/03/2026

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



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
4/17/26	1300-1700			
	1335	Remington/Knightsbridge	Traffic Stop/ Ran stop sign	n/a
	1410	Remington/Knightsbridge	Traffic Stop/ Ran stop sign	n/a
	1445	Reminton/Knightsbridge	Traffic Stop/School bus violation	n/a
	1515	Stonewyk/Chadbury	Parking violation	n/a
	1530-1615	Patrol streets off Knightsbridge	Patrol	n/a
	1640	Remington/Strathmore	Traffic Stop/Speeding	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	2	Written Warning		Schools/Library	1
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	1
Reports		Ordinance						Construction	

Name: C. Griffin ID #: 1527 Date: 4/17/26 SO-09-238 Rev. 4/6/10

# SECTION D

# SECTION 1



### General Information

#### Proposal Submitted To

Contact Name: Alan Scheerer  
Account Name: Remington Community District  
Bill To:

#### Location

Project Name: Remington Community District - Pickleball Lines  
Project Address: 2651 Remington Boulevard  
Kissimmee, FL 34744  
US

Email: [ascheerer@gmscfl.com](mailto:ascheerer@gmscfl.com)

Created Date: February 26, 2026  
Created By: Tavia Wilson

### Pricing

Add 2 Pickleball Lines to 1 Tennis Court.

Total Amount: \$1,500.00

### Site Terms

Material is guaranteed to be as specified and work will be according to standard practices. Changes from specifications involving additional costs will only be done upon a written order and will become an extra above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. This proposal may be withdrawn if not accepted within 30 days.

### Scope of Work

- Mobilization
- Paint two (2) regulation pickleball court markings with Yellow textured line paint.  
(one on each half of 1 tennis court - portable nets to be utilized for play)

#### Notes:

- It is recommended owner should spray insects and vegetation on or around courts two weeks prior to work commencement.
- Water must be allowed to drain from court surface. Do not block water flow on side of court with grass or landscaping.
- Owner to provide suitable access for equipment, water, and electric as required.
- Should owner request additional material applied or other work performed to the surface of court which is not outlined above, it will be at an extra cost.
- Squeegee marks are a normal part of the acrylic surfacing process and are recognized within ASBA industry standards. Because coatings are applied in layers with a squeegee, some slight variations in color or texture may appear, especially on lighter courts or in hot/humid conditions. These are considered cosmetic only and, per ASBA guidelines, do not affect the playability, durability, or quality of the court.

It should be noted that as your court ages, it will develop cracks. Cracks develop in courts for various reasons with the most common being:

751 General Hutchison Parkway • Longwood, FL 32750 • (407) 330-9466 • fax (407) 330-9343 • [www.NIDYSPORTS.com](http://www.NIDYSPORTS.com)

- Constant expansion and contraction of more than 7,000 square feet of surface per court in response to constant fluctuations in ambient temperatures. These daily fluctuations are often greatest in winter.
  - Loss of flexibility of the asphalt as it ages and loses the oils used in the manufacturing process.
  - Changes in subsurface stability reflecting through the court surface.
- Nidy does NOT provide any written or implied guarantee of courts being free from existing or new cracks; thus, cannot and does not warrant against new cracks appearing or old cracks reappearing after the court has been resurfaced.

**Warranties/Exclusions:**

Color Coating is warranted against any excessive fading for a period of one (1) year from application. Surface is warranted against peeling and flaking for a period of one (1) year from application. Problems from normal wear, vandalism, and improper care are excluded.

Squeegee marks are a normal part of the acrylic surfacing process and are recognized within ASBA industry standards. Because coatings are applied in layers with a squeegee, some slight variations in color or texture may appear, especially on lighter courts or in hot/humid conditions. These are considered cosmetic only and, per ASBA guidelines, do not affect the playability, durability, or quality of the court.

<b>Acceptance</b>
-------------------

Work performed in addition to the specifications listed above require additional charges. Upon acceptance, please sign and return one copy. **ACCEPTANCE:** The above specifications, conditions, and price(s) are acceptable. I authorize Nidy to do the work as specified.

Date Of Acceptance: \_\_\_\_\_ Acceptance Signature: \_\_\_\_\_

Approved amount including  
accepted Option(s):                      \$ \_\_\_\_\_

Please indicate selected  
Option(s): \_\_\_\_\_



## Project Information Sheet

**\*\*Completed form must accompany signed contract/proposal\*\***

**Owner Name and Physical Address:**

**Project Name and Physical Site Address:**

**Billing Name and Address:**

**Billing Email:**

**Project Manager's Contact Name, Phone & Email Address:**

Name:

Phone Number:

Email Address:

# PRO PORTABLE PICKLEBALL NET

The Dominator Pro Portable Pickleball Net combines adjustability and portability with long-lasting sturdiness and durability. Made with quality aluminum and stainless steel, this net offers weather and rust resistance. Meeting US Pickleball dimension standards, this net is ideal for realistic play.

OVERVIEW

ADDITIONAL INFORMATION

## DURABLE AND BUILT TO LAST

- Designed to last for indoor and outdoor play
- Frame is made of high-quality 6061 T6 aluminum (same material that is used in aircraft, automotive, and watercraft manufacturing)
- Aluminum is sturdy, lightweight, & completely weather resistant
- 3" thick heavy duty aluminum round rust proof frame and stainless steel hardware
- Includes limited lifetime warranty

## WEATHER RESISTANT & RUST PROOF

- Pickleball frame is entirely rust-proof
- Aluminum frame and stainless steel hardware
- Perfect portable pickleball net

## EASY ROLL-AWAY

- Ideal for people looking for a sturdier and more realistic system while maintaining portability
- Pickleball system includes heavy duty wheels on the bottom for enhanced mobility
- Wheels lock in place preventing movement of the net during play

## IDEAL FOR COMPETITIVE MATCHES & REALISTIC PLAY

- Uniquely designed to create the best pickleball experience
- Designed for more intense pickleball matches, schools, gyms, facilities, etc.
- Regulation size net and dimensions

## ADJUSTABLE NET TENSION

- Attached hand crank for adjustable tension
- Wired cable runs through top of net for enhanced playing experience
- Fiberglass dowels included on the ends of the net to increase tautness of the net





### General Information

#### Proposal Submitted To

Contact Name: Alan Scheerer  
Account Name: Remington Community District  
Bill To:

#### Location

Project Name: Remington CDD - Pickleball Conversion  
Project Address: 2651 Remington Boulevard  
Kissimmee, FL 34744  
US

Email: [ascheerer@gmscfl.com](mailto:ascheerer@gmscfl.com)

Created Date: March 2, 2026  
Created By: Tavia Wilson

### Pricing

Convert 1 Tennis Court to 2 Permanent Pickleball Courts.

Total Amount:

\$14,910.00

### Site Terms

Material is guaranteed to be as specified and work will be according to standard practices. Changes from specifications involving additional costs will only be done upon a written order and will become an extra above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. This proposal may be withdrawn if not accepted within 30 days.

### Scope of Work

- Machine sand surface of court.
- Patch large open cracks 1/16" or larger with acrylic patch mix.
- Flood courts and patch any areas holding water per ASBA and USTA guidelines.
- Apply one (1) coat of Acrylic Resurfacer over the entire surface of the court.
- Apply two (2) coats of Color Coating over the entire surface of the court.
- Inbounds Color: Competition Blue
- Outbounds Color: Competition Green
- Paint two (2) regulation pickleball court markings with white textured line paint.
- Furnish and install two (2) new sets of black posts complete with footers and sleeves.
- Furnish and install two (2) new pickleball nets.
- Remove & reinstall existing tennis net (will serve as a divider between the pickleball courts).

#### Notes:

- It is recommended owner should spray insects and vegetation on or around courts two weeks prior to work commencement.
- Water must be allowed to drain from court surface. Do not block water flow on side of court with grass or landscaping.
- Owner to provide suitable access for equipment, water, and electric as required.

- Should owner request additional material applied or other work performed to the surface of court which is not outlined above, it will be at an extra cost.
- Squeegee marks are a normal part of the acrylic surfacing process and are recognized within ASBA industry standards. Because coatings are applied in layers with a squeegee, some slight variations in color or texture may appear, especially on lighter courts or in hot/humid conditions. These are considered cosmetic only and, per ASBA guidelines, do not affect the playability, durability, or quality of the court.

It should be noted that as your court ages, it will develop cracks. Cracks develop in courts for various reasons with the most common being:

- Constant expansion and contraction of more than 7,000 square feet of surface per court in response to constant fluctuations in ambient temperatures. These daily fluctuations are often greatest in winter.
- Loss of flexibility of the asphalt as it ages and loses the oils used in the manufacturing process.
- Changes in subsurface stability reflecting through the court surface.

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<b>Acceptance</b>
-------------------

Work performed in addition to the specifications listed above require additional charges. Upon acceptance, please sign and return one copy. **ACCEPTANCE:** The above specifications, conditions, and price(s) are acceptable. I authorize Nidy to do the work as specified.

Date Of Acceptance: \_\_\_\_\_ Acceptance Signature: \_\_\_\_\_

Approved amount including  
accepted Option(s):           \$ \_\_\_\_\_

Please indicate selected  
Option(s): \_\_\_\_\_



## Project Information Sheet

**\*\*Completed form must accompany signed contract/proposal\*\***

**Owner Name and Physical Address:**

**Project Name and Physical Site Address:**

**Billing Name and Address:**

**Billing Email:**

**Project Manager's Contact Name, Phone & Email Address:**

Name:

Phone Number:

Email Address:

# SECTION 2



April 2, 2026

Remington  
Attn: Alan Scheerer  
2995 Remington Blvd  
Kissimmee, FL 34744

## PLANNED MAINTENANCE OVERVIEW

Guardian's Preventative Maintenance Program improves operational efficiency, safety, security, and reliability of your Automatic Gate System. Preventative Maintenance not only decreases costly downtime by preventing malfunctions, but it can also decrease operating expenses over the long term. Scheduling preventative maintenance on a consistent routine reduces the need for costly emergency repairs.

Safety is also a major concern which can result in catastrophic consequences. Most accidents are avoidable, with the help of preventative maintenance. Gate systems are subject to OSHA regulations. To comply with OSHA standards, planned maintenance is required, along with inspection and precise documentation.

Automatic Gate Systems include a number of moving parts which can only be properly maintained by trained service professionals. Application of the wrong lubricant can result in performance issues of your equipment and even lock up the operators.

This program does not guarantee against failure but is a must if you want to protect your investment and people. This program does not offer an extended warranty or include repair parts, but it does offer peace of mind.

### **PM Benefits Include:**

- ✓ Proactive approach increases operational efficiency, safety, reliability, and security.
- ✓ Ensures a consistent routine that can prevent costly emergency repairs.
- ✓ Increases the security of your family, guests, customers, and employees.



[GuardianAccess.com](http://GuardianAccess.com)

Access Control Systems, LLC, dba Guardian Access Solutions



April 2, 2026

Remington  
Attn: Alan Scheerer  
2995 Remington Blvd  
Kissimmee, FL 34744

- ✓ Each scheduled maintenance includes a written checklist of work performed, along with recommendations for any needed repairs, product replacement and early detection of malfunctions.
- ✓ 5% discount on parts for service not related to vandalism
- ✓ 10% discount on 24/7 emergency services after business hours and weekends.

### PREVENTATIVE MAINTENANCE AGREEMENT

This Preventative Maintenance Agreement shall be for a one (1) year period to begin on the date of acceptance and will auto renew at the end of each term unless either party gives the other written notice of termination at least 30 days prior to the end of the relevant term. Gates must be operable.

This Agreement includes the following...

Perform Preventative Maintenance for:

- **Main: 4 Barrier Gates, Access Control & Emergency Devices**
- **Secondary: 3 Barrier Gates, Access Control & Emergency Devices**
- Complete a Preventative Maintenance Checklist for all equipment related to the above.
- The Service Department will send a copy of the completed checklist of actions taken.
- In the case of a recommended repair or replacement part, the technician shall gain written approval to perform the additional service at an agreed upon cost if the cost exceeds a preapproved minimum.

This Agreement is to perform Preventative Maintenance and does not include...

- Any Parts or Labor for Service Repairs
- Any Repairs for Damage resulting from acts of nature
- Programming Gate Codes
- Corrections to system due to Time Changes
- Damage or wear to the loop detection system

All work will be done during normal business hours which are Monday – Friday, 8:00 am - 4:30 pm, excluding holidays. If you require work to be completed outside of normal business hours, the exception will be subject to additional charges.

\_\_\_\_ **4x a year - Annual cost: \$2,180.00**

\_\_\_\_ **2x a year – Annual cost: \$1,140.00**



GuardianAccess.com

Access Control Systems, LLC, dba Guardian Access Solutions



April 2, 2026

Remington  
Attn: Alan Scheerer  
2995 Remington Blvd  
Kissimmee, FL 34744

\*To speed up repairs and reduce labor and travel charges, please indicate the maximum amount of repair charges that Guardian is preauthorized to perform while onsite performing Preventative Maintenance. \$ \_\_\_\_\_

Site Contact Name/Telephone/Email \_\_\_\_\_

PO # \_\_\_\_\_ Invoicing Options: After Each PM \_\_\_\_\_ **OR** Annually \_\_\_\_\_

Agreed to and accepted by:

Agreed to and accepted by:

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Guardian Access Solutions

\_\_\_\_\_  
Date of Acceptance

\_\_\_\_\_  
Date of Acceptance

