

# *Kingston One Community Development District*

May 20, 2026

## **Agenda Package**

### TEAMS MEETING INFORMATION

MEETING ID: 270 073 255 961 4    PASSCODE: eP2va6tp

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TAMPA, FLORIDA 33607

## **CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# Kingston One Community Development District

## Board of Supervisors

Nicholas Cameratta, Chairman  
Anthony Cameratta, Vice Chairperson  
Russell Cameratta, Assistant Secretary  
Cheryl Smith, Assistant Secretary  
Laura Youmans, Assistant Secretary

## District Staff

Bryan Radcliff, District Manager  
Greg Urbancic, District Counsel  
Carl A. Barraco, District Engineer  
Stephen Rudd, District Accountant  
Kelly Dattler, District Admin

## Regular Meeting Agenda

Wednesday, May 20, 2026, at 2:00 p.m.

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The Regular Meeting of the **Kingston One Community Development District** will be held on **May 20, 2026 at 2:00 p.m.** at the **Offices of Cameratta Companies 21101 Design Parc Lane Suite 103, Estero, FL 33928.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

**Meeting ID:** 270 073 255 961 4

**Passcode:** eP2va6tp

**Dial-in by Phone:** +1 (646) 838-1601

**Pin:** 218 012 651#

## THE REGULAR MEETING OF BOARD OF SUPERVISORS

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENTS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 3. BUSINESS ITEMS

- A. Consideration of Resolution 2026-07; Approving a Proposed O&M Budget for FY2026-2027 & Setting a Public Hearing
- B. Consideration of Grau & Associates Arbitrage Engagement Letter for Series 2025 Bonds
- C. Consideration of Transferring General Funds from Truist to Valley Bank
- D. Consideration of Resolution 2026-08; Re-Designating a Qualified Public Depository
- E. Acceptance of FY2025 Annual Audit Report
- F. Annual Notice of Qualified Electors - 0
- G. Ratification of Preserve Disclosure & Maintenance Covenant
- H. Ratification of Spine Road Disclosure & Maintenance Covenant

### 4. CONSENT AGENDA

#### A. Approval of Meeting Minutes

- 1. January 21, 2026 Regular Meeting Minutes
- 2. February 27, 2026 Special Meeting Minutes

**B. Acceptance of Financials (January 2026 – March 2026)**

**C. Acceptance of the Check Registers (January 2026 – March 2026)**

**D. Consideration of Operations and Maintenance Report (January 2026 – March 2026)**

**5. STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

**6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

**7. ADJOURNMENT**

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Kingston One Community Development District (“**District**”) prior to June 15<sup>th</sup>, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, 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.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

**DATE:** August 19, 2025

**HOUR:** 2:00 p.m.

**LOCATION:** The Offices of Cameratta Companies  
21101 Design Parc Lane #103  
Estero, Florida 33928

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County 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 Proposed Budget on the District’s website at least 2 days before the budget hearing date 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 by Florida law.

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

**PASSED AND ADOPTED ON MAY 20, 2026.**

**ATTEST:**

**KINGSTON ONE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
 Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
 Chair/ Vice Chair of the Board of Supervisors

**Exhibit A: FY2026/2027 Proposed Budget**

*Kingston One*  
*Community Development District*

**FISCAL YEAR 2027**  
**PROPOSED BUDGET**

**MAY 20, 2026**

**CLEAR PARTNERSHIPS**



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Series 2025

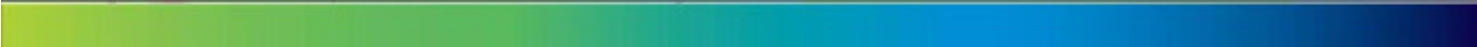
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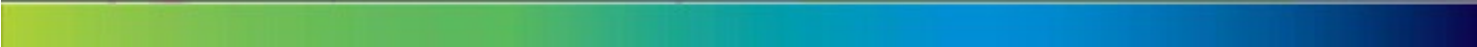
# **Kingston One**

Community Development District

## **Budget Overview**

FY 2027





**Kingston One**

Community Development District

**Operating Budget**

FY 2027



**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$270.00	\$0.00	\$270.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Discounts	-\$430,332.00	\$0.00	\$0.00	\$0.00	-100%	-\$147,362.07
Special Assmnts- CDD Collected	\$714,882.00	\$0.00	\$714,882.00	\$714,882.00	0%	\$284,550.00
Developer Contribution	\$0.00	\$25,000.00	\$0.00	\$25,000.00	0%	\$0.00
Developer - CIP	\$0.00	\$7,680.00	\$0.00	\$7,680.00	0%	\$0.00
Kingston Village Parkway Contributions	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,000.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$284,550.00</b>	<b>\$32,950.00</b>	<b>\$714,882.00</b>	<b>\$747,832.00</b>		<b>\$142,187.93</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Trustees Fees	\$12,000.00	\$0.00	\$12,000.00	\$12,000.00	0%	\$12,000.00
Assessment Roll	\$5,000.00	\$2,917.00	\$2,083.00	\$5,000.00	0%	\$5,000.00
Disclosure Report	\$10,000.00	\$4,417.00	\$5,583.00	\$10,000.00	0%	\$10,000.00
District Counsel	\$20,000.00	\$7,793.00	\$12,207.00	\$20,000.00	0%	\$20,000.00
District Engineer	\$30,000.00	\$7,900.00	\$22,100.00	\$30,000.00	0%	\$30,000.00
District Management	\$25,000.00	\$14,583.00	\$10,417.00	\$25,000.00	0%	\$25,000.00
Accounting Services	\$17,500.00	\$9,750.00	\$7,750.00	\$17,500.00	0%	\$17,500.00
Auditing Services	\$5,200.00	\$3,500.00	\$1,700.00	\$5,200.00	0%	\$5,200.00
Website ADA Compliance	\$1,800.00	\$3,125.00	\$0.00	\$3,125.00	74%	\$3,600.00
Postage, Phones, Faxes, Copies	\$150.00	\$58.00	\$92.00	\$150.00	0%	\$150.00
General Liability	\$25,000.00	\$5,300.00	\$0.00	\$5,300.00	-79%	\$3,500.00
Public Officials Insurance	\$2,475.00	\$0.00	\$0.00	\$0.00	-100%	\$2,700.00
Property and Casualty Insurance	\$60,000.00	\$0.00	\$0.00	\$0.00	-100%	\$5,000.00
Legal Advertising	\$1,500.00	\$404.00	\$1,096.00	\$1,500.00	0%	\$1,500.00
Special Projects	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Bank Fees	\$200.00	\$1,035.00	\$0.00	\$1,035.00	418%	\$200.00
Financial/ Revenue Collections	\$3,500.00	\$2,792.00	\$708.00	\$3,500.00	0%	\$3,500.00
Website Admin Services	\$1,500.00	\$875.00	\$625.00	\$1,500.00	0%	\$1,500.00
MISC	\$250.00	\$0.00	\$250.00	\$250.00	0%	\$250.00
Onsite Office Supplies	\$380.00	\$0.00	\$380.00	\$380.00	0%	\$380.00
Dues, Licenses, & Fees	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$224,130.00</b>	<b>\$64,624.00</b>	<b>\$79,491.00</b>	<b>\$144,115.00</b>		<b>\$149,655.00</b>
<i>Other Physical Environment</i>						
MISC Maintenance	\$15,000.00	\$0.00	\$0.00	\$0.00	-100%	\$91,275.00

**Kingston One**  
**Community Development District**

*General Fund*

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
MISC Contingency	\$45,420.00	\$0.00	\$0.00	\$0.00	-100%	\$38,620.00
<b>Total Other Physical Environment</b>	<b>\$60,420.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$129,895.00</b>
<b>Field</b>						
Kingston Village Parkway Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,000.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Field</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$5,000.00</b>
<b>Amenity</b>						
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Amenity</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
<b>Total Landscape and Pond Maintenance</b>						
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Total Landscape and Pond Maintenance</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$284,550.00</b>	<b>\$64,624.00</b>	<b>\$79,491.00</b>	<b>\$144,115.00</b>		<b>\$284,550.00</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	-\$31,674.00	\$635,391.00	\$603,717.00	0%	-\$142,362.07
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$0.00	-\$31,674.00	\$635,391.00	\$603,717.00	0%	-\$142,362.07
<b>FUND BALANCE, BEGINNING</b>	<b>\$43,653.00</b>	<b>\$43,653.00</b>	<b>\$0.00</b>	<b>\$43,653.00</b>		<b>\$647,370.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$43,653.00</b>	<b>\$11,979.00</b>	<b>\$635,391.00</b>	<b>\$647,370.00</b>		<b>\$505,007.93</b>

**Exhibit "A"**  
Allocation of Fund Balances

**FISCAL YEAR 2026 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$43,653.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$43,653.00
<b>Estimated Funds Available - 9/30/2026</b>	<b>\$87,306.00</b>

**FISCAL YEAR 2027 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$87,306.00
Less: First Quarter Operating Reserve	-\$71,137.50
Less: Designated Reserves for Capital Projects	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
<b>Estimated Remaining Undesignated Cash as of 9/30/2027</b>	<b>\$16,168.50</b>

**Notes**

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The district earns interest on its operating accounts.

**Special Assessments – Tax Collector**

The district will levy a Non-Ad Valorem assessment on all the assessable property within the district to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon five supervisors attending 12 meetings.

**District Management**

The district retains the services of a consulting manager, who is responsible for the daily administration of the district's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

**Field Management**

The district has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**Financial/Revenue Collections**

These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond-related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services**

Services including the preparation and delivery of the district's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Budget Narrative**  
Fiscal Year 2027

**Financial and Administrative** (continued)

**Website Admin Services**

The cost of regular maintenance of the district's website by Inframark Management Services.

**District Engineer**

The district's engineer provides general engineering services to the district, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**District Counsel**

The district's attorney provides general legal services to the district, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**Trustee Fees**

The district pays US Bank an annual fee for trustee services on the Series 2025 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**Auditing Services**

The district is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Postage, Phone, Faxes, Copies**

This item refers to the cost of materials and services to produce agendas and conduct day-to-day business of the district.

**Assessment Roll**

The cost of preparing the annual assessment roll by Inframark Management Services.

**Legal Advertising**

The district is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Website ADA Compliance**

The cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

**Disclosure Report**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

**Dues, Licenses & Fees**

The district is required to pay a \$175.00 annual fee to the Department of Economic Opportunity Division of Community Development.

**Misc – Assessment Collection Cost**

This service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations and amounts to 2% of the Collection Costs.

**Arbitrage Rebate**

The district is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

**Budget Narrative**  
Fiscal Year 2027

**Financial and Administrative** (continued)

**Disclosure Technology Services**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

**Insurance**

**General Liability**

The district's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

**Public Officials Insurance**

The district will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

**Property & Casualty Insurance**

The district will incur fees to insure items owned by the district for its property needs.

**Utility Services**

**Electric Utility**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Street Lights**

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

**Water Utility**

The district charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

**Landscape and Pond Maintenance**

**Landscape and Irrigation Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the district along with the maintenance of irrigation systems.

**Landscaping – Mulch**

This is for the cost of the mulch installation and services throughout the district.

**Landscaping – Plant Replacement**

This is for the cost of replacing dead or damaged plants throughout the district.

**Irrigation Repairs**

The cost of the repairs and maintenance of the irrigation system that are not outlined in the contract.

**Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Well – R&M**

This is for the cost of monitoring the repairs and management of the wells within the district's property.

**Budget Narrative**  
Fiscal Year 2027

**Landscape and Pond Maintenance (continued)**

**Debris Cleanup**

Cost of cleaning up debris on district property.

**Habitat Management**

The cost of maintaining the preservation of the habitats within district property.

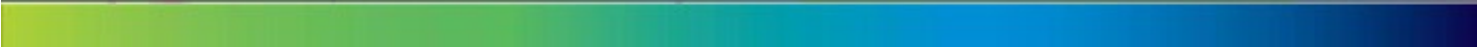
**Entryway – R&M**

The cost of repairs and regular maintenance for the entryways.

**Contingency**

**Miscellaneous Contingency**

Funds set aside for projects, as determined by the district's board.



**Kingston One**  
Community Development District

**Debt Service Budget**  
FY 2027



**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2025 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	Budget	FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$240,273.00	\$0.00	\$240,273.00	0%	\$0.00
Special Assmnts- Tax Collector	\$747,564.00	\$0.00	\$747,564.00	\$747,564.00	0%	\$0.00
Special Assmnts- CDD Collected	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,024,122.50
Special Assmnts- Discounts	-\$463,014.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$284,550.00</b>	<b>\$240,273.00</b>	<b>\$747,564.00</b>	<b>\$987,837.00</b>	<b>247%</b>	<b>\$2,024,122.50</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc - Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$0.00</b>
<i>Debt Service</i>						
Principal Prepayments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Principal Debt Retirement	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest Expense	\$3,812,403.00	\$1,387,553.00	\$2,424,850.00	\$3,812,403.00	0%	\$4,849,700.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Debt Service</b>	<b>\$3,812,403.00</b>	<b>\$1,387,553.00</b>	<b>\$2,424,850.00</b>	<b>\$3,812,403.00</b>	<b>0%</b>	<b>\$4,849,700.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$3,812,403.00</b>	<b>\$1,387,553.00</b>	<b>\$2,424,850.00</b>	<b>\$3,812,403.00</b>		<b>\$4,849,700.00</b>
Excess (deficiency) of revenues						
Over (under) expenditures	-\$3,527,853.00	-\$1,147,280.00	-\$1,677,286.00	-\$2,824,566.00	-20%	-\$2,825,577.50
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	-\$3,527,853.00	-\$1,147,280.00	-\$1,677,286.00	-\$2,824,566.00	-20%	-\$2,825,577.50
<b>FUND BALANCE, BEGINNING</b>	<b>\$14,676,544.00</b>	<b>\$14,676,544.00</b>	<b>\$0.00</b>	<b>\$14,676,544.00</b>	<b>0%</b>	<b>\$11,851,978.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$11,148,691.00</b>	<b>\$13,529,264.00</b>	<b>-\$1,677,286.00</b>	<b>\$11,851,978.00</b>	<b>6%</b>	<b>\$9,026,400.50</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>						
		11/1/2025	11/1/2026			11/1/2027
Series 2025 Bonds		\$84,000,000.00	\$84,000,000.00			\$84,000,000.00

**Special Assessment Bonds, Series 2025 (Assessment Area One - 2025 Project)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2025	\$84,000,000.00			\$1,387,553.06	\$1,387,553.06	\$1,387,553.06
5/1/2026	\$84,000,000.00			\$2,424,850.00	\$2,424,850.00	
11/1/2026	\$84,000,000.00			\$2,424,850.00	\$2,424,850.00	\$4,849,700.00
5/1/2027	\$84,000,000.00			\$2,424,850.00	\$2,424,850.00	
11/1/2027	\$84,000,000.00			\$2,424,850.00	\$2,424,850.00	\$4,849,700.00
5/1/2028	\$84,000,000.00	\$1,145,000.00	4.250%	\$1,785,000.00	\$2,930,000.00	
11/1/2028	\$82,855,000.00		4.250%	\$1,760,668.75	\$1,760,668.75	\$4,690,668.75
5/1/2029	\$82,855,000.00	\$1,195,000.00	4.250%	\$1,760,668.75	\$2,955,668.75	
11/1/2029	\$81,660,000.00		4.250%	\$1,735,275.00	\$1,735,275.00	\$4,690,943.75
5/1/2030	\$81,660,000.00	\$1,245,000.00	4.250%	\$1,735,275.00	\$2,980,275.00	
11/1/2030	\$80,415,000.00		4.250%	\$1,708,818.75	\$1,708,818.75	\$4,689,093.75
5/1/2031	\$80,415,000.00	\$1,305,000.00	4.250%	\$1,708,818.75	\$3,013,818.75	
11/1/2031	\$79,110,000.00		4.250%	\$1,681,087.50	\$1,681,087.50	\$4,694,906.25
5/1/2032	\$79,110,000.00	\$1,370,000.00	5.000%	\$1,977,750.00	\$3,347,750.00	
11/1/2032	\$77,740,000.00		5.000%	\$1,943,500.00	\$1,943,500.00	\$5,291,250.00
5/1/2033	\$77,740,000.00	\$1,445,000.00	5.000%	\$1,943,500.00	\$3,388,500.00	
11/1/2033	\$76,295,000.00		5.000%	\$1,907,375.00	\$1,907,375.00	\$5,295,875.00
5/1/2034	\$76,295,000.00	\$1,515,000.00	5.000%	\$1,907,375.00	\$3,422,375.00	
11/1/2034	\$74,780,000.00		5.000%	\$1,869,500.00	\$1,869,500.00	\$5,291,875.00
5/1/2035	\$74,780,000.00	\$1,595,000.00	5.000%	\$1,869,500.00	\$3,464,500.00	
11/1/2035	\$73,185,000.00		5.000%	\$1,829,625.00	\$1,829,625.00	\$5,294,125.00
5/1/2036	\$73,185,000.00	\$1,685,000.00	5.000%	\$1,829,625.00	\$3,514,625.00	
11/1/2036	\$71,500,000.00		5.000%	\$1,787,500.00	\$1,787,500.00	\$5,302,125.00
5/1/2037	\$71,500,000.00	\$1,785,000.00	5.750%	\$2,055,625.00	\$3,840,625.00	
11/1/2037	\$69,715,000.00		5.750%	\$2,004,306.25	\$2,004,306.25	\$5,844,931.25
5/1/2038	\$69,715,000.00	\$1,890,000.00	5.750%	\$2,004,306.25	\$3,894,306.25	
11/1/2038	\$67,825,000.00		5.750%	\$1,949,968.75	\$1,949,968.75	\$5,844,275.00
5/1/2039	\$67,825,000.00	\$2,000,000.00	5.750%	\$1,949,968.75	\$3,949,968.75	
11/1/2039	\$65,825,000.00		5.750%	\$1,892,468.75	\$1,892,468.75	\$5,842,437.50
5/1/2040	\$65,825,000.00	\$2,120,000.00	5.750%	\$1,892,468.75	\$4,012,468.75	
11/1/2040	\$63,705,000.00		5.750%	\$1,831,518.75	\$1,831,518.75	\$5,843,987.50
5/1/2041	\$63,705,000.00	\$2,245,000.00	5.750%	\$1,831,518.75	\$4,076,518.75	
11/1/2041	\$61,460,000.00		5.750%	\$1,766,975.00	\$1,766,975.00	\$5,843,493.75
5/1/2042	\$61,460,000.00	\$2,375,000.00	5.750%	\$1,766,975.00	\$4,141,975.00	
11/1/2042	\$59,085,000.00		5.750%	\$1,698,693.75	\$1,698,693.75	\$5,840,668.75
5/1/2043	\$59,085,000.00	\$2,515,000.00	5.750%	\$1,698,693.75	\$4,213,693.75	
11/1/2043	\$56,570,000.00		5.750%	\$1,626,387.50	\$1,626,387.50	\$5,840,081.25
5/1/2044	\$56,570,000.00	\$2,665,000.00	5.750%	\$1,626,387.50	\$4,291,387.50	
11/1/2044	\$53,905,000.00		5.750%	\$1,549,768.75	\$1,549,768.75	\$5,841,156.25
5/1/2045	\$53,905,000.00	\$2,825,000.00	5.750%	\$1,549,768.75	\$4,374,768.75	
11/1/2045	\$51,080,000.00		5.750%	\$1,468,550.00	\$1,468,550.00	\$5,843,318.75
5/1/2046	\$51,080,000.00	\$2,995,000.00	5.750%	\$1,468,550.00	\$4,463,550.00	
11/1/2046	\$48,085,000.00		6.000%	\$1,442,550.00	\$1,442,550.00	\$5,906,100.00
5/1/2047	\$48,085,000.00	\$3,180,000.00	6.000%	\$1,442,550.00	\$4,622,550.00	
11/1/2047	\$44,905,000.00		6.000%	\$1,347,150.00	\$1,347,150.00	\$5,969,700.00
5/1/2048	\$44,905,000.00	\$3,375,000.00	6.000%	\$1,347,150.00	\$4,722,150.00	
11/1/2048	\$41,530,000.00		6.000%	\$1,245,900.00	\$1,245,900.00	\$5,968,050.00
5/1/2049	\$41,530,000.00	\$3,585,000.00	6.000%	\$1,245,900.00	\$4,830,900.00	
11/1/2049	\$37,945,000.00		6.000%	\$1,138,350.00	\$1,138,350.00	\$5,969,250.00
5/1/2050	\$37,945,000.00	\$3,810,000.00	6.000%	\$1,138,350.00	\$4,948,350.00	
11/1/2050	\$34,135,000.00		6.000%	\$1,024,050.00	\$1,024,050.00	\$5,972,400.00
5/1/2051	\$34,135,000.00	\$4,045,000.00	6.000%	\$1,024,050.00	\$5,069,050.00	
11/1/2051	\$30,090,000.00		6.000%	\$902,700.00	\$902,700.00	\$5,971,750.00
5/1/2052	\$30,090,000.00	\$4,295,000.00	6.000%	\$902,700.00	\$5,197,700.00	
11/1/2052	\$25,795,000.00		6.000%	\$773,850.00	\$773,850.00	\$5,971,550.00
5/1/2053	\$25,795,000.00	\$4,560,000.00	6.000%	\$773,850.00	\$5,333,850.00	
11/1/2053	\$21,235,000.00		6.000%	\$637,050.00	\$637,050.00	\$5,970,900.00
5/1/2054	\$21,235,000.00	\$4,840,000.00	6.000%	\$637,050.00	\$5,477,050.00	
11/1/2054	\$16,395,000.00		6.000%	\$491,850.00	\$491,850.00	\$5,968,900.00
5/1/2055	\$16,395,000.00	\$5,140,000.00	6.000%	\$491,850.00	\$5,631,850.00	
11/1/2055	\$11,255,000.00		6.000%	\$337,650.00	\$337,650.00	\$5,969,500.00
5/1/2056	\$11,255,000.00	\$5,460,000.00	6.000%	\$337,650.00	\$5,797,650.00	
11/1/2056	\$5,795,000.00		6.000%	\$173,850.00	\$173,850.00	\$5,971,500.00
5/1/2057	\$5,795,000.00	\$5,795,000.00	6.000%	\$173,850.00	\$5,968,850.00	
11/1/2057	\$0.00		6.000%	\$0.00	\$0.00	\$5,968,850.00
	<b>\$84,000,000.00</b>			<b>\$85,403,662.50</b>	<b>\$169,403,662.50</b>	<b>\$180,490,615.56</b>

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Debt Service**

**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

**Interest Expense**

The District Pays interest Expenses on the debt twice a year.



**Kingston One**

Community Development District

**Supporting Budget Schedule**

FY 2027



# Kingston One Community Development District

## Assessment Summary

Lot Size	EAU Value	Unit Count	Fiscal Year 2027				Fiscal Year 2026									
			After Paydown				Before Paydown					After Paydown				
			Debt Service Per Unit	O&M Per Unit	Discounts & Collections Costs	FY 2027 Total Assessment	Debt Service Per Unit	O&M Per Unit	Discounts & Collections Costs	FY 2026 Total Assessment	Total Increase/ (Decrease) in Annual Assmt	Debt Service Per Unit	O&M Per Unit	Discounts & Collections Costs	FY 2026 Total Assessment	Total Increase/ (Decrease) in Annual Assmt
<b>SERIES 2025 Assessment Area One</b>																
Condo	0.37	80	\$1,100.00	\$70.00	\$74.68	\$1,244.68	\$2,290.70	\$70.00	\$150.68	\$2,511.38	\$1,266.70	\$1,100.00	\$70.00	\$74.68	\$1,244.68	\$0.00
Single Family 36'	0.69	54	\$1,170.00	\$70.00	\$79.15	\$1,319.15	\$3,498.52	\$70.00	\$227.78	\$3,796.30	\$2,477.15	\$1,170.00	\$70.00	\$79.15	\$1,319.15	\$0.00
Single Family 37'	0.71	68	\$1,202.50	\$70.00	\$81.22	\$1,353.72	\$3,595.70	\$70.00	\$233.98	\$3,899.68	\$2,545.96	\$1,202.50	\$70.00	\$81.22	\$1,353.72	\$0.00
Single Family 37.5'	0.72	90	\$1,218.75	\$70.00	\$82.26	\$1,371.01	\$3,644.29	\$70.00	\$237.08	\$3,951.37	\$2,580.36	\$1,218.75	\$70.00	\$82.26	\$1,371.01	\$0.00
Single Family 42'	0.81	68	\$1,365.00	\$70.00	\$91.60	\$1,526.60	\$4,081.61	\$70.00	\$265.00	\$4,416.61	\$2,890.01	\$1,365.00	\$70.00	\$91.60	\$1,526.60	\$0.00
Single Family 45'	0.87	57	\$1,462.50	\$70.00	\$97.82	\$1,630.32	\$4,373.15	\$70.00	\$283.61	\$4,726.76	\$3,096.44	\$1,462.50	\$70.00	\$97.82	\$1,630.32	\$0.00
Single Family 47'	0.90	60	\$1,527.50	\$70.00	\$101.97	\$1,699.47	\$4,567.52	\$70.00	\$296.01	\$4,933.53	\$3,234.06	\$1,527.50	\$70.00	\$101.97	\$1,699.47	\$0.00
Single Family 52'	1.00	294	\$1,690.00	\$70.00	\$112.34	\$1,872.34	\$5,053.42	\$70.00	\$327.03	\$5,450.45	\$3,578.11	\$1,690.00	\$70.00	\$112.34	\$1,872.34	\$0.00
Single Family 57'	1.10	67	\$1,852.50	\$70.00	\$122.71	\$2,045.21	\$5,539.33	\$70.00	\$358.04	\$5,967.37	\$3,922.16	\$1,852.50	\$70.00	\$122.71	\$2,045.21	\$0.00
Single Family 62'	1.19	225	\$2,015.00	\$70.00	\$133.09	\$2,218.09	\$6,025.23	\$70.00	\$389.06	\$6,484.29	\$4,266.20	\$2,015.00	\$70.00	\$133.09	\$2,218.09	\$0.00
Single Family 72'	1.38	145	\$2,340.00	\$70.00	\$153.83	\$2,563.83	\$6,997.05	\$70.00	\$451.09	\$7,518.14	\$4,954.31	\$2,340.00	\$70.00	\$153.83	\$2,563.83	\$0.00
<b>Subtotal</b>		<b>1208</b>														

<b>FUTURE BOND SERIES <sup>2</sup></b>																
Condo	0.37	88	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Single Family 36'	0.69	146	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Single Family 37'	0.71	90	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Single Family 37.5'	0.72	120	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Single Family 42'	0.81	63	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Single Family 45'	0.87	185	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Single Family 47'	0.90	171	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Single Family 52'	1.00	853	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Single Family 57'	1.10	218	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Single Family 62'	1.19	615	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Single Family 72'	1.38	308	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
<b>Subtotal</b>		<b>2857</b>														
<b>Total Units</b>		<b>4065</b>														
<b>Total EAUs</b>		<b>4073.33</b>														

**Notations:**

- (1) Annual assessments include Lee County collection costs and statutory discounts for early payment.
- (2) Debt service per unit, lot product type, lot product mix, and future bond series to be determined



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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www.graucpa.com

April 13, 2026

Kingston One Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

We appreciate the opportunity to offer our services to Kingston One Community Development District (the "Issuer"). This letter confirms our engagement to provide arbitrage rebate services, with respect to the \$84,000,000 Special Assessment Revenue Bonds, Series 2025 (the "Bond").

The procedures that we will perform are as follows:

- Assist in the determination of the amount, if any, of required rebate to the United States government.
- Issuance of a report representing the cumulative results since the issuance date of the Bond based on information provided by the Issuer and/or Trustee.

In assisting in the determination of the amount of any potential required rebate, we will not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. Furthermore, the performance of the above-mentioned procedures will not constitute an audit made in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion on the elements, accounts, or items of a financial statement. Therefore, Grau & Associates ("Grau") will not be in a position to express, and will not express an opinion, or any other form of assurance, as a result of performing these procedures.

The procedures that Grau has been requested to perform are solely the responsibility of the Issuer. Furthermore, Grau has no responsibility to advise the Issuer of other procedures that might be performed and makes no representations as to the sufficiency of such procedures for the purposes of the Issuer.

Grau's responsibility is limited to performing the procedures specified and agreed to, and to reporting the resulting findings, subject to the limitations contained herein, and our engagement cannot be relied on to disclose errors or irregularities should they exist. Grau has no responsibility for updating the procedures performed or for performing any additional procedures.

Since tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage rebate calculations. Any of your Bond issues may be selected for review by the Internal Revenue Service ("IRS"), which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Due to the lack of clarity in the tax law, we cannot provide assurance that the positions asserted by the IRS may not ultimately be sustained. You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

The Issuer shall provide accurate and complete information requested by Grau. Grau has no responsibility for the accuracy or completeness of the information provided by, or on behalf of, the Issuer, even if Grau had reason to know or should have known of such inaccuracy or incompleteness.

Should Grau determine that significant restrictions are being placed on the performance of the above-mentioned procedures by the Issuer, Grau shall be entitled to withdraw from this engagement.

Any report issued by Grau will not be used by, or circulated, quoted, disclosed or distributed to, nor will reference to such reports be made to anyone who is not a member of management or of the Board of Directors of the Issuer.

**Limitation on Liability**

The Issuer agrees that Grau, its partners, principals, and employees shall not be liable to the Issuer for any actions, losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the fees paid by the Issuer to Grau for the services performed pursuant to this engagement. In no event shall Grau, its partners, principals, or employees be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, cost, or expense (including without limitation, lost profits and opportunity costs).

The Issuer also agrees to indemnify and hold harmless Grau, its partners, principals, and employees from and against any and all actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, reasonable legal fees and expenses) brought against, paid, or incurred by any of them at any time, in any way arising out of or relating to a breach or an alleged breach by the Issuer of any provision of this engagement letter, including, without limitation, the restrictions on report use and distribution.

The limitation on liability and indemnification provisions of this engagement letter shall apply regardless of the form of action, loss, damage, claim, liability, cost, or expense, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. The agreements and undertakings of the Issuer contained in this engagement letter, including, without limitation, those pertaining to restrictions on report use and distribution, limitation on liability, and indemnification, shall survive the completion or termination of this engagement.

Our fee for performing the annual rebate calculations will be \$600. We will continue to perform annual calculations every year until the Bond is fully redeemed or we are notified by the District to stop. We will discuss with you whether a fee adjustment is appropriate on rebate calculations for future periods. Furthermore, you may request additional consulting services from us upon occasion and we will bill you for these services at our standard hourly rates unless otherwise agreed.

You understand that the arbitrage rebate services and report described above are solely to assist you in meeting your requirements for federal income tax compliance purposes.

If the above terms are acceptable to you, and the services outlined are in accordance with your understanding, please sign this engagement letter in the space provided and email the signed engagement letter to [dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com).

Very truly yours,

*David Caplivski*  
\_\_\_\_\_

David Caplivski

Accepted and agreed to by Kingston One Community Development District:

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## RESOLUTION 2026-08

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE, OR REGULATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (the “Board”) is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and has been designated by the State Chief Financial Officer as a qualified public depository; and

**WHEREAS**, the District has furnished to the Chief Financial Officer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

**WHEREAS**, the Board, having appointed a Treasurer and other officers, is in a position to select a new public depository and to comply with the requirements for public depositories; and

**WHEREAS**, the Board wishes to re-designate a public depository for District funds.

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

**SECTION 1.** Valley Bank, is hereby designated as the public depository for funds of the District.

**SECTION 2.** In accordance with Section 280.17(2), *Florida Statutes*, the District’s Secretary is hereby directed to take the following steps:

- A.** Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.
- B.** Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgement of receipt on the form from the qualified public depository at the time of opening the account.
- C.** Maintain the current public deposit identification and acknowledgement form as a valuable record.

**SECTION 3.** The District’s Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish the Chief Financial Officer annually, not later than November 30th of each year, the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.

**SECTION 4.** The Chair, Vice-Chair, Treasurer, Assistant Treasurer, Secretary, and Assistant Secretaries are hereby designated as authorized signatories for the operating bank accounts of the District.

**SECTION 5.** The District Manager, Treasurer, and/or Assistant Treasurer are hereby authorized on behalf of the District to execute and deliver any and all other financial reports required by any other rule, statute, law, ordinance or regulation.

**SECTION 6.** This Resolution shall take effect on May 20, 2026.

**PASSED AND ADOPTED THIS 20TH DAY OF MAY, 2026.**

**ATTEST: KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chairperson / Vice Chairperson

**KINGSTON ONE  
COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Kingston One Community Development District  
Lee County, Florida

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities, and each major fund of Kingston One Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### *Auditor's Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with Government Auditing Standards, we have also issued our report dated May 11, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 11, 2026

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Kingston One Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$2,682,420).
- The change in the District's total net position for the fiscal year ended September 30, 2025 was (\$2,704,157), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$63,038,636, an increase of \$63,016,899 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, nonspendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 63,045,112	\$ 40,019
Capital assets, net of depreciation	19,053,771	-
Total assets	<u>82,098,883</u>	<u>40,019</u>
Current liabilities	1,162,770	18,282
Long-term liabilities	83,618,533	-
Total liabilities	<u>84,781,303</u>	<u>18,282</u>
Net Position		
Net investment in capital assets	(16,246,323)	-
Restricted	13,520,250	-
Unrestricted	43,653	21,737
Total net position	<u>\$ (2,682,420)</u>	<u>\$ 21,737</u>

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024*
Revenues:		
Program revenues		
Operating grants and contributions	\$ 201,843	\$ 102,170
Capital grants and contributions	278,337	-
General revenues	95	-
Total revenues	<u>480,275</u>	<u>102,170</u>
Expenses:		
General government	102,491	80,433
Maintenance and operations	8,688	-
Bond issuance costs	1,913,753	-
Interest	1,159,500	-
Total expenses	<u>3,184,432</u>	<u>80,433</u>
Change in net position	(2,704,157)	21,737
Net position - beginning	21,737	-
Net position - ending	<u>\$ (2,682,420)</u>	<u>\$ 21,737</u>

\*For the period from inception October 5, 2023 to September 30, 2024□

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2025, was \$3,184,432. The costs of the District's activities were funded primarily by program revenues. Program revenues of the District are comprised of Developer contributions and interest revenue. In total, expenses increased from the prior fiscal year, the majority of the increase was the result of bond issuance cost and interest expense.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2025, the District had \$19,053,771 invested in capital assets for its governmental activities. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2025, the District had \$84,000,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase for the subsequent fiscal year as the District is built out.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Kingston One Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

## FINANCIAL STATEMENTS

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 44,829
Prepaid items	5,300
Restricted assets:	
Investments	62,994,983
Capital assets:	
Nondepreciable	19,053,771
Total assets	82,098,883
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	6,476
Accrued interest payable	1,156,294
Non-current liabilities:	
Due in more than one year	83,618,533
Total liabilities	84,781,303
 <b>NET POSITION</b>	
Net investment in capital assets	(16,246,323)
Restricted for debt service	13,520,250
Unrestricted	43,653
Total net position	\$ (2,682,420)

See notes to the financial statements

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 102,491	\$ 133,000	\$ -	\$ 30,509
Maintenance and operations	8,688	-	-	(8,688)
Bond issuance costs	1,913,753	-	-	(1,913,753)
Interest on long-term debt	1,159,500	68,843	278,337	(812,320)
Total governmental activities	3,184,432	201,843	278,337	(2,704,252)
General revenues:				
Unrestricted investment earnings				95
Total general revenues				95
Change in net position				(2,704,157)
Net position - beginning				21,737
Net position - ending				\$ (2,682,420)

See notes to the financial statements

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 44,829	\$ -	\$ -	\$ 44,829
Investments	-	14,676,544	48,318,439	62,994,983
Prepaid items	5,300	-	-	5,300
Total assets	<u>\$ 50,129</u>	<u>\$ 14,676,544</u>	<u>\$ 48,318,439</u>	<u>\$ 63,045,112</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 6,476	\$ -	\$ -	\$ 6,476
Total liabilities	<u>6,476</u>	<u>-</u>	<u>-</u>	<u>6,476</u>
Fund balances:				
Nonspendable:				
Prepaid items	5,300	-		5,300
Restricted for:				
Debt service	-	14,676,544	-	14,676,544
Capital projects	-	-	48,318,439	48,318,439
Unassigned	38,353	-	-	38,353
Total fund balances	<u>43,653</u>	<u>14,676,544</u>	<u>48,318,439</u>	<u>63,038,636</u>
Total liabilities and fund balances	<u>\$ 50,129</u>	<u>\$ 14,676,544</u>	<u>\$ 48,318,439</u>	<u>\$ 63,045,112</u>

See notes to the financial statements

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

Total fund balances - governmental funds		<u>\$ 63,038,636</u>
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	19,053,771		
Accumulated depreciation	<u>-</u>		19,053,771

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(1,156,294)		
Discount on bonds	381,467		
Bonds payable	<u>(84,000,000)</u>		<u>(84,774,827)</u>

Net position of governmental activities			<u>\$ (2,682,420)</u>
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See notes to the financial statements

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Developer contributions	\$ 133,000	\$ -	\$ -	\$ 133,000
Interest income	95	68,843	278,337	347,275
Total revenues	<u>133,095</u>	<u>68,843</u>	<u>278,337</u>	<u>480,275</u>
<b>EXPENDITURES</b>				
Current:				
General government	102,491	-	-	102,491
Maintenance and operations	8,688	-	-	8,688
Debt Service:				
Bond cost of issuance	-	-	1,913,753	1,913,753
Capital outlay	-	-	19,053,771	19,053,771
Total expenditures	<u>111,179</u>	<u>-</u>	<u>20,967,524</u>	<u>21,078,703</u>
Excess (deficiency) of revenues over (under) expenditures	21,916	68,843	(20,689,187)	(20,598,428)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in/out	-	(27,033)	27,033	-
Bond discount	-	-	(384,673)	(384,673)
Bond proceeds	-	14,634,734	69,365,266	84,000,000
Total other financing sources (uses)	<u>-</u>	<u>14,607,701</u>	<u>69,007,626</u>	<u>83,615,327</u>
Net change in fund balances	21,916	14,676,544	48,318,439	63,016,899
Fund balances - beginning	<u>21,737</u>	<u>-</u>	<u>-</u>	<u>21,737</u>
Fund balances - ending	<u>\$ 43,653</u>	<u>\$ 14,676,544</u>	<u>\$ 48,318,439</u>	<u>\$63,038,636</u>

See notes to the financial statements

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 63,016,899
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	19,053,771
Governmental funds report debt proceeds as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(84,000,000)
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	384,673
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount	(3,206)
Change in accrued interest	<u>(1,156,294)</u>
Change in net position of governmental activities	<u>\$ (2,704,157)</u>

See notes to the financial statements

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
NOTES TO THE FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Kingston One Community Development District ("District") was established on October 5, 2023 by Lee County Ordinance No. 23-26, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2025, all of the Board members are affiliated with the Developer.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments including debt service assessments and operations and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefitted by the District's activities. Assessments are levied by the District prior to the start of the fiscal year which begins October 1<sup>st</sup> and ends on September 30<sup>th</sup>. Operation and maintenance special assessments are imposed upon all benefitted lands within the District. Debt service assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each of the series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bond payables are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Busey Bank Public Money Market	\$ 54,264,037	N/A	Not available
First American Government Obligations Fund - Y Class	8,730,946	AAAm	Weighted average maturity: 45 days
Total Investments	<u>\$ 62,994,983</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer in	Transfer out
Debt Service	\$ -	\$ 27,033
Capital projects	27,033	-
Total	\$ 27,033	\$ 27,033

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure	\$ -	\$ 19,053,771	\$ -	\$ 19,053,771
Total capital assets, not being depreciated	-	19,053,771	-	19,053,771
Governmental activities capital assets, net	\$ -	\$ 19,053,771	\$ -	\$ 19,053,771

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$284 million and is expected to occur in phases. A portion of the project costs is expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities. All of the current year capital asset additions were acquired from the Developer.

## NOTE 7 – LONG-TERM LIABILITIES

### Series 2025

On July 18, 2025, the District issued \$84,000,000 of Special Assessment Bonds, Series 2025 consisting of various Term Bonds with due dates from May 1, 2030 to May 1, 2057 and fixed interest rates ranging from 4.25% to 6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2028 through May 1, 2057.

The Series 2025 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2025 Bonds are subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2025	\$ -	\$ 84,000,000	\$ -	\$ 84,000,000	\$ -
Less: Original issue discount	-	(384,673)	(3,206)	(381,467)	-
Total	\$ -	\$ 83,615,327	\$ (3,206)	\$ 83,618,533	\$ -

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ -	\$ 3,812,403	\$ 3,812,403
2027	-	4,849,700	4,849,700
2028	1,145,000	4,849,700	5,994,700
2029	1,195,000	4,801,038	5,996,038
2030	1,245,000	4,750,250	5,995,250
2031-2035	7,230,000	22,799,938	30,029,938
2036-2040	9,480,000	20,651,375	30,131,375
2041-2045	12,625,000	17,585,188	30,210,188
2046-2050	16,945,000	13,412,700	30,357,700
2051-2055	22,880,000	7,659,000	30,539,000
2056-2057	11,255,000	1,023,000	12,278,000
Total	\$ 84,000,000	\$ 106,194,292	\$ 190,194,292

## NOTE 8 – DEVELOPER TRANSACTIONS & CONCENTRATION

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$133,000.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

**NOTE 9 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE 10 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 284,550	\$ -	\$ (284,550)
Interest	-	95	95
Developer contributions	-	133,000	133,000
Total revenues	284,550	133,095	(151,455)
<b>EXPENDITURES</b>			
Current:			
General government	224,130	102,491	121,639
Maintenance and operations	60,420	8,688	51,732
Total expenditures	284,550	111,179	173,371
Excess (deficiency) of revenues over (under) expenditures	\$ -	21,916	\$ 21,916
Fund balance - beginning		21,737	
Fund balance - ending		\$ 43,653	

See notes to required supplementary information

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	3
Employee compensation	\$0
Independent contractor compensation	\$83,087
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments; Special assessment rate	Operations and maintenance: \$70.00 Debt Service: \$0
Special assessments collected	\$0
Outstanding Bonds: Series 2025	\$84,000,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Kingston One Community Development District  
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Kingston One Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 11, 2026.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 11, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Kingston One Community Development District  
Lee County, Florida

We have examined Kingston One Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Kingston One Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 11, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Kingston One Community Development District  
Lee County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Kingston One Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 11, 2026.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 11, 2026, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Kingston One Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Kingston One Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 11, 2026

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the period from inception October 5, 2023 to September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

# INFRAMARK MANAGEMENT SERVICES

2005 Pan Am Cir., Suite 300  
TAMPA FL 33607

Lee County – Community Development Districts  
FLORIDA

04/15/2026

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2026
Kingston One	0
V-Dana	2,065

Tammy Lipa – Voice: 239-533-6329  
Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

Send to: Kelly Dattler [KDattler@inframark.com](mailto:KDattler@inframark.com) Phone: 813-873-7300  
Bryan Radcliff [Bryan.Radcliff@inframark.com](mailto:Bryan.Radcliff@inframark.com)  
Brian Lamb [Brian.Lamb@inframark.com](mailto:Brian.Lamb@inframark.com)

Prepared by:  
Charles Mann, Esq.  
Pavese Law Firm  
1833 Hendry Street  
Fort Myers, FL 33901

## **PRESERVE DISCLOSURE AND MAINTENANCE COVENANT**

**THIS PRESERVE DISCLOSURE AND MAINTENANCE COVENANT (“Agreement”)** is entered into this 8 day of April 2026, by CAM7-SUB, LLC, a Florida limited liability company (“**Declarant**”) and joined in by the Kingston One Community Development District, a community development district organized under Chapter 190, Florida Statutes (“**Kingston One CDD**”).

### **RECITALS**

**WHEREAS**, Declarant is the developer of that certain community generally known as “**Kingston**”, and is currently developing the portion of Kingston located within the Kingston One CDD; and

**WHEREAS**, Declarant is currently the owner of those certain lands known as Pods 1, 2 and 3, as described in Exhibits “A” and “B”, attached to this Agreement and incorporated herein, all of which are located within the territorial boundaries of Kingston One CDD, and the Preserves applicable to such Pods are generally depicted on Exhibit “C” attached hereto; and

**WHEREAS**, the various permits for Kingston require the restoration and maintenance of certain wetland and other mitigation areas throughout the Kingston community (the “**Preserves**”); and

**WHEREAS**, it is for the benefit of all of the property owners within Kingston to have the Preserves properly maintained in accordance with the permits and to a high aesthetic standard; and

**WHEREAS**, the primary purposes of this Agreement are to: (i) place all current and future owners of property within Kingston on notice of the existence of the Preserves and each Pod’s obligation to contribute to the maintenance of the Preserves based on an Allocated Share; (ii) create a binding covenant running with the land obligating all current and future owners of property within each Pod to fund their Pod’s Allocated Share of Preserve maintenance costs; (iii) designate Kingston One CDD as the party responsible for maintenance of the Preserves throughout the Kingston community, to be funded with respect to Pods 1, 2 and 3 through Kingston One CDD’s operation and maintenance assessment authority under Chapter 190, Florida Statutes, and with respect to future Pods and other properties within Kingston, through interlocal agreements with other community development districts or contribution agreements with other property owners; and

**WHEREAS**, this Agreement is initially recorded against all property located within the territorial boundaries of Kingston One CDD, and it is anticipated that as the Kingston community is developed, additional properties within other to-be-formed community development districts and/or owned by other parties will be made subject to the Preserve maintenance funding obligations hereof by supplement, amendment, interlocal agreement, or by a covenant in substantially the same form; and

**NOW, THEREFORE**, in consideration of the above premises and of the mutual covenants contained herein, Declarant hereby submits the lands described on attached Exhibits “A” and “B”, and “C” to this Agreement and Declarant and Kingston One CDD further hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Definitions.

(a) The term “**Pod**” as used herein shall mean a separately owned parcel of land within Kingston to be developed for residential or other uses and submitted to this Agreement or made subject hereto by supplement, amendment, interlocal agreement, or a covenant in substantially the same form. The initial Pods owned by Declarant and submitted to this Agreement are set forth below, however, it is anticipated that future Pods will be added such that all the residential Pods within Kingston will participate in this Agreement.

The initial Pods and the legal description for each is attached hereto and incorporated herein as follows:

Pod 1+2 – Exhibit “A”  
Pod 3 – Exhibit “B”

(b) The term “**Preserve**” shall refer to those various wetland and other mitigation areas throughout Kingston required to be restored and maintained under applicable governmental permits, as generally depicted on attached Exhibit “C”, and as may be amended or supplemented from time to time with the addition of property to Kingston and the restoration of additional Preserve areas.

(c) The term “**Owner**” or “**Owners**” as used herein, shall mean the undersigned owners of Pods and any and all successors, assigns or transferees of such person(s)/entity as the owner or owners of fee simple title to all or any part or portion of a Pod, whether by sale, assignment, inheritance, operation of law, trustee’s sale, foreclosure, or otherwise, but not including the holder of any lien or encumbrance on such real property.

(d) The term “**Pod Owner**” means the entity designated as the owner and representative of a Pod pursuant to this Section, being initially the Owner of the entire Pod prior to subdivision, and thereafter the entity designated in accordance with the procedures set forth in this Section. Upon any subdivision of a Pod, the applicable homeowners’ association, property owners’ association, or community development district serving such Pod shall be designated as the Pod Owner for that Pod; provided, however, that if no such entity exists at the time of the required designation, the then-current Pod Owner (including Declarant, if applicable) shall remain the Pod Owner until such time as a qualifying entity is formed and a designation instrument is recorded in the Public Records of Lee County, Florida. Such designation of a Pod Owner shall be effectuated by a written instrument executed by the Declarant (or, following Declarant’s transfer of the Pod, by the then-current Pod Owner) and recorded in the Public Records of Lee County, Florida, prior to or concurrently with the first conveyance of any lot or parcel within such subdivided Pod. At all times, each Pod shall have one and only one designated Pod Owner.

(e) The term “**Allocated Share**” means each Pod’s allocated share of Preserve maintenance costs. The Allocated Share for each Pod shall be calculated based on the number of acres assigned to a Pod by Declarant relative to the total acreage of restored Preserves. The Allocated Share for each Pod may be established initially and thereafter adjusted from time to time to reflect the addition of Pods, the restoration of additional Preserve acreage, corrections of scrivener’s errors, or changes reflected in applicable permits or approved development plans.

3. Kingston One CDD - Preserve Maintenance Responsibility. Kingston One CDD is hereby designated as the party responsible for the maintenance and monitoring of all Preserves within the

Kingston community throughout the term of this Agreement. Kingston One CDD accepts such responsibility and shall undertake, or cause to be undertaken, all planting, replanting, monitoring, and maintenance activities necessary to maintain the Preserves in accordance with applicable permits and governmental requirements. Kingston One CDD is authorized to utilize its employees, agents, and contractors to fulfill these obligations and shall have the right, but not the obligation except as expressly set forth herein, to enter upon any portion of Kingston as reasonably necessary to access the Preserves, perform such work, inspect conditions, respond to governmental comments, and exercise its rights and perform its obligations under this Agreement.

4. Preserve Maintenance Standard. Preserve maintenance shall be undertaken whenever and wherever reasonably necessary to maintain the Preserves in a reasonably neat and orderly manner and as required by applicable governmental permits. Kingston One CDD may enter into maintenance contracts with third parties upon commercially reasonable terms to carry out its maintenance obligations. All reasonable costs incurred by Kingston One CDD in relation to the Preserve maintenance responsibility including, without limitation, the costs of labor, materials, equipment, utilities, repair, replacement, monitoring, reporting, permitting, consultants, engineers, attorneys, reasonable staff time, administration, overhead, indirect costs, collection costs, and costs of enforcing this Agreement, shall be included in the annual budget and allocated among Pod Owners as part of the Preserve maintenance costs. Kingston One CDD shall not be liable to any Owner or other party for any action taken or omitted in good faith in connection with its duties hereunder, and shall only be liable for acts or omissions constituting gross negligence or willful misconduct, subject in all cases to the sovereign immunity limitations set forth herein or other applicable law.

5. Funding and Allocated Share Disclosure.

(a) Each Owner within Kingston is hereby placed on notice that the Pod within which such Owner's property is located is obligated to fund its Allocated Share of Preserve maintenance costs as a covenant running with the land, binding upon all current and future owners of property within each Pod, with such funding obligation to be carried out by the applicable Pod Owner.

(b) With respect to Pods 1, 2 and 3, all of which are located within the territorial boundaries of Kingston One CDD, Preserve maintenance costs allocable to each such Pod shall be funded through Kingston One CDD's standard operation and maintenance assessment authority under Chapter 190, Florida Statutes. Such assessments shall be levied, collected, and enforced in the manner provided under Chapter 190, Florida Statutes, and any applicable assessment proceedings or resolutions adopted by Kingston One CDD. Each individual property owner within Pods 1, 2 and 3 shall be subject to such operation and maintenance assessments as such owner's pro rata contribution to its Pod's Allocated Share of Preserve maintenance costs. No separate billing, invoicing, or collection procedures outside of the Chapter 190 assessment process shall be required with respect to Pods 1, 2 or 3.

(c) With respect to Pods and properties within Kingston that are not located within the territorial boundaries of Kingston One CDD, Kingston One CDD is authorized and directed to seek funding of the applicable Allocated Shares through: (i) interlocal agreements entered into pursuant to Section 163.01, Florida Statutes, between or among Kingston One CDD and any other community development district formed within the Kingston community, obligating such other CDD to fund its Allocated Share of Preserve maintenance costs through its own lawful assessment authority or any other lawful funding or assessment mechanism available to such CDD under Chapter 190, Florida Statutes; or (ii) written contribution agreements with any other property owner within Kingston whose property is not served by a community development district, obligating such owner to fund its Allocated Share of Preserve maintenance costs. Any such interlocal agreement or contribution agreement shall be in form and substance reasonably acceptable to Kingston One CDD, may include billing, payment deadlines,

interest, late charges, reimbursement obligations, access rights, audit rights, security, default provisions, and enforcement remedies, and shall be recorded in the Public Records of Lee County, Florida. No such interlocal agreement or contribution agreement shall constitute such Pod's or property's satisfaction of its Allocated Share funding obligation under this Agreement except only with respect to the property covered thereby and only to the extent full payment is actually made when due. No such interlocal agreement or contribution agreement shall impair, delay, waive, or otherwise limit the rights and remedies of Kingston One CDD or Declarant under this Agreement unless and until the amounts due thereunder are paid in full.

6. Emergency Maintenance. If Kingston One CDD determines that emergency Preserve maintenance is necessary to comply with applicable governmental permits or governmental requirements, Kingston One CDD is authorized to make or arrange for such emergency maintenance. The costs of any such emergency maintenance shall be allocated among all Pods in accordance with their respective Allocated Shares and shall be funded through the applicable mechanisms described in Section 5 of this Agreement. Kingston One CDD will provide reasonable notice to affected parties of the nature and cost of emergency maintenance undertaken.

7. Term. This Agreement shall exist for a term of fifty (50) years with automatic ten (10) year renewals, and shall encumber and run with the land. This Agreement may be terminated earlier only upon the written agreement of Kingston One CDD and all Pod Owners, evidenced by a recorded instrument in the Public Records of Lee County, Florida.

8. Interlocal Agreements. Kingston One CDD and any other community development district formed within the Kingston community are expressly authorized and encouraged to enter into interlocal agreements pursuant to Section 163.01, Florida Statutes, governing the allocation, billing, collection, reimbursement, enforcement, timing of payment, and other administration of Preserve maintenance responsibilities and costs. Any such interlocal agreement shall be recorded in the Public Records of Lee County, Florida, and shall govern the funding obligations of the applicable CDD with respect to the properties covered thereby. Nothing in this Agreement shall be construed to limit the authority of Kingston One CDD or any other CDD to levy assessments or otherwise fund Preserve maintenance through any lawful mechanism available under Chapter 190, Florida Statutes.

9. Sovereign Immunity. Kingston One CDD is a unit of special-purpose local government created and existing pursuant to Chapter 190, Florida Statutes. Nothing in this Agreement shall be construed as a waiver of sovereign immunity by Kingston One CDD beyond the limited waiver expressly provided by Section 768.28, Florida Statutes, as may be amended from time to time. The liability of Kingston One CDD under this Agreement, including without limitation any liability arising from its role as the party responsible for Preserve maintenance, shall at all times be subject to and limited by Section 768.28, Florida Statutes, including the per-claim and per-occurrence caps on damages set forth therein. No provision of this Agreement shall be interpreted to: (i) require Kingston One CDD to indemnify any party for damages in excess of those permitted under applicable Florida law; (ii) subject Kingston One CDD to personal liability of its officers, supervisors, or employees beyond that permitted by law; or (iii) constitute a waiver of any immunity, defense, or limitation on liability available to Kingston One CDD as a governmental entity under Florida law.

10. Amendment. So long as the Declarant owns property within Kingston, the Declarant shall have the right to amend this Agreement; provided, however, that any amendment that modifies the rights, duties, or obligations of Kingston One CDD (including without limitation its role in Preserve maintenance, funding obligations, or liability exposure) shall require the prior written consent of Kingston One CDD. Following the period in which Declarant owns property within Kingston, the Pod Owners shall have the right to amend this Agreement upon the affirmative vote or other written consent

of Pod Owners holding at least seventy-five percent (75%) of the aggregate Allocated Shares, together with the written consent of Kingston One CDD if such amendment affects Kingston One CDD's rights or obligations. Notwithstanding the foregoing, no amendment shall increase any Pod Owner's Allocated Share except as otherwise contemplated herein, and any permitted amendment (other than amendments by Declarant) shall require the affirmative vote or written consent of Pod Owners holding at least seventy-five percent (75%) of the aggregate Allocated Shares. All amendments shall be recorded in the Public Records of Lee County, Florida. For purposes of determining whether any requisite vote or percentage has been achieved under this Agreement, each Pod is granted one (1) voting share to be exercised by the designated Pod Owner for that Pod, and each such vote or written consent shall be weighted in proportion to such Pod's respective Allocated Share. Any action required or permitted under this Agreement to be taken by a requisite vote or by a certain percentage of the Pod Owners may be taken by a vote or written consent, as the case may be, of the Pod Owners owning or holding the requisite aggregate Allocated Shares.

11. Attorneys' Fees. In the event of any dispute hereunder or of any action or proceeding to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the prevailing party shall be entitled to recover as part of its costs a reasonable attorneys' fee together with such other costs and expenses as the court deems appropriate.

12. Exhibits. The following exhibits are attached hereto and are each incorporated herein, as such exhibits may be supplemented or revised from time to time by recorded supplement or amendment made in accordance with this Agreement:

**Exhibit "A"** – Pod 1+2

**Exhibit "B"** – Pod 3

**Exhibit "C"** - Initial Depiction of Preserves

13. Effective Date. This Agreement is effective as of the date written above and recorded in the Public Records of Lee County, Florida.

14. Enforcement. In addition to any rights or remedies provided by law to any party to this Agreement, so long as Declarant owns any property within Kingston, Declarant shall be entitled to enforce the terms of this Agreement through an action filed in circuit court in Lee County, Florida, whether in equity or at law, or by filing a lien against any Pod not complying with its obligations herein, which lien may be foreclosed in the same manner as a mortgage. Any unpaid Allocated Share amounts or other sums due under this Agreement shall accrue interest at the rate of twelve percent (12%) per annum, or the maximum rate permitted by applicable law, whichever is less, from the date such amounts become due until paid in full. All rights and remedies of Declarant under this Agreement are cumulative and non-exclusive, and the exercise of any one right or remedy shall not be deemed a waiver of, or election to forego, any other right or remedy available to Declarant at law, in equity, or under this Agreement. Attorneys' fees in connection with any such action shall be governed by Section 11 of this Agreement.

15. Applicable Law & Venue. This Agreement and the provisions contained herein shall be governed by and construed in accordance with the laws of the State of Florida. In any action, in equity or law, with respect to the enforcement or interpretation of this Agreement, venue shall be in Lee County, Florida.

16. Binding Upon Successors & Assigns. This Agreement and all of the covenants, terms, conditions, and obligations set forth herein are binding upon, and inure to the benefit of the Declarant, the Owners, Kingston One CDD and their respective heirs, legal representatives, successors, transferees,

assigns, trustees, executors, administrators and legally assigned receivers. Each successive Pod Owner, and each Owner acquiring any fee simple interest in all or any portion of a Pod, by acceptance of a deed or otherwise acquiring fee title to such Pod or portion thereof, consents to and agrees to be bound by the terms and conditions of this Agreement.

17. Severability. If any part of this Agreement is held by a court of competent jurisdiction to be invalid, illegal or unenforceable, such invalid, illegal or unenforceable part shall be deemed severable, and the remaining parts of this Agreement shall continue in full force and effect provided that the rights and obligations of the parties are not materially prejudiced and the intentions of the parties can continue to be effected.

18. Recordation. This Agreement and any amendments thereto, including any exhibits, shall be recorded in the Public Records of Lee County, Florida.

*{Remainder of page intentionally left blank. Signatures begin on next page.}*

In witness whereof, the Parties hereby execute this Agreement as of the date set forth herein.

CAM7-SUB, LLC,  
a Florida limited liability company

By: [Signature]  
Raymond Blacksmith, Manager

WITNESSES:

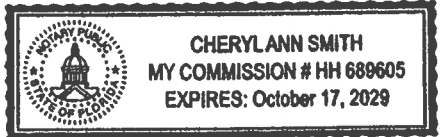
[Signature]  
Print Name: Jaymee Lyssier  
Address: 21101 Design Parc Ln #103  
Estero, FL 33928

[Signature]  
Print Name: Cheryl Smith  
Address: 21101 Design Parc Ln #103  
Estero, FL 33928

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF LEE            )

The foregoing instrument was acknowledged before me by means of (  ) physical presence or (  ) online notarization, this 8 day of April, 2026, by Raymond Blacksmith, as Manager of CAM7-SUB, LLC, a Florida limited liability company, on behalf of the company, who (  ) is personally known to me or (  ) has produced \_\_\_\_\_ as evidence of identification.

(SEAL)



[Signature]  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires: \_\_\_\_\_

**KINGSTON ONE COMMUNITY  
DEVELOPMENT DISTRICT**

By: *Nicholas Cameratta*  
Nicholas Cameratta, Chairperson

WITNESSES:

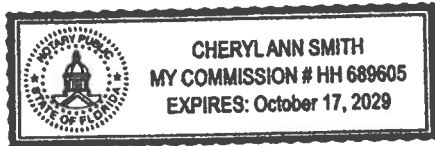
*Jaymee Lussier*  
Print Name: Jaymee Lussier  
Address: 21101 Design Parc Ln #103  
Estero, FL 33428

*Cheryl Smith*  
Print Name: Cheryl Smith  
Address: 21101 Design Parc Ln #103  
Estero, FL 33428

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF LEE            )

The foregoing instrument was acknowledged before me by means of (  ) physical presence or (  ) online notarization, this 8 day of April, 2026, by Nicholas Cameratta, as Chair of Kingston One CDD, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the District, who (  ) is personally known to me or (  ) has produced \_\_\_\_\_ as evidence of identification.

(SEAL)



*Cheryl A. Smith*  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires:

## DESCRIPTION

Parcel in  
Sections 25, 26, 34, 35 and 36,  
Township 46 South, Range 27 East,  
Lee County, Florida

A tract or parcel of land lying in Sections 25, 26, 34, 35 and 36, Township 46 South, Range 27 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

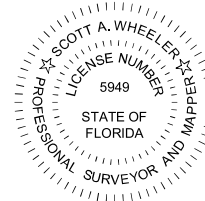
BEGINNING at the West Quarter corner of said Section 26 run  $N01^{\circ}01'15''W$  along the West line of the Northwest Quarter (NW 1/4) of said Section 26 for 2,545.38 feet to an intersection with the South line of the North 100 feet of said Section 26; thence run  $N88^{\circ}52'12''E$  along said South line for 1,921.42 feet; thence run  $S01^{\circ}05'40''E$  for 424.39 feet; thence run  $N88^{\circ}54'20''E$  for 803.25 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 200.00 feet (delta  $40^{\circ}15'46''$ ) (chord bearing  $S70^{\circ}57'47''E$ ) (chord 137.67 feet) for 140.54 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 210.00 feet (delta  $40^{\circ}15'46''$ ) (chord bearing  $S70^{\circ}57'47''E$ ) (chord 144.55 feet) for 147.57 feet to a point of tangency; thence run  $N88^{\circ}54'20''E$  for 82.56 feet; thence run  $N01^{\circ}05'40''W$  for 456.27 feet; thence run  $N46^{\circ}06'04''W$  for 92.94 feet to an intersection with said South line; thence run  $N88^{\circ}54'20''E$  along said South line for 331.43 feet; thence run  $S43^{\circ}54'20''W$  for 92.93 feet; thence run  $S01^{\circ}05'40''E$  for 518.03 feet; thence run  $N88^{\circ}54'20''E$  for 230.91 feet; thence run  $S01^{\circ}05'40''E$  for 269.19 feet; thence run  $N88^{\circ}54'20''E$  for 546.63 feet; thence run  $N01^{\circ}05'40''W$  for 508.69 feet; thence run  $N88^{\circ}54'20''E$  for 230.00 feet; thence run  $N01^{\circ}05'40''W$  for 344.25 feet to an intersection with said South line; thence run along said South line and continuing along the South line of the North 100 feet of said Section 25 the following courses:  $N88^{\circ}54'20''E$  for 1,051.15 feet;  $N88^{\circ}51'23''E$  for 2,673.02 feet and  $N89^{\circ}54'37''E$  for 2,671.27 feet to an intersection with the East line of Northeast Quarter (NE 1/4) of said Section 25; thence run  $S01^{\circ}11'25''E$  along said East line for 2,500.86 feet to the East Quarter corner of said Section 25; thence run  $S01^{\circ}12'12''E$  along the East line of Southeast Quarter (SE 1/4) of said Section 25 for 2,650.89 feet to the Northeast corner of said Section 36; thence run  $S01^{\circ}08'01''E$  along the East line of Northeast Quarter (NE 1/4) of said Section 36 for 1,320.02 feet to an intersection with the South line of the North 1,320 feet of said Section 36; thence run  $S89^{\circ}10'42''W$  along said South line for 990.01 feet to an intersection with the West line of the East 990 feet of said Section 36; thence run  $N01^{\circ}08'01''W$  along said West line for 1,320.02 feet to an intersection with the North line of said Northeast Quarter (NE 1/4) of Section 36; thence run  $S89^{\circ}10'42''W$  along said North line for 1,684.74 feet to the North Quarter corner of said Section 36; thence run  $S89^{\circ}09'14''W$  along the North line of the Northwest Quarter (NW 1/4) of said Section 36 for 2,672.28 feet to the Northeast corner of said Section 35; thence run  $S01^{\circ}01'51''E$  along the East line of North Half (N 1/2) of said Section 35 for 2,605.98 feet to the East Quarter corner of said Section 35; thence run  $S88^{\circ}36'22''W$  along the South line of the North Half (N 1/2) of said Section 35 for 5,346.93 feet to the East Quarter corner of said Section 34; thence run  $S00^{\circ}56'53''E$

### DESCRIPTION (CONTINUED)

along the East line of the Southeast Quarter (SE 1/4) said Section 34 for 1,305.48 feet to the Northeast corner of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) said Section 34; thence run S89°22'21"W along the North line of said Fraction for 25.00 feet to an intersection with the West line of the East 25 feet of said Fraction; thence run S00°56'53"E along said West line for 326.38 feet to an intersection with the South line of said Fraction; thence run S89°21'23"W along the South line of said Fraction for 636.89 feet to the Southwest corner of said Fraction; thence run N00°56'47"W along the East line of the West Half (W 1/2) of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 34 for 0.69 feet to an intersection with the North line of lands as described in a deed recorded in Official Records Book 4012, at Page 1320, Lee County Records; thence run S89°20'27"W along said North line for 1,985.65 feet to an intersection with the East line of the West Half (W 1/2) of said Section 34; thence run N00°56'29"W along said East line for 4,252.23 feet to the North Quarter corner of said Section 34; thence run N89°29'56"E along the North line of the Northeast Quarter (NE 1/4) of said Section 34 for 2,646.43 feet to the Southwest corner of said Section 26; thence run N88°41'53"E along the South line of the Southwest Quarter (SW 1/4) of said Section 26 for 1,335.92 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 26; thence run N01°03'44"W along the East line of said Fraction for 1,321.69 feet to the Northeast corner of said Fraction; thence run S88°43'52"W along the North line of said Fraction for 1,334.93 feet to the Northwest corner of said Fraction and an intersection with the West line of said Southwest Quarter (SW 1/4) of said Section 26; thence run N01°01'10"W along said West line for 1,322.46 feet to the POINT OF BEGINNING.  
Containing 1,810.29 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the West line of the Northwest Quarter (NW 1/4) of said Section 26 to bear N01°01'15"W.

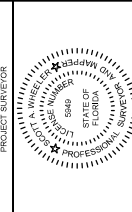
Digitally signed  
by Scott A  
Wheeler  
Date: 2026.02.23  
'11:37:52 -05'00



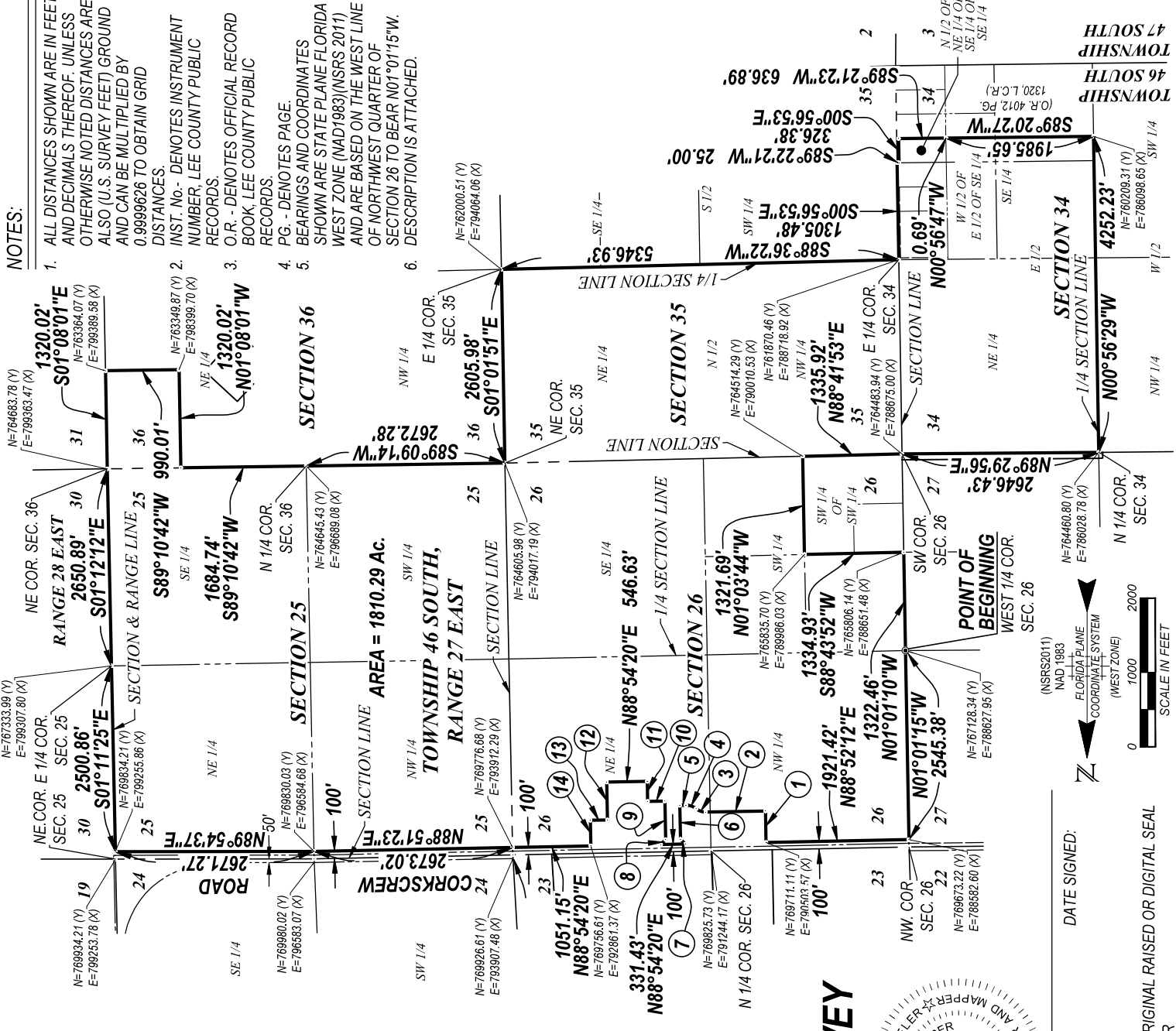
Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

PREPARED FOR  
**CAM7-SUB, LLC**  
21101 DEBARI WAGO LANE, SUITE 103  
ESTERO, FL 33928  
PHONE (239) 425-8692  
FAX (239) 425-8695  
www.cam7corp.com

PROJECT DESCRIPTION  
**APARCEL  
OF LAND IN  
SECTIONS 25, 26,  
34, 35 AND 36,  
TOWNSHIP 46  
SOUTH,  
RANGE 27 EAST,  
LEE COUNTY,  
FLORIDA**



FILE NAME	24082604.DWG
LAYOUT	5
LOCATION	J:\SUBDIVISIONS\SURV\BSPETCH
PLOT DATE	MON, 2/26/2025 - 8:49 AM
PLOT BY	PETER OLSEN
SURVEY DATE	02/24/2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=500'
FIELD BOOK	
P.A.-A REVISIONS	
STRAP NUMBERS	
SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT FILE NO.	24089
SHEET NUMBER	3 OF 3



- COURSE INFORMATION**
- S01°05'40"E 424.39'
  - N88°54'20"E 803.25'
  - R=200.00', Δ=40°15'46" L=140.54'  
CH=S70°57'47"E 137.67'
  - R=210.00', Δ=40°15'46" L=147.57'  
CH=S70°57'47"E 144.55'
  - N88°54'20"E 82.56'
  - N01°05'40"W 456.27'
  - N46°06'04"W 92.94'
  - S43°54'20"W 92.93'
  - S01°05'40"E 518.03'
  - N88°54'20"E 230.91'
  - S01°05'40"E 269.19'
  - N01°05'40"W 508.69'
  - N88°54'20"E 230.00'
  - N01°05'40"W 344.25'

**NOTES:**

- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999626 TO OBTAIN GRID DISTANCES.
- INST. NO. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
- O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
- PG. - DENOTES PAGE.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE WEST LINE OF NORTHWEST QUARTER OF SECTION 26 TO BEAR N01°01'15"W. DESCRIPTION IS ATTACHED.

**TOWNSHIP 46 SOUTH,  
RANGE 27 EAST**

AREA = 1810.29 AC.

**POINT OF BEGINNING**  
WEST 1/4 COR.  
SEC. 26

DATE SIGNED:  
SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5949

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**THIS IS NOT A SURVEY**



Digitally signed  
by Scott A  
Wheeler  
Date: 2026.02.23  
'11:38:11 -05'00

**DESCRIPTION**

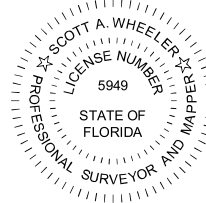
Parcel in  
Section 24,  
Township 46 South, Range 27 East,  
Lee County, Florida

A tract or parcel of land lying in Section 24, Township 46 South, Range 27 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

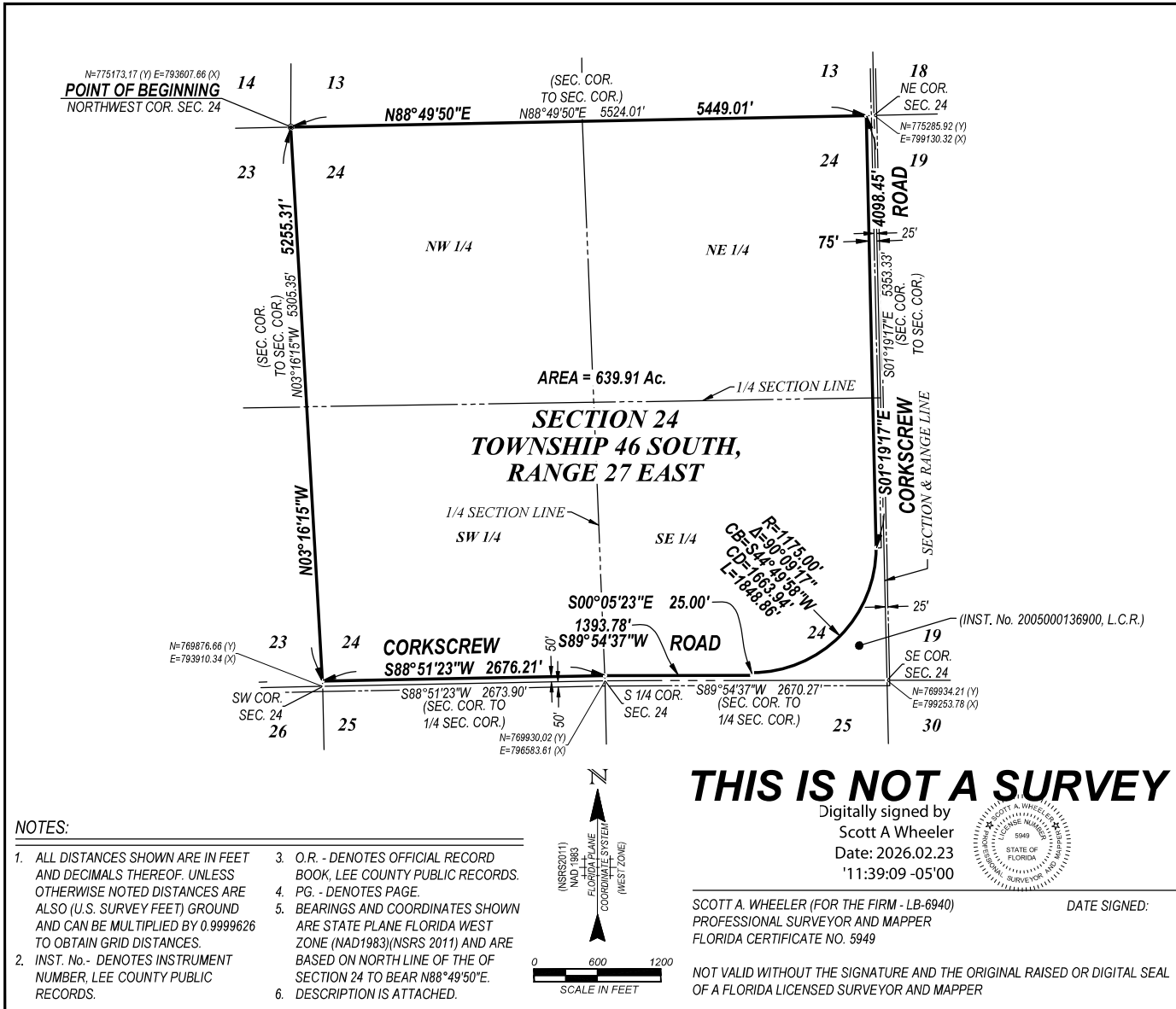
Beginning at the Northwest corner of said Section 24 run N88°49'50"E along the North line of said Section 24 for 5,449.01 feet to an intersection with the West line of the East 75 feet of said Section 24; thence run S01°19'17"E along said West line for 4,098.45 feet to a point on a non-tangent curve and an intersection with the Northerly right of way line of Corkscrew Road, as described in a deed recorded in Instrument No. 2005000136900, Lee County Records; thence run along said Northerly right of way line the following courses: Southwesterly along an arc of a curve to the right of radius 1,175.00 feet (delta 90°09'17") (chord bearing S44°49'58"W) (chord 1,663.94 feet) for 1,848.86 feet and S00°05'23"E along a radial line for 25.00 feet to an intersection with the North right of way line of said Corkscrew Road, also being the North line of the South 50 feet of said Section 24; thence run along said North right of way line the following two (2) courses: S89°54'37"W for 1,393.78 feet and S88°51'23"W for 2,676.21 feet to an intersection with the West line of said Section 24; thence run N03°16'15"W along said West line for 5,255.31 feet to the POINT OF BEGINNING.  
Containing 639.91 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the North line of said Section 24 to bear N88°49'50"E.

Digitally signed  
by Scott A  
Wheeler  
Date: 2026.02.23  
'11:38:46 -05'00



Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949



- NOTES:
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999626 TO OBTAIN GRID DISTANCES.
  - INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
  - O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
  - PG. - DENOTES PAGE.
  - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON NORTH LINE OF THE OF SECTION 24 TO BEAR N88°49'50"E.
  - DESCRIPTION IS ATTACHED.

**THIS IS NOT A SURVEY**

Digitally signed by  
 Scott A Wheeler  
 Date: 2026.02.23  
 '11:39:09 -05'00



SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**Barraco**  
 and Associates, Inc.  
 CIVIL ENGINEERING - LAND SURVEYING  
 LAND PLANNING

www.barraco.net  
 2271 MCGREGOR BLVD., SUITE 100  
 FORT MYERS, FLORIDA 33901  
 PHONE (239) 461-3170  
 OFFICE LOCATIONS:  
 FORT MYERS | PANAMA CITY BEACH  
 FLORIDA BUSINESS REGISTRATIONS  
 ENGINEERING 7965 - SURVEYING LB-6940

CAM7-SUB, LLC

21101 DESIGN PARC LANE, SUITE 103  
 ESTERO, FL 33928  
 PHONE (239) 426-8900  
 FAX (239) 425-8865  
 www.Campop.com

PROJECT DESCRIPTION

**A PARCEL  
 OF LAND IN  
 SECTION 24,  
 TOWNSHIP 46  
 SOUTH,  
 RANGE 27 EAST,  
 LEE COUNTY,  
 FLORIDA**

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

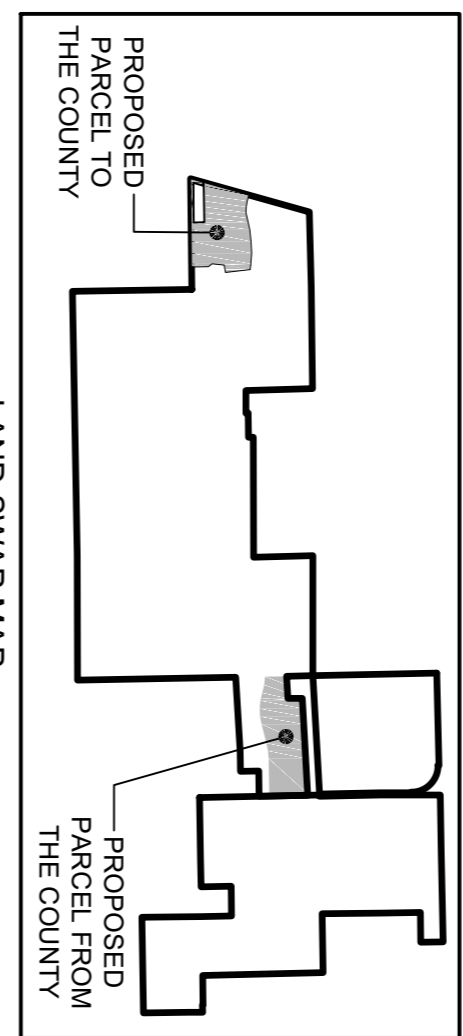
FILE NAME	240505001.DWG
LAYOUT	2
LOCATION	J:\240505001\SURVEYING\SKETCH
PLOT DATE	MON, 3-23-2026 - 9:39 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	2/23/2026
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	

PLAN REVISIONS	

STRAP NUMBERS	
---------------	--

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT/FILE NO.	240505001	SHEET NUMBER	2 OF 2
------------------	-----------	--------------	--------



LOCATION	USE
POD 1	RESIDENTIAL WITH AMENITY
POD 2	RESIDENTIAL WITH AMENITY
POD 3	RESIDENTIAL WITH AMENITY
POD 4A	RESIDENTIAL WITH AMENITY OR MASTER AMENITY COMMERCIAL
POD 4B	RESIDENTIAL WITH AMENITY
POD 5	RESIDENTIAL WITH AMENITY
POD 6	RESIDENTIAL WITH AMENITY OR MASTER AMENITY COMMERCIAL
POD 7	RESIDENTIAL WITH AMENITY
POD 8	RESIDENTIAL WITH AMENITY
POD 9	RESIDENTIAL WITH AMENITY
POD 10	RESIDENTIAL WITH AMENITY
POD 11A	RESIDENTIAL WITH AMENITY
POD 11B	RESIDENTIAL WITH AMENITY OR COMMERCIAL
POD 12	COMMERCIAL
POD 14	COMMERCIAL
POD 15	COMMERCIAL
POD 16	RESIDENTIAL WITH AMENITY, CIVIC, SCHOOLS (COMMERCIAL AND NON-COMMERCIAL)
POD 17	PUBLIC SERVICES
POD 18	COMMUNITY FACILITIES
POD 19A	COMMUNITY FACILITIES
POD 19B	COMMUNITY FACILITIES

MINIMUM OPEN SPACE REQUIRED @ 61%	4,019.4 AC
OPEN SPACE PROVIDED	4,019.4 AC
MINIMUM RESTORATION REQUIRED @ 50%	3,294.6 AC
MINIMUM RESTORATION PROVIDED	3,295.6 AC

LAND USE SUMMARY	
LAND USE	APPROXIMATE ACRES
DEVELOPMENT PODS *	3,293.6
RESTORATION AREA	3,295.6
KINGSTON PKWY/CORKSCREW ROAD RW	113.7
TOTAL	6,702.8

**DEVIAIONS**

- TO ALLOW CONSTRUCTION OF ROADWAYS AS DEPICTED WITHIN THE MCP FOR INTERNAL ROADWAY AREAS.
- TO ALLOW LAKES WITHIN DEVELOPMENT PODS TO BE EXCAVATED TO A MAXIMUM DEPTH OF 35'.
- TO ALLOW ADDITIONAL LITTORAL PLANTINGS TO BE PLANTED IN LIEU OF DEEP LAKE TREES.
- THE GENERAL TREE REQUIREMENT IS MET THROUGH THE USE OF EXISTING ON-SITE INDIGENOUS VEGETATION AND FLOW-WAY RESTORATION PLANTS.
- TO ALLOW FOR A SINGULAR MEANS OF INGRESS AND EGRESS TEMPORARILY DURING PROJECT DEVELOPMENT.
- TO ALLOW CONSERVATION AND FLOW-WAY AREAS TO ACT AS A VEGETATIVE BUFFER.
- TO ALLOW WATER MAIN LOOPS LARGER THAN 1,500 LF, AS LONG AS FIRE FLOWS ARE MET.
- TO ALLOW ACCESS SEPARATION OF LESS THAN 650' ALONG CORKSCREW.

**NOTE:** DEVIATIONS NOT LIMITED TO THOSE LOCATIONS SHOWN WITHIN THE PLAN BELOW.

**LEGEND**

- FLOW-WAY DIRECTION
- ⇒ POD ACCESS POINTS
- Ⓢ PROPOSED CHANGES TO MCP
- RESTORATION AREAS
- EXISTING WETLANDS
- RESTORATION AREAS

#	DATE	REVISIONS
1	02/28/2024	REVISED PER CLIENT AND ENGINEER
2	04/23/2024	REVISED PER COUNTY COMMENTS
3	06/04/2024	REVISED PER COUNTY COMMENTS

# KINGSTON (A Cameratta Development)

## MASTER CONCEPT PLAN

**J.R. EVANS ENGINEERING**

J.R. EVANS ENGINEERING, P.A.  
 9961 INTERSTATE COMMERCE DR, STE. 230  
 FT MYERS, FLORIDA 33913  
 PHONE: (239) 405-9148  
 FAX: (239) 288-2537  
 WWW.JREVAENGINEERING.COM

EXHIBIT B

06/04/2024-00047 Lee County ePlan



Prepared by:  
Charles Mann, Esq.  
Pavese Law Firm  
1833 Hendry Street  
Fort Myers, FL 33901

## **SPINE ROAD DISCLOSURE AND MAINTENANCE COVENANT**

**THIS SPINE ROAD DISCLOSURE AND MAINTENANCE COVENANT** (“**Agreement**”) is entered into this 8 day of April 2026, by CAM7-SUB, LLC, a Florida limited liability company (“**Declarant**”) and joined in by the Kingston One Community Development District, a community development district organized under Chapter 190, Florida Statutes (“**Kingston One CDD**”).

### **RECITALS**

**WHEREAS**, Declarant is the developer of that certain community generally known as “**Kingston**”, and is currently developing the portion of Kingston located within the Kingston One CDD; and

**WHEREAS**, Declarant is currently the owner of those certain lands known as Pods 1, 2 and 3, as described in Exhibits “A” and “B”, attached to this Agreement and incorporated herein, all of which are located within the territorial boundaries of Kingston One CDD, and the spine road known, or to be known, as Kingston Village Parkway depicted on Exhibit “C” attached hereto (the “**Parkway**”); and

**WHEREAS**, Declarant and/or Kingston One CDD are constructing the Parkway; and

**WHEREAS**, the Parkway is intended to be turned over by Declarant and/or Kingston One CDD to Lee County, Florida (“**County**”) in the future for ownership, operation and maintenance; and

**WHEREAS**, it is for the benefit of all of the property owners within Kingston to have the Parkway Improvements (defined herein) properly maintained, and, upon turnover to the County, maintained to a higher standard than the County’s core level of maintenance; and

**WHEREAS**, upon turning over the Parkway to the County, Kingston One CDD has, or will, enter into that certain Kingston Village Parkway Maintenance and Hold Harmless Agreement for Landscape, Irrigation and Signage or similar agreement (“**County Parkway Agreement**”) with the County, which County Parkway Agreement shall set forth the standards and requirements for enhanced maintenance of the Parkway Improvements above the County’s core level of maintenance; and

**WHEREAS**, the primary purposes of this Agreement are to: (i) place all current and future owners of property within Kingston on notice of the existence of the Parkway and each Pod’s obligation to contribute to the maintenance of the Parkway Improvements based on an Allocated Share; (ii) create a binding covenant running with the land obligating all current and future owners of property within each Pod to fund their Pod’s Allocated Share of Parkway maintenance costs; (iii) designate Kingston One CDD as the party responsible for maintenance of the Parkway Improvements throughout the Kingston community, to be funded with respect to Pods 1, 2 and 3 through Kingston One CDD’s operation and maintenance assessment authority under Chapter 190, Florida Statutes, and with respect to future Pods and other properties within Kingston, through interlocal agreements with other community development districts or contribution agreements with other property owners; and

**WHEREAS**, this Agreement is initially recorded against all property located within the territorial boundaries of Kingston One CDD, and it is anticipated that as the Kingston community is developed, additional properties within other to-be-formed community development districts and/or owned by other parties will be made subject to the Parkway maintenance funding obligations hereof by supplement, amendment, interlocal agreement, or by a covenant in substantially the same form; and

**NOW, THEREFORE**, in consideration of the above premises and of the mutual covenants contained herein, Declarant hereby submits the lands described on attached Exhibits “A” and “B”, and “C” to this Agreement and Declarant and Kingston One CDD further hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Definitions.

(a) The term “**Pod**” as used herein shall mean a separately owned parcel of land within Kingston to be developed for residential or other uses and submitted to this Agreement or made subject hereto by supplement, amendment, interlocal agreement, or a covenant in substantially the same form. The initial Pods owned by Declarant and submitted to this Agreement are set forth below, however, it is anticipated that future Pods will be added such that all the residential Pods within Kingston will participate in this Agreement.

The initial Pods and the legal description for each is attached hereto and incorporated herein as follows:

Pod 1+2 – Exhibit “A”  
Pod 3 – Exhibit “B”

- (b) The term “**Parkway**” is described and/or depicted in attached Exhibit “C”.
- (c) The term “**Parkway Improvements**” shall be those components of the Parkway to be maintained under this Agreement, which shall include but not be limited to landscaping, irrigation and signage, and which are subject to amendment.
- (d) The term “**Owner**” or “**Owners**” as used herein, shall mean the undersigned owners of Pods and any and all successors, assigns or transferees of such person(s)/entity as the owner or owners of fee simple title to all or any part or portion of a Pod, whether by sale, assignment, inheritance, operation of law, trustee’s sale, foreclosure, or otherwise, but not including the holder of any lien or encumbrance on such real property.

(e) The term “**Pod Owner**” means the entity designated as the owner and representative of a Pod pursuant to this Section, being initially the Owner of the entire Pod prior to subdivision, and thereafter the entity designated in accordance with the procedures set forth in this Section. Upon any subdivision of a Pod, the applicable homeowners’ association, property owners’ association, or community development district serving such Pod shall be designated as the Pod Owner for that Pod; provided, however, that if no such entity exists at the time of the required designation, the then-current Pod Owner (including Declarant, if applicable) shall remain the Pod Owner until such time as a qualifying entity is formed and a designation instrument is recorded in the Public Records of Lee County, Florida. Such designation of a Pod Owner shall be effectuated by a written instrument executed by the Declarant (or, following Declarant’s transfer of the Pod, by the then-current Pod Owner) and recorded in the Public

Records of Lee County, Florida, prior to or concurrently with the first conveyance of any lot or parcel within such subdivided Pod. At all times, each Pod shall have one and only one designated Pod Owner.

(f) The term “Allocated Share” means each Pod’s allocated share of Parkway maintenance costs. The Allocated Share for each Pod shall be calculated based on the number of acres assigned to a Pod by Declarant relative to the total acreage of all Pods participating in this Agreement. The Allocated Share for each Pod may be established initially and thereafter adjusted from time to time to reflect the addition of Pods, corrections of scrivener’s errors, or changes reflected in applicable development plans or the County Parkway Agreement.

3. Kingston One CDD - Parkway Maintenance Responsibility. Kingston One CDD is hereby designated as the party responsible for the maintenance of the Parkway Improvements within the Parkway throughout the term of this Agreement. Kingston One CDD accepts such responsibility and shall undertake, or cause to be undertaken the maintenance activities necessary to maintain the Parkway Improvements in accordance with the County Parkway Agreement and applicable governmental requirements. Kingston One CDD is authorized to utilize its employees, agents, and contractors to fulfill these obligations and shall have the right, but not the obligation except as expressly set forth herein, to enter upon any portion of Kingston as reasonably necessary to access the Parkway, perform such work, inspect conditions, respond to governmental comments, and exercise its rights and perform its obligations under this Agreement.

4. Parkway Maintenance Standard. Maintenance of the Parkway Improvements shall be undertaken whenever and wherever reasonably necessary to maintain the Parkway Improvements in a reasonably neat and orderly manner and in accordance with the requirements of the County Parkway Agreement and applicable governmental requirements, including any higher standard of maintenance specified therein above the County’s core level of maintenance. Kingston One CDD may enter into maintenance contracts with third parties upon commercially reasonable terms to carry out its maintenance obligations. All reasonable costs incurred by Kingston One CDD in relation to the Parkway maintenance responsibility including, without limitation, the costs of labor, materials, equipment, utilities (including any lighting, electricity, water, and any other utility expense attributable to the Parkway), repair, replacement, monitoring, reporting, permitting, consultants, engineers, attorneys, reasonable staff time, administration (including any ongoing administration expenses pertaining to the Parkway), overhead, indirect costs, collection costs, and costs of enforcing this Agreement, shall be included in the annual budget and allocated among Pod Owners as part of the Parkway maintenance costs. Kingston One CDD shall not be liable to any Owner or other party for any action taken or omitted in good faith in connection with its duties hereunder, and shall only be liable for acts or omissions constituting gross negligence or willful misconduct, subject in all cases to the sovereign immunity limitations set forth herein or other applicable law.

5. Funding and Allocated Share Disclosure.

(a) Each Owner within Kingston is hereby placed on notice that the Pod within which such Owner’s property is located is obligated to fund its Allocated Share of Parkway maintenance costs as a covenant running with the land, binding upon all current and future owners of property within each Pod, with such funding obligation to be carried out by the applicable Pod Owner.

(b) With respect to Pods 1, 2 and 3, all of which are located within the territorial boundaries of Kingston One CDD, Parkway maintenance costs allocable to each such Pod shall be funded through Kingston One CDD’s standard operation and maintenance assessment authority under Chapter 190, Florida Statutes. Such assessments shall be levied, collected, and enforced in the manner provided under Chapter 190, Florida Statutes, and any applicable assessment proceedings or resolutions adopted by

Kingston One CDD. Each individual property owner within Pods 1, 2 and 3 shall be subject to such operation and maintenance assessments as such owner's pro rata contribution to its Pod's Allocated Share of Parkway maintenance costs. No separate billing, invoicing, or collection procedures outside of the Chapter 190 assessment process shall be required with respect to Pods 1, 2 or 3.

(c) With respect to Pods and properties within Kingston that are not located within the territorial boundaries of Kingston One CDD, Kingston One CDD is authorized and directed to seek funding of the applicable Allocated Shares through: (i) interlocal agreements entered into pursuant to Section 163.01, Florida Statutes, between or among Kingston One CDD and any other community development district formed within the Kingston community, obligating such other CDD to fund its Allocated Share of Parkway maintenance costs through its own lawful assessment authority or any other lawful funding or assessment mechanism available to such CDD under Chapter 190, Florida Statutes; or (ii) written contribution agreements with any other property owner within Kingston whose property is not served by a community development district, obligating such owner to fund its Allocated Share of Parkway maintenance costs. Any such interlocal agreement or contribution agreement shall be in form and substance reasonably acceptable to Kingston One CDD, may include billing, payment deadlines, interest, late charges, reimbursement obligations, access rights, audit rights, security, default provisions, and enforcement remedies, and shall be recorded in the Public Records of Lee County, Florida. No such interlocal agreement or contribution agreement shall constitute such Pod's or property's satisfaction of its Allocated Share funding obligation under this Agreement except only with respect to the property covered thereby and only to the extent full payment is actually made when due. No such interlocal agreement or contribution agreement shall impair, delay, waive, or otherwise limit the rights and remedies of Kingston One CDD or Declarant under this Agreement unless and until the amounts due thereunder are paid in full.

6. Emergency Maintenance. If Kingston One CDD determines that emergency Parkway maintenance is necessary to comply with the County Parkway Agreement or applicable governmental requirements, Kingston One CDD is authorized to make or arrange for such emergency maintenance. The costs of any such emergency maintenance shall be allocated among all Pods in accordance with their respective Allocated Shares and shall be funded through the applicable mechanisms described in Section 5 of this Agreement. Kingston One CDD will provide reasonable notice to affected parties of the nature and cost of emergency maintenance undertaken.

7. Term. This Agreement shall exist for a term of fifty (50) years with automatic ten (10) year renewals, and shall encumber and run with the land. This Agreement may be terminated earlier only upon the written agreement of Kingston One CDD and all Pod Owners, evidenced by a recorded instrument in the Public Records of Lee County, Florida.

8. Interlocal Agreements. Kingston One CDD and any other community development district formed within the Kingston community are expressly authorized and encouraged to enter into interlocal agreements pursuant to Section 163.01, Florida Statutes, governing the allocation, billing, collection, reimbursement, enforcement, timing of payment, and other administration of Parkway maintenance responsibilities and costs. Any such interlocal agreement shall be recorded in the Public Records of Lee County, Florida, and shall govern the funding obligations of the applicable CDD with respect to the properties covered thereby. Nothing in this Agreement shall be construed to limit the authority of Kingston One CDD or any other CDD to levy assessments or otherwise fund Parkway maintenance through any lawful mechanism available under Chapter 190, Florida Statutes.

9. Sovereign Immunity. Kingston One CDD is a unit of special-purpose local government created and existing pursuant to Chapter 190, Florida Statutes. Nothing in this Agreement shall be construed as a waiver of sovereign immunity by Kingston One CDD beyond the limited waiver expressly

provided by Section 768.28, Florida Statutes, as may be amended from time to time. The liability of Kingston One CDD under this Agreement, including without limitation any liability arising from its role as the party responsible for Parkway maintenance, shall at all times be subject to and limited by Section 768.28, Florida Statutes, including the per-claim and per-occurrence caps on damages set forth therein. No provision of this Agreement shall be interpreted to: (i) require Kingston One CDD to indemnify any party for damages in excess of those permitted under applicable Florida law; (ii) subject Kingston One CDD to personal liability of its officers, supervisors, or employees beyond that permitted by law; or (iii) constitute a waiver of any immunity, defense, or limitation on liability available to Kingston One CDD as a governmental entity under Florida law.

10. Amendment. So long as the Declarant owns property within Kingston, the Declarant shall have the right to amend this Agreement; provided, however, that any amendment that modifies the rights, duties, or obligations of Kingston One CDD (including without limitation its role in Parkway maintenance, funding obligations, or liability exposure) shall require the prior written consent of Kingston One CDD. Following the period in which Declarant owns property within Kingston, the Pod Owners shall have the right to amend this Agreement upon the affirmative vote or other written consent of Pod Owners holding at least seventy-five percent (75%) of the aggregate Allocated Shares, together with the written consent of Kingston One CDD if such amendment affects Kingston One CDD's rights or obligations. Notwithstanding the foregoing, no amendment shall increase any Pod Owner's Allocated Share except as otherwise contemplated herein, and any permitted amendment (other than amendments by Declarant) shall require the affirmative vote or written consent of Pod Owners holding at least seventy-five percent (75%) of the aggregate Allocated Shares. All amendments shall be recorded in the Public Records of Lee County, Florida. For purposes of determining whether any requisite vote or percentage has been achieved under this Agreement, each Pod is granted one (1) voting share to be exercised by the designated Pod Owner for that Pod, and each such vote or written consent shall be weighted in proportion to such Pod's respective Allocated Share. Any action required or permitted under this Agreement to be taken by a requisite vote or by a certain percentage of the Pod Owners may be taken by a vote or written consent, as the case may be, of the Pod Owners owning or holding the requisite aggregate Allocated Shares.

11. Attorneys' Fees. In the event of any dispute hereunder or of any action or proceeding to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the prevailing party shall be entitled to recover as part of its costs a reasonable attorneys' fee together with such other costs and expenses as the court deems appropriate.

12. Exhibits. The following exhibits are attached hereto and are each incorporated herein, as such exhibits may be supplemented or revised from time to time by recorded supplement or amendment made in accordance with this Agreement:

**Exhibit "A"** – Pod 1+2

**Exhibit "B"** – Pod 3

**Exhibit "C"** - Kingston Village Parkway Description/Depiction

13. Effective Date. This Agreement is effective as of the date written above and recorded in the Public Records of Lee County, Florida.

14. Enforcement. In addition to any rights or remedies provided by law to any party to this Agreement, so long as Declarant owns any property within Kingston, Declarant shall be entitled to enforce the terms of this Agreement through an action filed in circuit court in Lee County, Florida, whether in equity or at law, or by filing a lien against any Pod not complying with its obligations herein, which lien may be foreclosed in the same manner as a mortgage. Any unpaid Allocated Share amounts

or other sums due under this Agreement shall accrue interest at the rate of twelve percent (12%) per annum, or the maximum rate permitted by applicable law, whichever is less, from the date such amounts become due until paid in full. All rights and remedies of Declarant under this Agreement are cumulative and non-exclusive, and the exercise of any one right or remedy shall not be deemed a waiver of, or election to forego, any other right or remedy available to Declarant at law, in equity, or under this Agreement. Attorneys' fees in connection with any such action shall be governed by Section 11 of this Agreement.

15. Applicable Law & Venue. This Agreement and the provisions contained herein shall be governed by and construed in accordance with the laws of the State of Florida. In any action, in equity or law, with respect to the enforcement or interpretation of this Agreement, venue shall be in Lee County, Florida.

16. Binding Upon Successors & Assigns. This Agreement and all of the covenants, terms, conditions, and obligations set forth herein are binding upon, and inure to the benefit of the Declarant, the Owners, Kingston One CDD and their respective heirs, legal representatives, successors, transferees, assigns, trustees, executors, administrators and legally assigned receivers. Each successive Pod Owner, and each Owner acquiring any fee simple interest in all or any portion of a Pod, by acceptance of a deed or otherwise acquiring fee title to such Pod or portion thereof, consents to and agrees to be bound by the terms and conditions of this Agreement.

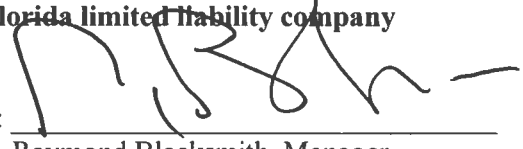
17. Severability. If any part of this Agreement is held by a court of competent jurisdiction to be invalid, illegal or unenforceable, such invalid, illegal or unenforceable part shall be deemed severable, and the remaining parts of this Agreement shall continue in full force and effect provided that the rights and obligations of the parties are not materially prejudiced and the intentions of the parties can continue to be effected.

18. Recordation. This Agreement and any amendments thereto, including any exhibits, shall be recorded in the Public Records of Lee County, Florida.

*{Remainder of page intentionally left blank. Signatures begin on next page.}*

In witness whereof, the Parties hereby execute this Agreement as of the date set forth herein.

CAM7-SUB, LLC,  
a Florida limited liability company

By:   
Raymond Blacksmith, Manager

WITNESSES:

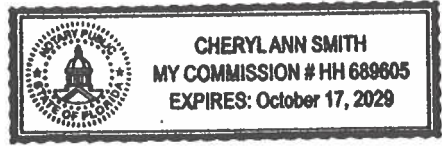
Cheryl Smith  
Print Name: Cheryl Smith  
Address: 21101 Design Parc Ln #103  
Estero, FL 33928

Saymee Lussier  
Print Name: Saymee Lussier  
Address: 21101 Design Parc Ln #103  
Estero, FL 33928

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF LEE            )

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization, this 8 day of April, 2026, by Raymond Blacksmith, as Manager of CAM7-SUB, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or ( ) has produced \_\_\_\_\_ as evidence of identification.

(SEAL)



Cheryl A. Smith  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires: \_\_\_\_\_

**KINGSTON ONE COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

By: *Nicholas Cameratta*  
Nicholas Cameratta, Chairperson

WITNESSES:

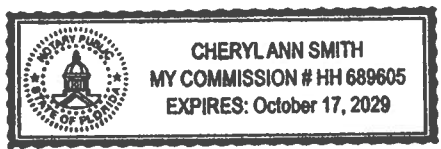
*Cheryl Smith*  
Print Name: Cheryl Smith  
Address: 21101 Design Parc Ln #103  
ESTERO, FL 33928

*N. B. Smith*  
Print Name: Ray Blacksmith  
Address: 21101 DESIGN PARC #103  
ESTERO, FL 33928

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF LEE            )

The foregoing instrument was acknowledged before me by means of (  ) physical presence or (  ) online notarization, this 8 day of April, 2026, by Nicholas Cameratta, as Chair of Kingston One CDD, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the District, who (  ) is personally known to me or (  ) has produced \_\_\_\_\_ as evidence of identification.

(SEAL)



*Cheryl A. Smith*  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires:

## DESCRIPTION

Parcel in  
Sections 25, 26, 34, 35 and 36,  
Township 46 South, Range 27 East,  
Lee County, Florida

A tract or parcel of land lying in Sections 25, 26, 34, 35 and 36, Township 46 South, Range 27 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the West Quarter corner of said Section 26 run  $N01^{\circ}01'15''W$  along the West line of the Northwest Quarter (NW 1/4) of said Section 26 for 2,545.38 feet to an intersection with the South line of the North 100 feet of said Section 26; thence run  $N88^{\circ}52'12''E$  along said South line for 1,921.42 feet; thence run  $S01^{\circ}05'40''E$  for 424.39 feet; thence run  $N88^{\circ}54'20''E$  for 803.25 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 200.00 feet (delta  $40^{\circ}15'46''$ ) (chord bearing  $S70^{\circ}57'47''E$ ) (chord 137.67 feet) for 140.54 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 210.00 feet (delta  $40^{\circ}15'46''$ ) (chord bearing  $S70^{\circ}57'47''E$ ) (chord 144.55 feet) for 147.57 feet to a point of tangency; thence run  $N88^{\circ}54'20''E$  for 82.56 feet; thence run  $N01^{\circ}05'40''W$  for 456.27 feet; thence run  $N46^{\circ}06'04''W$  for 92.94 feet to an intersection with said South line; thence run  $N88^{\circ}54'20''E$  along said South line for 331.43 feet; thence run  $S43^{\circ}54'20''W$  for 92.93 feet; thence run  $S01^{\circ}05'40''E$  for 518.03 feet; thence run  $N88^{\circ}54'20''E$  for 230.91 feet; thence run  $S01^{\circ}05'40''E$  for 269.19 feet; thence run  $N88^{\circ}54'20''E$  for 546.63 feet; thence run  $N01^{\circ}05'40''W$  for 508.69 feet; thence run  $N88^{\circ}54'20''E$  for 230.00 feet; thence run  $N01^{\circ}05'40''W$  for 344.25 feet to an intersection with said South line; thence run along said South line and continuing along the South line of the North 100 feet of said Section 25 the following courses:  $N88^{\circ}54'20''E$  for 1,051.15 feet;  $N88^{\circ}51'23''E$  for 2,673.02 feet and  $N89^{\circ}54'37''E$  for 2,671.27 feet to an intersection with the East line of Northeast Quarter (NE 1/4) of said Section 25; thence run  $S01^{\circ}11'25''E$  along said East line for 2,500.86 feet to the East Quarter corner of said Section 25; thence run  $S01^{\circ}12'12''E$  along the East line of Southeast Quarter (SE 1/4) of said Section 25 for 2,650.89 feet to the Northeast corner of said Section 36; thence run  $S01^{\circ}08'01''E$  along the East line of Northeast Quarter (NE 1/4) of said Section 36 for 1,320.02 feet to an intersection with the South line of the North 1,320 feet of said Section 36; thence run  $S89^{\circ}10'42''W$  along said South line for 990.01 feet to an intersection with the West line of the East 990 feet of said Section 36; thence run  $N01^{\circ}08'01''W$  along said West line for 1,320.02 feet to an intersection with the North line of said Northeast Quarter (NE 1/4) of Section 36; thence run  $S89^{\circ}10'42''W$  along said North line for 1,684.74 feet to the North Quarter corner of said Section 36; thence run  $S89^{\circ}09'14''W$  along the North line of the Northwest Quarter (NW 1/4) of said Section 36 for 2,672.28 feet to the Northeast corner of said Section 35; thence run  $S01^{\circ}01'51''E$  along the East line of North Half (N 1/2) of said Section 35 for 2,605.98 feet to the East Quarter corner of said Section 35; thence run  $S88^{\circ}36'22''W$  along the South line of the North Half (N 1/2) of said Section 35 for 5,346.93 feet to the East Quarter corner of said Section 34; thence run  $S00^{\circ}56'53''E$

### DESCRIPTION (CONTINUED)

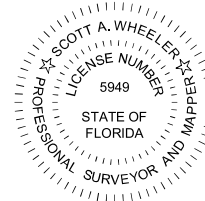
along the East line of the Southeast Quarter (SE 1/4) said Section 34 for 1,305.48 feet to the Northeast corner of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) said Section 34; thence run S89°22'21"W along the North line of said Fraction for 25.00 feet to an intersection with the West line of the East 25 feet of said Fraction; thence run S00°56'53"E along said West line for 326.38 feet to an intersection with the South line of said Fraction; thence run S89°21'23"W along the South line of said Fraction for 636.89 feet to the Southwest corner of said Fraction; thence run N00°56'47"W along the East line of the West Half (W 1/2) of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 34 for 0.69 feet to an intersection with the North line of lands as described in a deed recorded in Official Records Book 4012, at Page 1320, Lee County Records; thence run S89°20'27"W along said North line for 1,985.65 feet to an intersection with the East line of the West Half (W 1/2) of said Section 34; thence run N00°56'29"W along said East line for 4,252.23 feet to the North Quarter corner of said Section 34; thence run N89°29'56"E along the North line of the Northeast Quarter (NE 1/4) of said Section 34 for 2,646.43 feet to the Southwest corner of said Section 26; thence run N88°41'53"E along the South line of the Southwest Quarter (SW 1/4) of said Section 26 for 1,335.92 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 26; thence run N01°03'44"W along the East line of said Fraction for 1,321.69 feet to the Northeast corner of said Fraction; thence run S88°43'52"W along the North line of said Fraction for 1,334.93 feet to the Northwest corner of said Fraction and an intersection with the West line of said Southwest Quarter (SW 1/4) of said Section 26; thence run N01°01'10"W along said West line for 1,322.46 feet to the POINT OF BEGINNING.

Containing 1,810.29 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the West line of the Northwest Quarter (NW 1/4) of said Section 26 to bear N01°01'15"W.

Digitally signed  
by Scott A  
Wheeler

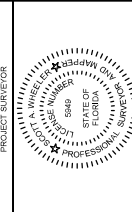
Date: 2026.02.23  
'11:37:52 -05'00



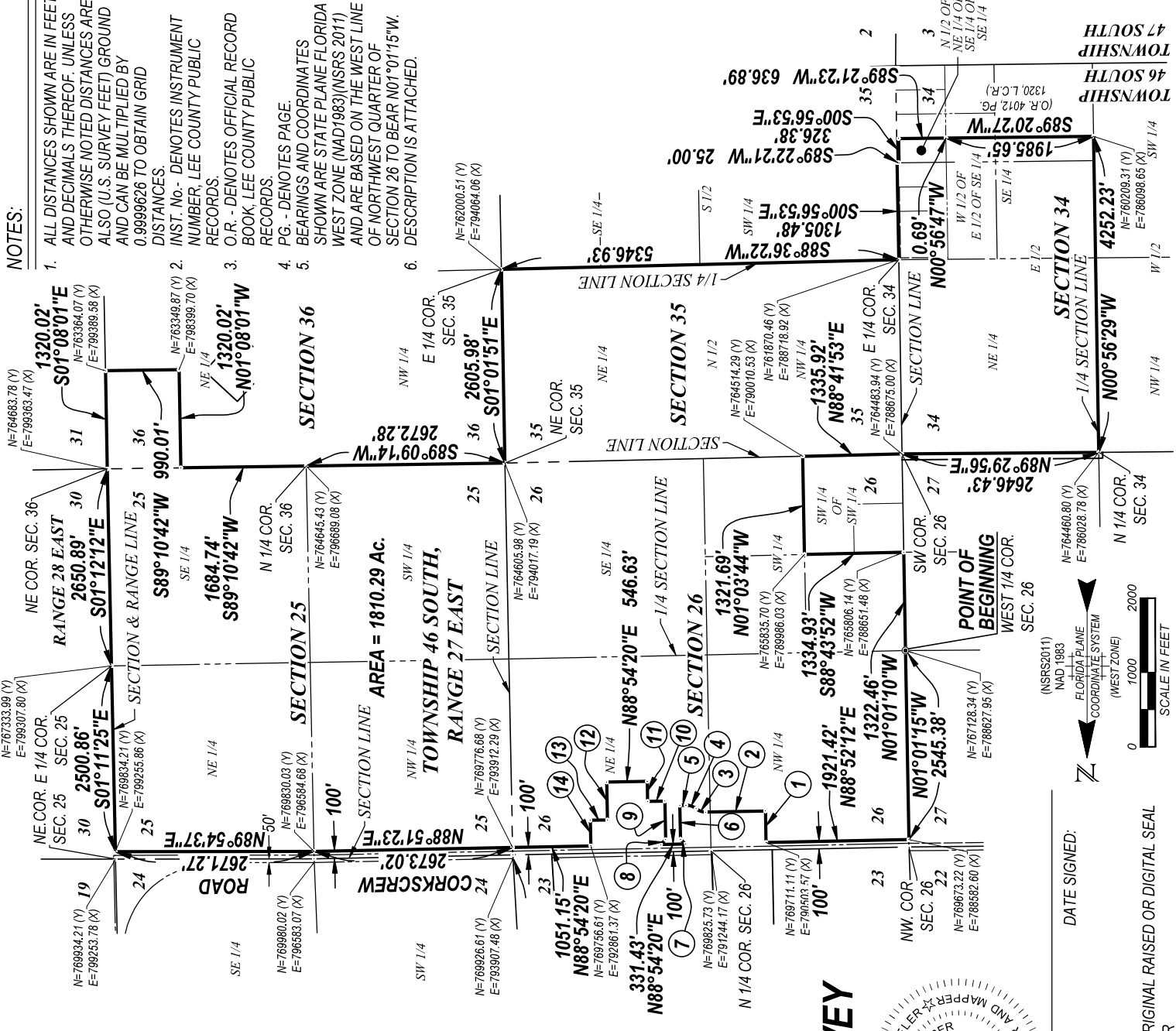
Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

PREPARED FOR  
**CAM7-SUB, LLC**  
21101 DEBARI PASO LANE, SUITE 103  
ESTERO, FL 33928  
PHONE (239) 425-8692  
FAX (239) 425-8695  
www.cam7corp.com

PROJECT DESCRIPTION  
**APARCEL  
OF LAND IN  
SECTIONS 25, 26,  
34, 35 AND 36,  
TOWNSHIP 46  
SOUTH,  
RANGE 27 EAST,  
LEE COUNTY,  
FLORIDA**



FILE NAME	240828485.DWG
LAYOUT	5
LOCATION	J:\SUBDIVISIONS\SURV\BSPETCH
PLOT DATE	MON, 2/26/2025 - 8:49 AM
PLOT BY	PETER OLSEN
SURVEY DATE	02/24/2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=500'
FIELD BOOK	
P.A.-A REVISIONS	
STRAP NUMBERS	
SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT FILE NO.	24089
SHEET NUMBER	3 OF 3



**COURSE INFORMATION**

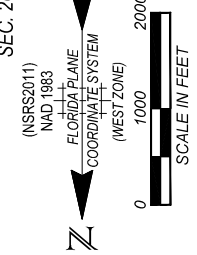
- S01°05'40"E 424.39'
- N88°54'20"E 803.25'
- R=200.00', Δ=40°15'46" L=140.54'  
CH=S70°57'47"E 137.67'
- R=210.00', Δ=40°15'46" L=147.57'  
CH=S70°57'47"E 144.55'
- N88°54'20"E 82.56'
- N01°05'40"W 456.27'
- N46°06'04"W 92.94'
- S43°54'20"W 92.93'
- S01°05'40"E 518.03'
- N88°54'20"E 230.91'
- S01°05'40"E 269.19'
- N01°05'40"W 508.69'
- N88°54'20"E 230.00'
- N01°05'40"W 344.25'

**THIS IS NOT A SURVEY**

Digitally signed  
by Scott A  
Wheeler  
Date: 2026.02.23  
'11:38:11 -05'00

DATE SIGNED:  
SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5949

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER



## DESCRIPTION

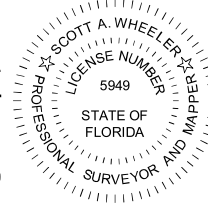
Parcel in  
Section 24,  
Township 46 South, Range 27 East,  
Lee County, Florida

A tract or parcel of land lying in Section 24, Township 46 South, Range 27 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

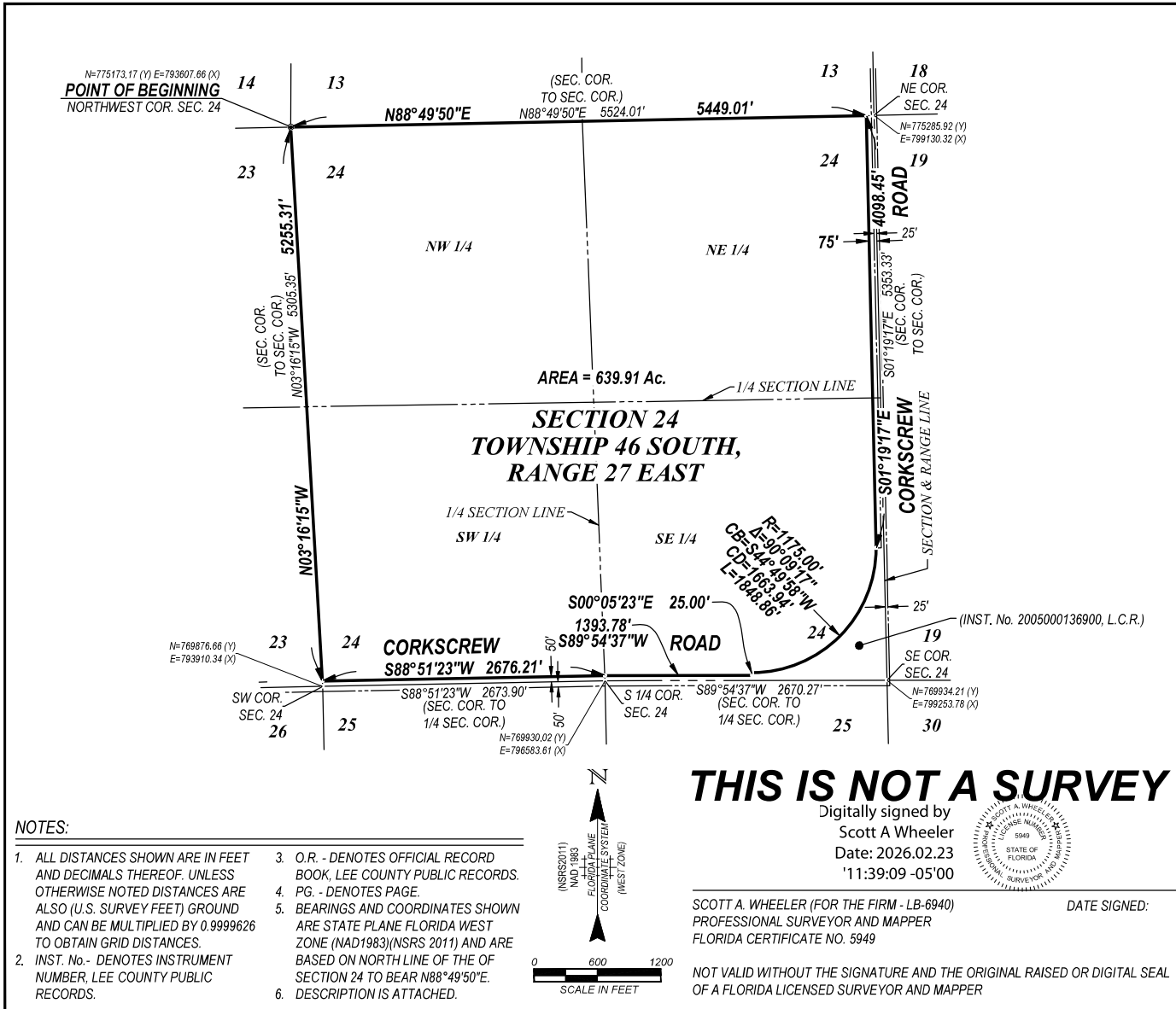
Beginning at the Northwest corner of said Section 24 run N88°49'50"E along the North line of said Section 24 for 5,449.01 feet to an intersection with the West line of the East 75 feet of said Section 24; thence run S01°19'17"E along said West line for 4,098.45 feet to a point on a non-tangent curve and an intersection with the Northerly right of way line of Corkscrew Road, as described in a deed recorded in Instrument No. 2005000136900, Lee County Records; thence run along said Northerly right of way line the following courses: Southwesterly along an arc of a curve to the right of radius 1,175.00 feet (delta 90°09'17") (chord bearing S44°49'58"W) (chord 1,663.94 feet) for 1,848.86 feet and S00°05'23"E along a radial line for 25.00 feet to an intersection with the North right of way line of said Corkscrew Road, also being the North line of the South 50 feet of said Section 24; thence run along said North right of way line the following two (2) courses: S89°54'37"W for 1,393.78 feet and S88°51'23"W for 2,676.21 feet to an intersection with the West line of said Section 24; thence run N03°16'15"W along said West line for 5,255.31 feet to the POINT OF BEGINNING.  
Containing 639.91 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the North line of said Section 24 to bear N88°49'50"E.

Digitally signed  
by Scott A  
Wheeler  
Date: 2026.02.23  
'11:38:46 -05'00



Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949



- NOTES:
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999626 TO OBTAIN GRID DISTANCES.
  - INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
  - O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
  - PG. - DENOTES PAGE.
  - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON NORTH LINE OF THE OF SECTION 24 TO BEAR N88°49'50"E.
  - DESCRIPTION IS ATTACHED.

# THIS IS NOT A SURVEY

Digitally signed by  
 Scott A Wheeler  
 Date: 2026.02.23  
 '11:39:09 -05'00



SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**Barraco**  
 and Associates, Inc.  
 CIVIL ENGINEERING - LAND SURVEYING  
 LAND PLANNING

www.barraco.net  
 2271 MCGREGOR BLVD., SUITE 100  
 FORT MYERS, FLORIDA 33901  
 PHONE (239) 461-3170  
 OFFICE LOCATIONS:  
 FORT MYERS | PANAMA CITY BEACH  
 FLORIDA BUSINESS REGISTRATIONS  
 ENGINEERING 7965 - SURVEYING LB-6940

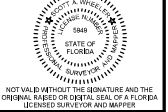
CAM7-SUB, LLC

21101 DESIGN PARC LANE, SUITE 103  
 ESTERO, FL 33928  
 PHONE (239) 426-8962  
 FAX (239) 425-8865  
 www.Campop.com

PROJECT DESCRIPTION

A PARCEL  
 OF LAND IN  
 SECTION 24,  
 TOWNSHIP 46  
 SOUTH,  
 RANGE 27 EAST,  
 LEE COUNTY,  
 FLORIDA

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE NAME	240505000.DWG
LAYOUT	2
LOCATION	J:\240505000\SURVEYING\SKETCH
PLOT DATE	MON, 3-23-2026 - 9:39 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	2/23/2026
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	

PLAN REVISIONS	

STRAP NUMBERS	
---------------	--

SKETCH TO  
 ACCOMPANY  
 DESCRIPTION

PROJECT/FILE NO.	240505000
SHEET NUMBER	2 OF 2

**DESCRIPTION****(SPINE ROAD)**

Parcel in  
 Section 35, Township 45 South, Range 27 East  
 and Sections 2, 11 and 14, Township 46 South, Range 27 East  
 Lee County, Florida

A tract or parcel of land being a portion of TRACT "F" of the record plat of "CORKSCREW GROVE NORTH" recorded in Instrument No. 2024000161528, Lee County Records, and lands lying in Section 35, Township 45 South, Range 27 East and Sections 2, 11 and 14, Township 46 South, Range 27 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northerly Most corner of said TRACT "F" of said record plat run S74°24'17"E along the Northerly line of said TRACT "F" for 170.00 feet; thence run S60°35'43"W for 28.28 feet; thence run S15°35'43"W for 260.71 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 1,275.00 feet (delta 30°57'21") (chord bearing S00°07'03"W) (chord 680.51 feet) for 688.86 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the right of radius 5,730.00 feet (delta 21°34'11") (chord bearing S04°34'32"E) (chord 2,144.43 feet) for 2,157.14 feet to a point of compound curvature; thence run Southerly along an arc of a curve to the right of radius 2,575.00 feet (delta 20°15'32") (chord bearing S16°20'20"W) (chord 905.74 feet) for 910.48 feet to a point of tangency; thence run S26°28'06"W for 1,607.49 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 1,925.00 feet (delta 56°07'28") (chord bearing S01°35'38"E) (chord 1,811.16 feet) for 1,885.65 feet to a point of tangency; thence run S29°39'22"E for 343.43 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 1,575.00 feet (delta 30°31'32") (chord bearing S14°23'36"E) (chord 829.23 feet) for 839.12 feet to a point of tangency; thence run S00°52'10"W for 1,162.14 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the right of radius 1,200.00 feet (delta 60°49'31") (chord bearing S31°16'56"W) (chord 1,214.94 feet) for 1,273.92 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 1,500.00 feet (delta 64°55'42") (chord bearing S29°13'50"W) (chord 1,610.31 feet) for 1,699.82 feet to a point of tangency; thence run S03°14'00"E for 1,084.34 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 2,425.00 feet (delta 15°51'10") (chord bearing S11°09'35"E) (chord 668.82 feet) for 670.96 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the right of radius 2,200.00 feet (delta 34°52'22") (chord bearing S01°38'59"E) (chord 1,318.45 feet) for 1,339.02 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the left of radius 1,225.00 feet (delta 37°48'34") (chord bearing S03°07'05"E) (chord 793.79 feet) for 808.38 feet to a point of tangency; thence run S22°01'22"E for 852.44 feet to a point of

## DESCRIPTION (CONTINUED)

curvature; thence run Southeasterly along an arc of a curve to the left of radius 1,500.00 feet (delta 35°38'11") (chord bearing S39°50'28"E) (chord 917.99 feet) for 932.96 feet to a point of reverse curvature; thence run Southeasterly along an arc of a curve to the right of radius 1,175.00 feet (delta 57°33'00") (chord bearing S28°53'03"E) (chord 1,131.22 feet) for 1,180.21 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the left of radius 2,925.00 feet (delta 32°16'59") (chord bearing S16°15'03"E) (chord 1,626.37 feet) for 1,648.08 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the right of radius 2,750.00 feet (delta 33°30'05") (chord bearing S15°38'30"E) (chord 1,585.14 feet) for 1,607.95 feet to an intersection with the South line of said Section 14, also being Northeast corner of TRACT "F-1" of the record plat of "KINGSTON CORKSCREW ROAD", recorded in Instrument No. 2024000195044, of the Public Records of Lee County, Florida; thence run S88°57'50"W along said South line for 150.11 feet to a point on a non-tangent curve, also being Northwest corner of said TRACT "F-1"; thence run Northerly along an arc of a curve to the left of radius 2,600.00 feet (delta 33°37'30") (chord bearing N15°34'48"W) (chord 1,504.05 feet) for 1,525.86 feet to a point of reverse curvature; thence run Northerly along an arc of a curve to the right of radius 3,075.00 feet (delta 32°16'59") (chord bearing N16°15'03"W) (chord 1,709.77 feet) for 1,732.60 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the left of radius 1,025.00 feet (delta 57°33'00") (chord bearing N28°53'03"W) (chord 986.81 feet) for 1,029.55 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 1,650.00 feet (delta 35°38'11") (chord bearing N39°50'28"W) (chord 1,009.79 feet) for 1,026.25 feet to a point of tangency; thence run N22°01'22"W for 852.44 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 1,375.00 feet (delta 37°48'34") (chord bearing N03°07'05"W) (chord 890.99 feet) for 907.36 feet to a point of reverse curvature; thence run Northerly along an arc of a curve to the left of radius 2,050.00 feet (delta 34°52'22") (chord bearing N01°38'59"W) (chord 1,228.55 feet) for 1,247.73 feet to a point of reverse curvature; thence run Northerly along an arc of a curve to the right of radius 2,575.00 feet (delta 15°51'10") (chord bearing N11°09'35"W) (chord 710.19 feet) for 712.46 feet to a point of tangency; thence run N03°14'00"W for 1,084.34 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 1,650.00 feet (delta 64°55'42") (chord bearing N29°13'50"E) (chord 1,771.34 feet) for 1,869.80 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the left of radius 1,050.00 feet (delta 60°49'31") (chord bearing N31°16'56"E) (chord 1,063.07 feet) for 1,114.68 feet to a point of tangency; thence run N00°52'10"E for 1,162.14 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 1,425.00 feet (delta 30°31'32") (chord bearing N14°23'36"W) (chord 750.25 feet) for 759.20 feet to a point of tangency; thence run N29°39'22"W for 343.43 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 2,075.00 feet (delta 56°07'28") (chord bearing N01°35'38"W) (chord 1,952.29 feet) for 2,032.58 feet to a point of tangency; thence run N26°28'06"E for 1,607.49 feet to a point of

## DESCRIPTION (CONTINUED)

curvature; thence run Northerly along an arc of a curve to the left of radius 2,425.00 feet (delta 20°15'32") (chord bearing N16°20'20"E) (chord 852.98 feet) for 857.44 feet to a point of compound curvature and an intersection with the Westerly line of said TRACT "F"; thence run along said Westerly line the following courses: Northerly along an arc of a curve to the left of radius 5,580.00 feet (delta 21°34'11") (chord bearing N04°34'32"W) (chord 2,088.29 feet) for 2,100.67 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 1,425.00 feet (delta 30°57'21") (chord bearing N00°07'03"E) (chord 760.57 feet) for 769.90 feet and N15°35'43"E for 280.71 feet to the POINT OF BEGINNING. Containing 79.19 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the Westerly line of said TRACT "F" to bear N15°35'43"E.

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Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

L:\24069 - Cam7-Sub, LLC\surveying\descriptions\Sketch\24069SK36.doc



# KINGSTON CORKSCREW ROAD

## A SUBDIVISION LYING IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2024000196044  
 SHEET 1 OF 2

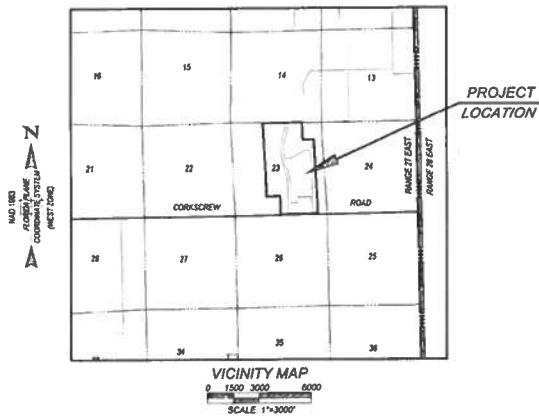
THIS INSTRUMENT PREPARED BY  
**SCOTT A. WHEELER, P.S.M.**  
**BARTCO**  
 LAND ASSOCIATES, INC.  
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING  
 2711 HOGRENOB BLVD., SUITE 100, P.O. DRAWER 2002  
 FORT MYERS, FLORIDA 33902  
 PHONE: (813) 461-3170, WWW.BARTCO.COM, FAX: (813) 461-3169  
 FLORIDA CERTIFICATE OF AUTHORIZATION  
 ENGINEERING 7956, SURVEYING LB-6940

**DESCRIPTION**

A tract or parcel of land lying in Section 23, Township 46 South, Range 27 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 23 run N88°57'50"E along the North line of said Section 23 for 1,795.02 feet to the POINT OF BEGINNING.  
 From said Point of Beginning continue N88°57'50"E along said North line for 2,262.03 feet, thence run S03°16'15"E parallel with the East line of said Section 23 for 990.00 feet, thence run N88°57'50"E parallel with the North line of said Section 23 for 634.50 feet to an intersection with the West line of the East 525 feet of said Section 23, thence run S03°16'15"E along said West line for 4,265.85 feet to an intersection with the North line of the South 50 feet of said Section 23, thence run along said North line of the following courses: S68°54'20"W for 2,139.51 feet and S85°52'12"W for 12.75 feet, thence run N01°08'43"W for 1,055.00 feet, thence run S88°52'12"W parallel with the South line of the Southwest Quarter (SW 1/4) of said Section 23 for 810.00 feet, thence run N01°08'43"W for 888.90 feet, thence run N03°23'16"W for 3,304.21 feet to the POINT OF BEGINNING.  
 Containing 316.19 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NAD83) and are based on the North line of Section 23 to bear N88°57'50"E.



**NOTICE:**  
 LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE OWNER OF THE LAND HEREIN DESCRIBED HAS CAUSED THE PLAT OF KINGSTON CORKSCREW ROAD, A SUBDIVISION LYING IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, TO BE MADE, AND DOES HEREBY:

1. RESERVE TO LEE COUNTY:

A) TRACTS 5'-11", 9'-1" AND 9'-3" FOR FUTURE DEVELOPMENT.

B) HEREBY, MIKE GREENWELL, AS CHAIRMAN OF BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ON BEHALF OF THE BOARD OF THE COUNTY COMMISSIONERS, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS 18th DAY OF March, 2024.

WITNESS: Shelley Richland  
 PRINT NAME: Shelley Richland

LEE COUNTY, FLORIDA  
 BOARD OF COUNTY COMMISSIONERS

WITNESS: B. Weil Barnes  
 PRINT NAME: B. Weil Barnes

BY: Mike Greenwell  
 MIKE GREENWELL  
 CHAIRMAN

**NOTICE:**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**APPROVALS**

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 18th DAY OF March, 2024.

Mike Greenwell  
 MIKE GREENWELL  
 BOARD CHAIR

Kevin C. Barnes  
 KEVIN C. BARNES  
 CLERK OF COURT

David W. Hallgren  
 DAVID W. HALLGREN  
 ASSISTANT COUNTY ATTORNEY

Orbit Gleiberman  
 ORBIT GLEIBERMAN  
 MANAGER, DEVELOPMENT SERVICES

Mark J. Scorsone  
 MARK J. SCORSONE  
 DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

REVIEW BY THE DESIGNATED COUNTY P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 117, PART 1 OF THE FLORIDA STATUTES.

Scott A. Wheeler  
 SCOTT A. WHEELER, P.S.M.  
 LEE COUNTY DESIGNATED P.S.M.

**CLERK'S CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF KINGSTON CORKSCREW ROAD, A SUBDIVISION LYING IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 1:38 PM THIS 18th DAY OF March, 2024 AND HAS BEEN RECORDED AS INSTRUMENT NUMBER 2024000196044 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Kevin C. Barnes  
 KEVIN C. BARNES  
 CLERK OF COURT

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF KINGSTON CORKSCREW ROAD, A SUBDIVISION LYING IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 117, PART 1 OF THE FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.A.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.  
 DONE THIS 18th DAY OF March, 2024.

Scott A. Wheeler  
 SCOTT A. WHEELER FOR THE FORMAL CHIEF PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 3849

Kevin C. Barnes  
 KEVIN C. BARNES FOR THE FORMAL CHIEF CLERK OF COURT  
 FLORIDA CERTIFICATE OF AUTHORIZATION: LB-8340

LEED023-008-SP-17223-00037

STATE OF FLORIDA  
 COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF (1) PHYSICAL PRESENCE OR (2) ONLINE NOTARIZATION, THIS 18th DAY OF March, 2024, BY MIKE GREENWELL, AS CHAIRMAN OF BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ON BEHALF OF THE BOARD OF THE COUNTY COMMISSIONERS, WHO IS PERSONALLY KNOWN TO ME OR (1) HAS PRODUCED AS IDENTIFICATION.

Shelley Richland  
 NOTARY PUBLIC - STATE OF FLORIDA  
 NAME: PRINTED  
 11144110183  
 COMMISSION #  
 MY COMMISSION EXPIRES 7/14/27

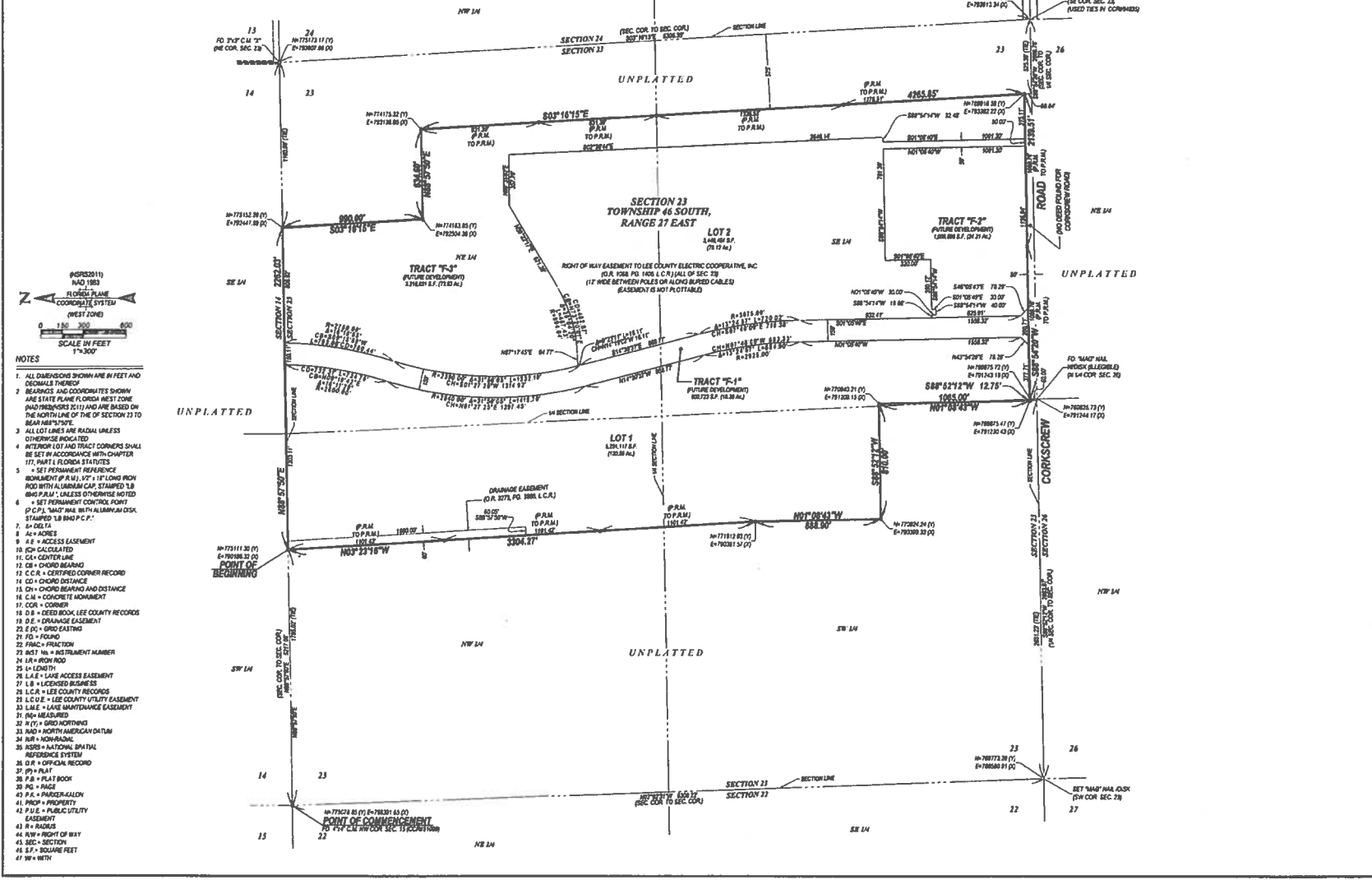
J:\020202-0054\SP1\T2022-00037.DWG - 11.6. 1-2-2024 - 1:22 PM

THIS INSTRUMENT PREPARED BY  
**Barfaco**  
 and Associates, Inc.  
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING  
 2711 HUNTERCREEK BLVD. SUITE 100 P.O. DRAWER 3002  
 FORT WORTH, FLORIDA 33602-3952  
 PHONE (214) 412-1100 FAX (817) 412-1101  
 FLORIDA CERTIFICATE OF AUTHORIZATION  
 E-15046-000-000-000-000-000-000

# KINGSTON CORKSCREW ROAD

## A SUBDIVISION LYING IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER **2024000195044**  
 SHEET 2 OF 2



- NOTES**
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL THEREOF
  2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD 83) AND ARE BASED ON THE NORTH LINE OF THE SECTION 23 TO BEARINGS
  3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED
  4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 171, PART 4, FLORIDA STATUTES
  5. SET PERMANENT REFERENCE MONUMENT (P.P.M.) AT 1" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "L.B. 1984 P.M." UNLESS OTHERWISE NOTED
  6. SET PERMANENT CONTROL POINT (P.C.P.) "MAD" MARK WITH ALUMINUM DISK, STAMPED "L.B. 1984 P.C.P."
  7. A = DELTA
  8. A+ = ACRES
  9. A = ACCESS EASEMENT
  10. CH = CALCULATED
  11. CL = CENTERLINE
  12. CR = CHORD BEARING
  13. C.C.R. = CERTIFIED CORNER RECORD
  14. CD = CHORD DISTANCE
  15. CH = CHORD BEARING AND DISTANCE
  16. C.M. = CONCRETE MONUMENT
  17. COR = CORNER
  18. D.B. = DRAINAGE EASEMENT
  19. D.E. = DRAINAGE EASEMENT
  20. FC = FILING
  21. FRAC = FRACTION
  22. INST. NO. = INSTRUMENT NUMBER
  23. I.R. = IRON ROD
  24. L = LENGTH
  25. L.A.E. = LAKE ACCESS EASEMENT
  26. L.B. = LICENSED BUSINESS
  27. L.C.A. = LEE COUNTY RECORDS
  28. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
  29. L.A.E. = LAKE MAINTENANCE EASEMENT
  30. M = MEASURED
  31. H (T) = GRID HOFFMANN
  32. NAD = NORTH AMERICAN DATUM
  33. NFP = NON-FRAMING
  34. NED = NATIONAL DATUM REFERENCE SYSTEM
  35. D.P. = OFFICIAL RECORD
  36. P.P.M. = PLAT BOOK
  37. PG. = PAGE
  38. P.A. = PARADE-GALLO
  39. PROP. = PROPERTY
  40. P.U.E. = PUBLIC UTILITY EASEMENT
  41. R = RANGES
  42. RW = RIGHT OF WAY
  43. SEC. = SECTION
  44. S.F. = SQUARE FEET
  45. W = WITH

L202022-0054-SP1-T2022-00037



**MINUTES OF MEETING  
KINGSTON ONE  
COMMUNITY DEVELOPMENT DISTRICT**

1           The regular meeting of the Board of Supervisors of Kingston One Community Development  
2 District was held on Wednesday, January 21, 2026, and called to order at 2:02 p.m. at the Offices of  
3 Cameratta Companies located at 21101 Design Parc Lane, Suite 103 Estero, Florida 33928.

4  
5           Present and constituting a quorum were:

6		
7	Nicholas Cameratta	Chairperson
8	Anthony Cameratta	Vice Chairperson
9	Cheryl A. Smith	Assistant Secretary

10  
11          Also present were:

12		
13	Bryan Radcliff	District Manager
14	Brian Lamb	VP Developer Services <i>(via phone)</i>
15	Gregory L. Urbancic	District Counsel <i>(via phone)</i>
16	Frank Savage	District Engineer <i>(via phone)</i>
17	Ray Blacksmith	Cameratta Companies
18	Mike Bauman	Cameratta Companies
19	Dominic Cameratta	Cameratta Companies
20	Stephen Rudd	Inframark

21  
22           *This is not a certified or verbatim transcript but rather represents the context and summary of*  
23 *the meeting. The full meeting is available in audio format upon request. Contact the District Office*  
24 *for any related costs for an audio copy.*

25  
26 **FIRST ORDER OF BUSINESS**

**Call to Order**

27           Mr. Radcliff called the meeting to order, and a quorum was established.

28  
29 **SECOND ORDER OF BUSINESS**

**Audience Comments**

30           There being none, the next order of business followed.

31  
32 **THIRD ORDER OF BUSINESS**

**Accountant Summary**

33           Mr. Rudd presented his accounting summary to the Board.

34  
35 **FOURTH ORDER OF BUSINESS**

**Business Items**

36           **A. Consideration of Resolution 2026-04; Modifying the Boundaries of Kingston One CDD**

37  
38           On MOTION by Mr. A. Cameratta seconded by Mr. N. Cameratta, with all in  
39 favor, Resolution 2026-04; Modifying the Boundaries of Kingston One CDD,  
40 was adopted. 3-0

41  
42           **B. Consideration of Boundary Amendment Funding Agreement**

43  
44           On MOTION by Mr. N. Cameratta seconded by Mr. A. Cameratta, with all in  
45 favor, Boundary Amendment Funding Agreement, was approved. 3-0

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- FIFTH ORDER OF BUSINESS** **Consent Agenda**
- A. Approval of Meeting Minutes December 17, 2025 Regular Meeting**
  - B. Acceptance of Financials December 2025**
  - C. Acceptance of the Check Registers, December 2025**
  - D. Consideration of Operations and Maintenance Report December 2025**

On MOTION by Mr. A. Cameratta seconded by Ms. Smith, with all in favor, the Consent Agenda, was approved. 3-0

- SIXTH ORDER OF BUSINESS** **Staff Reports**
- A. District Counsel**
  - B. District Engineer**
  - C. District Manager**

There being no reports, the next order of business followed.

- SEVENTH ORDER OF BUSINESS** **Supervisor Requests**
- There being none, the next order of business followed.

- EIGHTH ORDER OF BUSINESS** **Audience Comments**
- There being none, the next order of business followed.

- NINTH ORDER OF BUSINESS** **Adjournment**
- There being no further business,

On MOTION by Mr. A. Cameratta seconded by Mr. N. Cameratta, with all in favor, meeting adjourned at 2:07 pm. 3-0

\_\_\_\_\_  
Bryan Radcliff  
District Manager

\_\_\_\_\_  
Nicholas Cameratta  
Chairperson



39 **B. Consideration of Resolution 2026-06; Resolution Relating to Boundary Amendment**

40

41 On MOTION by Mr. N. Cameratta seconded by Ms. Smith, with all in favor,  
42 Resolution 2026-06; Resolution Relating to Boundary Amendment, was  
43 adopted. 3-0

44

45 **FIFTH ORDER OF BUSINESS** **Supervisor Requests**

46 There being none, the next order of business followed.

47

48 **SIXTH ORDER OF BUSINESS** **Adjournment**

49 There being no further business,

50

51 On MOTION by Mr. N. Cameratta seconded by Mr. A. Cameratta, with all in  
52 favor, meeting adjourned at 2:05 pm. 3-0

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58 Bryan Radcliff  
District Manager

\_\_\_\_\_  
Nicholas Cameratta  
Chairperson

*Kingston One  
Community  
Development  
District*

*Financial Report*

*January 31, 2026*

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2026

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2025 DEBT SERVICE FUND</b>	<b>SERIES 2025 CAPITAL PROJECTS FUND</b>	<b>GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>					
Cash In Bank	\$ 35,948	\$ -	\$ -	\$ -	\$ 35,948
Investments:					
Acquisition & Construction Account	-	-	27,729,250	-	27,729,250
Interest Account	-	7,415,262	-	-	7,415,262
Reserve Fund	-	6,006,169	-	-	6,006,169
Amount Avail In Debt Services	-	-	-	84,000,000	84,000,000
<b>TOTAL ASSETS</b>	<b>\$ 35,948</b>	<b>\$ 13,421,431</b>	<b>\$ 27,729,250</b>	<b>\$ 84,000,000</b>	<b>\$ 125,186,629</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Bonds Payable - Series 2025	-	-	-	84,000,000	84,000,000
<b>TOTAL LIABILITIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>84,000,000</b>	<b>84,000,000</b>
<b><u>FUND BALANCES</u></b>					
Restricted for:					
Debt Service	-	13,421,431	-	-	13,421,431
Capital Projects	-	-	27,729,250	-	27,729,250
Unassigned:	35,948	-	-	-	35,948
<b>TOTAL FUND BALANCES</b>	<b>35,948</b>	<b>13,421,431</b>	<b>27,729,250</b>	<b>-</b>	<b>41,186,629</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 35,948</b>	<b>\$ 13,421,431</b>	<b>\$ 27,729,250</b>	<b>\$ 84,000,000</b>	<b>\$ 125,186,629</b>

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 211	\$ 211	0.00%
Special Assmnts- Tax Collector	683,945	-	(683,945)	0.00%
Special Assmnts- Discounts	(399,395)	-	399,395	0.00%
Developer Contribution	-	25,000	25,000	0.00%
Developer Contribution - CIP	-	7,680	7,680	0.00%
<b>TOTAL REVENUES</b>	<b>284,550</b>	<b>32,891</b>	<b>(251,659)</b>	<b>11.56%</b>

**EXPENDITURES**

**Administration**

Trustees Fees	12,000	-	12,000	0.00%
Assessment Roll	5,000	2,083	2,917	41.66%
Disclosure Report	10,000	3,583	6,417	35.83%
District Counsel	20,000	2,770	17,230	13.85%
District Engineer	30,000	475	29,525	1.58%
District Management	25,000	10,417	14,583	41.67%
Accounting Services	17,500	6,833	10,667	39.05%
Auditing Services	5,200	3,500	1,700	67.31%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	150	41	109	27.33%
General Liability	25,000	5,300	19,700	21.20%
Public Officials Insurance	2,475	-	2,475	0.00%
Property & Casualty Insurance	60,000	-	60,000	0.00%
Legal Advertising	1,500	334	1,166	22.27%
Special Projects	2,500	-	2,500	0.00%
Bank Fees	200	666	(466)	333.00%
Financial/Revenue Collections	3,500	1,958	1,542	55.94%
Website Admin Services	1,500	625	875	41.67%
MISC	250	-	250	0.00%
Onsite Office Supplies	380	-	380	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>224,130</b>	<b>38,760</b>	<b>185,370</b>	<b>17.29%</b>

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
MISC Maintenance	15,000	-	15,000	0.00%
MISC Contingency	45,420	-	45,420	0.00%
<b>Total Other Physical Environment</b>	<b>60,420</b>	<b>-</b>	<b>60,420</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>284,550</b>	<b>38,760</b>	<b>245,790</b>	<b>13.62%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,869)	(5,869)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Construction in Progress	-	(7,680)	(7,680)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(7,680)</b>	<b>(7,680)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (13,549)	\$ (13,549)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>49,497</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 35,948</b>		

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
Series 2025 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 169,647	\$ 169,647	0.00%
Special Assmnts- Tax Collector	747,564	-	(747,564)	0.00%
Special Assmnts- Discounts	(463,014)	-	463,014	0.00%
<b>TOTAL REVENUES</b>	<b>284,550</b>	<b>169,647</b>	<b>(114,903)</b>	<b>59.62%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Interest Expense	3,812,403	1,387,553	2,424,850	36.40%
<b>Total Debt Service</b>	<b>3,812,403</b>	<b>1,387,553</b>	<b>2,424,850</b>	<b>36.40%</b>
<b>TOTAL EXPENDITURES</b>	<b>3,812,403</b>	<b>1,387,553</b>	<b>2,424,850</b>	<b>36.40%</b>
Excess (deficiency) of revenues Over (under) expenditures	(3,527,853)	(1,217,906)	2,309,947	34.52%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	197	197	0.00%
Operating Transfers-Out	-	(37,404)	(37,404)	0.00%
Contribution to (Use of) Fund Balance	(3,527,853)	-	3,527,853	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(3,527,853)</b>	<b>(37,207)</b>	<b>3,490,646</b>	<b>1.05%</b>
Net change in fund balance	\$ (3,527,853)	\$ (1,255,113)	\$ 9,328,446	35.58%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>14,676,544</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 13,421,431</b>		

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
Series 2025 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 525,985	\$ 525,985	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>525,985</b>	<b>525,985</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	525,985	525,985	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	37,404	37,404	0.00%
Construction in Progress	-	(21,152,381)	(21,152,381)	0.00%
Operating Transfers-Out	-	(197)	(197)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(21,115,174)</b>	<b>(21,115,174)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ (20,589,189)</u>	<u>\$ (20,589,189)</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>48,318,439</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 27,729,250</u></b>		

# Bank Account Statement

Kingston One CDD

**Bank Account No.** 9288  
**Statement No.** 01-26

**Statement Date** 01/31/2026

<b>G/L Account No. 101002 Balance</b>	35,948.09	<b>Statement Balance</b>	35,948.09
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	35,948.09
<b>Subtotal</b>	35,948.09	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	35,948.09
<b>Ending G/L Balance</b>	35,948.09		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
01/20/2026	Payment	BD00005	District Engineer	Deposit No. BD00005 -	7,680.00	7,680.00	0.00
01/22/2026	Payment	BD00006	Developer Contribution	Deposit No. BD00006 -	25,000.00	25,000.00	0.00
01/30/2026		JE000074	Interest - Investments	Interest Income	29.29	29.29	0.00
<b>Total Deposits</b>					32,709.29	32,709.29	0.00
<b>Checks</b>							
							0.00
12/10/2025	Payment	1060	GRAU & ASSOCIATES	Check for Vendor V00012	-1,000.00	-1,000.00	0.00
12/17/2025	Payment	1063	YOVANOVICH & KOESTER, P.A.	Check for Vendor V00006	-893.50	-893.50	0.00
12/29/2025	Payment	1065	BARRACO & ASSOCIATES INC	Check for Vendor V00008	-7,680.00	-7,680.00	0.00
01/07/2026	Payment	1066	BARRACO & ASSOCIATES INC	Check for Vendor V00008	-325.00	-325.00	0.00
01/07/2026	Payment	1067	INFRAMARK LLC	Check for Vendor V00005	-4,917.41	-4,917.41	0.00
01/09/2026	Payment	1068	GRAU & ASSOCIATES	Check for Vendor V00012	-2,500.00	-2,500.00	0.00
01/27/2026	Payment	1069	BARRACO & ASSOCIATES INC	Check for Vendor V00008	-150.00	-150.00	0.00
01/27/2026	Payment	1070	YOVANOVICH & KOESTER, P.A.	Check for Vendor V00006	-1,678.75	-1,678.75	0.00
01/27/2026	Payment	1071	INFRAMARK LLC	Check for Vendor V00005	-24.11	-24.11	0.00
01/21/2026		JE000073	Bank Fees	Bank Fees (Service Charges)	-166.84	-166.84	0.00
<b>Total Checks</b>					-19,335.61	-19,335.61	0.00

**Adjustments**

**Total Adjustments**

**Outstanding Deposits**

# Bank Account Statement

Kingston One CDD

**Bank Account No.** 9288

**Statement No.** 01-26

**Statement Date**

01/31/2026

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**Total Outstanding Deposits**

*Kingston One  
Community  
Development  
District*

*Financial Report*

*February 28, 2026*

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2026

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL	SERIES 2025	SERIES 2025	GENERAL	TOTAL
	FUND	DEBT SERVICE	CAPITAL	LONG-TERM	
	FUND	FUND	PROJECTS	ACCOUNT	
				GROUP FUND	
<b>ASSETS</b>					
Cash In Bank	\$ 17,550	\$ -	\$ -	\$ -	\$ 17,550
Investments:					
Acquisition & Construction Account	-	-	27,820,770	-	27,820,770
Interest Account	-	7,436,161	-	-	7,436,161
Reserve Fund	-	6,022,390	-	-	6,022,390
Amount Avail In Debt Services	-	-	-	84,000,000	84,000,000
<b>TOTAL ASSETS</b>	<b>\$ 17,550</b>	<b>\$ 13,458,551</b>	<b>\$ 27,820,770</b>	<b>\$ 84,000,000</b>	<b>\$ 125,296,871</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Bonds Payable - Series 2025	-	-	-	84,000,000	84,000,000
<b>TOTAL LIABILITIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>84,000,000</b>	<b>84,000,000</b>
<b>FUND BALANCES</b>					
Restricted for:					
Debt Service	-	13,458,551	-	-	13,458,551
Capital Projects	-	-	27,820,770	-	27,820,770
Unassigned:	17,550	-	-	-	17,550
<b>TOTAL FUND BALANCES</b>	<b>17,550</b>	<b>13,458,551</b>	<b>27,820,770</b>	<b>-</b>	<b>41,296,871</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 17,550</b>	<b>\$ 13,458,551</b>	<b>\$ 27,820,770</b>	<b>\$ 84,000,000</b>	<b>\$ 125,296,871</b>

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 28, 2026

General Fund (001)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 250	\$ 250	0.00%
Special Assmnts- Tax Collector	683,945	-	(683,945)	0.00%
Special Assmnts- Discounts	(399,395)	-	399,395	0.00%
Developer Contribution	-	25,000	25,000	0.00%
Developer Contribution - CIP	-	7,680	7,680	0.00%
<b>TOTAL REVENUES</b>	<b>284,550</b>	<b>32,930</b>	<b>(251,620)</b>	<b>11.57%</b>

**EXPENDITURES**

**Administration**

Trustees Fees	12,000	-	12,000	0.00%
Assessment Roll	5,000	2,500	2,500	50.00%
Disclosure Report	10,000	4,000	6,000	40.00%
District Counsel	20,000	5,446	14,554	27.23%
District Engineer	30,000	7,900	22,100	26.33%
District Management	25,000	12,500	12,500	50.00%
Accounting Services	17,500	8,292	9,208	47.38%
Auditing Services	5,200	3,500	1,700	67.31%
Website ADA Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	150	49	101	32.67%
General Liability	25,000	5,300	19,700	21.20%
Public Officials Insurance	2,475	-	2,475	0.00%
Property & Casualty Insurance	60,000	-	60,000	0.00%
Legal Advertising	1,500	404	1,096	26.93%
Special Projects	2,500	-	2,500	0.00%
Bank Fees	200	881	(681)	440.50%
Financial/Revenue Collections	3,500	2,375	1,125	67.86%
Website Admin Services	1,500	750	750	50.00%
MISC	250	-	250	0.00%
Onsite Office Supplies	380	-	380	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>224,130</b>	<b>57,197</b>	<b>166,933</b>	<b>25.52%</b>

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 28, 2026

General Fund (001)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
MISC Maintenance	15,000	-	15,000	0.00%
MISC Contingency	45,420	-	45,420	0.00%
<b>Total Other Physical Environment</b>	<b>60,420</b>	<b>-</b>	<b>60,420</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>284,550</b>	<b>57,197</b>	<b>227,353</b>	<b>20.10%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(24,267)	(24,267)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Construction in Progress	-	(7,680)	(7,680)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(7,680)</b>	<b>(7,680)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ (31,947)</u>	<u>\$ (31,947)</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>49,497</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 17,550</b></u>		

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
Series 2025 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 206,767	\$ 206,767	0.00%
Special Assmnts- Tax Collector	747,564	-	(747,564)	0.00%
Special Assmnts- Discounts	(463,014)	-	463,014	0.00%
<b>TOTAL REVENUES</b>	<b>284,550</b>	<b>206,767</b>	<b>(77,783)</b>	<b>72.66%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Interest Expense	3,812,403	1,387,553	2,424,850	36.40%
<b>Total Debt Service</b>	<b>3,812,403</b>	<b>1,387,553</b>	<b>2,424,850</b>	<b>36.40%</b>
<b>TOTAL EXPENDITURES</b>	<b>3,812,403</b>	<b>1,387,553</b>	<b>2,424,850</b>	<b>36.40%</b>
Excess (deficiency) of revenues Over (under) expenditures	(3,527,853)	(1,180,786)	2,347,067	33.47%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	197	197	0.00%
Operating Transfers-Out	-	(37,404)	(37,404)	0.00%
Contribution to (Use of) Fund Balance	(3,527,853)	-	3,527,853	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(3,527,853)</b>	<b>(37,207)</b>	<b>3,490,646</b>	<b>1.05%</b>
Net change in fund balance	\$ (3,527,853)	\$ (1,217,993)	\$ 9,365,566	34.53%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>14,676,544</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 13,458,551</b>		

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 28, 2026

Series 2025 Capital Projects Fund (300)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 617,505	\$ 617,505	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>617,505</b>	<b>617,505</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	617,505	617,505	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	37,404	37,404	0.00%
Construction in Progress	-	(21,152,381)	(21,152,381)	0.00%
Operating Transfers-Out	-	(197)	(197)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(21,115,174)</b>	<b>(21,115,174)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ (20,497,669)</u>	<u>\$ (20,497,669)</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>48,318,439</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 27,820,770</b></u>		

# Bank Account Statement

Kingston One CDD

**Bank Account No.** 9288

**Statement No.** 02-26

**Statement Date** 02/28/26

<b>G/L Account No. 101002 Balance at 02/28/26</b>	17,549.77	<b>Statement Balance</b>	30,845.77
<b>Positive Adjustments</b>	0.00	<b>Outstanding Deposits</b>	0.00
<b>Subtotal</b>	17,549.77	<b>Subtotal</b>	30,845.77
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-13,296.00
<b>Ending G/L Balance</b>	17,549.77	<b>Ending Balance</b>	17,549.77

**Warning!** Bank reconciliation might not be possible because there are direct posting entries. For more information, see <https://go.microsoft.com/fwlink/?>

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							0.00
02/27/2026		JE000084	Interest - Investments	Interest Income	37.70	37.70	0.00
<b>Total Deposits</b>					37.70	37.70	0.00
<b>Checks</b>							0.00
02/04/2026		1072	INFRAMARK LLC	Check for Vendor V00005	-4,916.67	-4,916.67	0.00
02/19/2026		1073	INFRAMARK LLC	Check for Vendor V00005	-8.05	-8.05	0.00
02/23/2026		JE000085	Bank Fees	Bank Fees (Service Charges)	-215.30	-215.30	0.00
<b>Total Checks</b>					-5,140.02	-5,140.02	0.00
<b>Outstanding Checks</b>							0.00
02/26/26	Payment	1074	BARRACO & ASSOCIATES INC	Check for Vendor V00008			-7,425.00
02/26/26	Payment	1075	BUSINESS OBSERVER, INC COLEMAN,	Check for Vendor V00011			-70.00
02/26/26	Payment	1076	YOVANOVICH & KOESTER, P.A.	Check for Vendor V00006			-2,676.00
02/26/26	Payment	1077	SCHOOLSTATUS PARENT INC	Check for Vendor V00014			-3,125.00
<b>Total Outstanding Checks</b>							-13,296.00

*Kingston One  
Community  
Development  
District*

*Financial Report*

*March 31, 2026*

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of March 31, 2026

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2025 CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<b>ASSETS</b>					
Cash In Bank	\$ 10,143	\$ -	\$ -	\$ -	\$ 10,143
Investments:					
Acquisition & Construction Account	-	-	20,164,320	-	20,164,320
Interest Account	-	7,454,975	-	-	7,454,975
Reserve Fund	-	5,987,323	-	-	5,987,323
Amount Avail In Debt Services	-	-	-	84,000,000	84,000,000
<b>TOTAL ASSETS</b>	<b>\$ 10,143</b>	<b>\$ 13,442,298</b>	<b>\$ 20,164,320</b>	<b>\$ 84,000,000</b>	<b>\$ 117,616,761</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	-
Bonds Payable - Series 2025	-	-	-	84,000,000	84,000,000
<b>TOTAL LIABILITIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>84,000,000</b>	<b>84,000,000</b>
<b>FUND BALANCES</b>					
Restricted for:					
Debt Service	-	13,442,298	-	-	13,442,298
Capital Projects	-	-	20,164,320	-	20,164,320
Unassigned:	10,143	-	-	-	10,143
<b>TOTAL FUND BALANCES</b>	<b>10,143</b>	<b>13,442,298</b>	<b>20,164,320</b>	<b>-</b>	<b>33,616,761</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 10,143</b>	<b>\$ 13,442,298</b>	<b>\$ 20,164,320</b>	<b>\$ 84,000,000</b>	<b>\$ 117,616,761</b>

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 270	\$ 270	0.00%
Special Assmnts- Tax Collector	683,945	-	(683,945)	0.00%
Special Assmnts- Discounts	(399,395)	-	399,395	0.00%
Developer Contribution	-	25,000	25,000	0.00%
Developer Contribution - CIP	-	7,680	7,680	0.00%
<b>TOTAL REVENUES</b>	<b>284,550</b>	<b>32,950</b>	<b>(251,600)</b>	<b>11.58%</b>

**EXPENDITURES**

**Administration**

Trustees Fees	12,000	-	12,000	0.00%
Assessment Roll	5,000	2,917	2,083	58.34%
Disclosure Report	10,000	4,417	5,583	44.17%
District Counsel	20,000	7,793	12,207	38.97%
District Engineer	30,000	7,900	22,100	26.33%
District Management	25,000	14,583	10,417	58.33%
Accounting Services	17,500	9,750	7,750	55.71%
Auditing Services	5,200	3,500	1,700	67.31%
Website ADA Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	150	58	92	38.67%
General Liability	25,000	5,300	19,700	21.20%
Public Officials Insurance	2,475	-	2,475	0.00%
Property & Casualty Insurance	60,000	-	60,000	0.00%
Legal Advertising	1,500	404	1,096	26.93%
Special Projects	2,500	-	2,500	0.00%
Bank Fees	200	1,035	(835)	517.50%
Financial/Revenue Collections	3,500	2,792	708	79.77%
Website Admin Services	1,500	875	625	58.33%
MISC	250	-	250	0.00%
Onsite Office Supplies	380	-	380	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>224,130</b>	<b>64,624</b>	<b>159,506</b>	<b>28.83%</b>

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
MISC Maintenance	15,000	-	15,000	0.00%
MISC Contingency	45,420	-	45,420	0.00%
<b>Total Other Physical Environment</b>	<b>60,420</b>	<b>-</b>	<b>60,420</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	7,680	(7,680)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>7,680</b>	<b>(7,680)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>284,550</b>	<b>72,304</b>	<b>212,246</b>	<b>25.41%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(39,354)	(39,354)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>49,497</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 10,143</b>		

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026  
Series 2025 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 240,273	\$ 240,273	0.00%
Special Assmnts- Tax Collector	747,564	-	(747,564)	0.00%
Special Assmnts- Discounts	(463,014)	-	463,014	0.00%
<b>TOTAL REVENUES</b>	<b>284,550</b>	<b>240,273</b>	<b>(44,277)</b>	<b>84.44%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Interest Expense	3,812,403	1,387,553	2,424,850	36.40%
<b>Total Debt Service</b>	<b>3,812,403</b>	<b>1,387,553</b>	<b>2,424,850</b>	<b>36.40%</b>
<b>TOTAL EXPENDITURES</b>	<b>3,812,403</b>	<b>1,387,553</b>	<b>2,424,850</b>	<b>36.40%</b>
Excess (deficiency) of revenues Over (under) expenditures	(3,527,853)	(1,147,280)	2,380,573	32.52%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	197	197	0.00%
Operating Transfers-Out	-	(87,163)	(87,163)	0.00%
Contribution to (Use of) Fund Balance	(3,527,853)	-	3,527,853	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(3,527,853)</b>	<b>(86,966)</b>	<b>3,440,887</b>	<b>2.47%</b>
Net change in fund balance	<u>\$ (3,527,853)</u>	<u>\$ (1,234,246)</u>	<u>\$ 9,349,313</u>	<u>34.99%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>14,676,544</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 13,442,298</b></u>		

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026  
Series 2025 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 685,372	\$ 685,372	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>685,372</b>	<b>685,372</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Construction In Progress</b>				
Construction in Progress	-	28,926,457	(28,926,457)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>28,926,457</b>	<b>(28,926,457)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>28,926,457</b>	<b>(28,926,457)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(28,241,085)	(28,241,085)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	87,163	87,163	0.00%
Operating Transfers-Out	-	(197)	(197)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>86,966</b>	<b>86,966</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (28,154,119)	\$ (28,154,119)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>48,318,439</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 20,164,320</b>		

# Bank Account Statement

Kingston One CDD

Wednesday, April 1, 2026

Page 1

SRUDD

**Bank Account No.** 9288

**Statement No.** 03-26

**Statement Date**

03/31/2026

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<b>G/L Account No. 101002 Balance</b>	10,142.63	<b>Statement Balance</b>	10,142.63
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	10,142.63
<b>Subtotal</b>	10,142.63	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00		
	<hr/>	<b>Ending Balance</b>	10,142.63
<b>Ending G/L Balance</b>	10,142.63		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1066	01/07/26	BARRACO & ASSOCIATES INC	30197	Service Through 10/10/25 - Review Drainage Maintenance Plan	DISTRICT ENGINEER	531147-51301	\$325.00
001	1067	01/07/26	INFRAMARK LLC	166698	Inframark Management Inv - Nov 25	Nov 25 - Postage	541024-51301	\$0.74
001	1067	01/07/26	INFRAMARK LLC	167836	Inframark Management Inv - Jan 26	Jan 26 - Accounting Services	532001-51301	\$1,458.33
001	1067	01/07/26	INFRAMARK LLC	167836	Inframark Management Inv - Jan 26	Jan 26 - Assessment Roll	531141-51301	\$416.67
001	1067	01/07/26	INFRAMARK LLC	167836	Inframark Management Inv - Jan 26	Jan 26 - Dissemination Services	531142-51301	\$416.67
001	1067	01/07/26	INFRAMARK LLC	167836	Inframark Management Inv - Jan 26	Jan 26 - District Management	531150-51301	\$2,083.33
001	1067	01/07/26	INFRAMARK LLC	167836	Inframark Management Inv - Jan 26	Jan 26 - Financial & Revenue Collections	549150-51301	\$416.67
001	1067	01/07/26	INFRAMARK LLC	167836	Inframark Management Inv - Jan 26	Jan 26 - Website Maintenance	549936-51301	\$125.00
001	1068	01/09/26	GRAU & ASSOCIATES	28449	Audit FYE 09/30/25	Audit FYE 09/30/25	532002-51301	\$2,500.00
001	1069	01/27/26	BARRACO & ASSOCIATES INC	30581	01/12 - District Engineering Svcs re: 12/17/25 BOS Mtg	01/12 - District Engineering Services	531147-51301	\$150.00
001	1070	01/27/26	COLEMAN, YOYANOVICH & KOESTER, P.A.	23	Through 01/22 - DE Services	District Counsel	531146-51301	\$1,678.75
001	1071	01/27/26	INFRAMARK LLC	169037	Inframark Management Inv - Dec 25	Dec 25 - Postage / B/W Copies	541024-51301	\$24.11
<b>Fund Total</b>								<b>\$9,595.27</b>

<b>Total Checks Paid</b>	<b>\$9,595.27</b>
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**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1072	02/04/26	INFRAMARK LLC	170684	Inframark Management Inv - Feb 26	Accounting Services - Feb 26	532001-51301	\$1,458.33
001	1072	02/04/26	INFRAMARK LLC	170684	Inframark Management Inv - Feb 26	Assessment Roll - Feb 26	531141-51301	\$416.67
001	1072	02/04/26	INFRAMARK LLC	170684	Inframark Management Inv - Feb 26	Dissemination Services - Feb 26	531142-51301	\$416.67
001	1072	02/04/26	INFRAMARK LLC	170684	Inframark Management Inv - Feb 26	District Management - Feb 26	531150-51301	\$2,083.33
001	1072	02/04/26	INFRAMARK LLC	170684	Inframark Management Inv - Feb 26	Financial / Revenue Collections - Feb 26	549150-51301	\$416.67
001	1072	02/04/26	INFRAMARK LLC	170684	Inframark Management Inv - Feb 26	Website Maintenance - Feb 26	549936-51301	\$125.00
001	1073	02/19/26	INFRAMARK LLC	171465	Inframark Management Inv - Jan 26	Jan 26 - Postage, B/W Copies	541024-51301	\$8.05
001	1074	02/26/26	BARRACO & ASSOCIATES INC	30797	Through 02/20 - DE Services re: O&M	District Engineer	531147-51301	\$7,425.00
001	1075	02/26/26	BUSINESS OBSERVER, INC	26-00689L	02/20 - Legal Advertising	Legal Advertising	548002-51301	\$70.00
001	1076	02/26/26	COLEMAN, YOVANOVICH & KOESTER, P.A.	24 - 022326	Through 01/29 - DC Services	District Counsel	531146-51301	\$1,886.00
001	1076	02/26/26	COLEMAN, YOVANOVICH & KOESTER, P.A.	1B 2026	Through 01/27 - DC Services	District Counsel	531146-51301	\$790.00
001	1077	02/26/26	SCHOOLSTATUS PARENT INC	INV-SS-5743	FY'26 Annual Svc & Set up Fees	Website ADA Compliance	534397-51301	\$3,125.00
<b>Fund Total</b>								<b>\$18,220.72</b>

<b>Total Checks Paid</b>	<b>\$18,220.72</b>
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**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1078	03/06/26	INFRAMARK LLC	173082	MARCH 26-Inframark Management Inv	Accounting Services	532001-51301	\$1,458.33
001	1078	03/06/26	INFRAMARK LLC	173082	MARCH 26-Inframark Management Inv	Assessment Roll	531141-51301	\$416.67
001	1078	03/06/26	INFRAMARK LLC	173082	MARCH 26-Inframark Management Inv	Disclosure Report	531142-51301	\$416.67
001	1078	03/06/26	INFRAMARK LLC	173082	MARCH 26-Inframark Management Inv	District Management	531150-51301	\$2,083.33
001	1078	03/06/26	INFRAMARK LLC	173082	MARCH 26-Inframark Management Inv	Financial/Revenue Collections	549150-51301	\$416.67
001	1078	03/06/26	INFRAMARK LLC	173082	MARCH 26-Inframark Management Inv	Website Admin Services	549936-51301	\$125.00
001	1079	03/13/26	COLEMAN, YOVANOVICH & KOESTER, P.A.	25	Gen Rep Services Through 02/28/26	District Counsel	531146-51301	\$414.75
001	1079	03/13/26	COLEMAN, YOVANOVICH & KOESTER, P.A.	2-2026	Boundary Amendment Svcs Through 02/28/26	District Counsel	531146-51401	\$1,932.50
001	1080	03/23/26	INFRAMARK LLC	173925	Inframark Management Inv - Feb 26	Postage, Phone, Faxes, Copies	541024-51301	\$2.96
001	1080	03/23/26	INFRAMARK LLC	173925	Inframark Management Inv - Feb 26	Postage, Phone, Faxes, Copies	541024-51301	\$5.85
<b>Fund Total</b>								<b>\$7,272.73</b>

<b>Total Checks Paid</b>	<b>\$7,272.73</b>
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**KINGSTON ONE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
INFRAMARK LLC	1/2/2026	167836	\$1,458.33			Jan 26 - Accounting Services
INFRAMARK LLC	1/2/2026	167836	\$416.67			Jan 26 - Assessment Roll
INFRAMARK LLC	1/2/2026	167836	\$416.67			Jan 26 - Dissemination Services
INFRAMARK LLC	1/2/2026	167836	\$2,083.33			Jan 26 - District Management
INFRAMARK LLC	1/2/2026	167836	\$416.67		\$4,791.67	Jan 26 - Financial & Revenue Collections
<b>Monthly Contract Subtotal</b>			<b>\$4,791.67</b>			
<b>Variable Contract</b>						
BARRACO & ASSOCIATES INC	10/10/2025	30197	\$325.00			DISTRICT ENGINEER
BARRACO & ASSOCIATES INC	1/12/2026	30582	\$1,597.50			01/12 - District Engineering Services
BARRACO & ASSOCIATES INC	1/12/2026	30581	\$150.00		\$2,072.50	01/12 - District Engineering Services
COLEMAN, YOVANOVICH & KOESTER, P.A.	1/22/2026	23	\$1,678.75			Through 01/22 - DE Services
<b>Variable Contract Subtotal</b>			<b>\$3,751.25</b>			
<b>Regular Services</b>						
GRAU & ASSOCIATES	1/5/2026	28449	\$2,500.00			Audit FYE 09/30/35
INFRAMARK LLC	1/2/2026	167836	\$125.00			Jan 26 - Website Maintenance
INFRAMARK LLC	1/20/2026	169037	\$24.11		\$149.11	Dec 25 - Postage / B/W Copies
<b>Regular Services Subtotal</b>			<b>\$2,649.11</b>			
<b>TOTAL</b>			<b>\$11,192.03</b>			



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

167836

**DATE**

1/2/2026

**BILL TO**

Kingston One Community  
Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C5066

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

1/2/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
Assessment Roll	1	Ea	416.67		416.67
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	416.67		416.67
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>4,916.67</b>

<b>Subtotal</b>	\$4,916.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$4,916.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

**Barraco & Associates, Inc.**  
 2271 McGregor Boulevard, Suite 100  
 Fort Myers, FL 33901

Inframark Community Management  
 Kingston CDD  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

Invoice number 30197  
 Date 10/10/2025

Project **24093 Kingston Master CDD**

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
G-2025-1 General Services	0.00	0.00	325.00	0.00	325.00
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>325.00</b>	<b>0.00</b>	<b>325.00</b>

**G-2025-1 General Services**

	Hours	Rate	Billed Amount
CDD Manager <i>Prepare for and attend (via MS Teams) BOS meeting 7-16-25.</i>	0.50	150.00	75.00
Principal Professional Engineer <i>Assist with and review drainage maintenance plan.</i>	1.00	250.00	250.00
subtotal	1.50		325.00
Phase subtotal			325.00
Invoice total			<b>325.00</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
30197	10/10/2025	325.00	325.00				
	<b>Total</b>	<b>325.00</b>	<b>325.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Barraco & Associates, Inc.**  
 2271 McGregor Boulevard, Suite 100  
 Fort Myers, FL 33901

Inframark Community Management  
 Kingston CDD  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

Invoice number 30582  
 Date 01/12/2026

Project **24093 Kingston Master CDD**

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
C-2025.1 Miscellaneous Professional Services	0.00	0.00	33,661.00	32,063.50	1,597.50
Total	0.00	0.00	33,661.00	32,063.50	1,597.50

**C-2025.1 Miscellaneous Professional Services**

	Hours	Rate	Billed Amount
CDD Manager	3.00	150.00	450.00
<i>Review status of master requisition spreadsheet and verify all updates for anticipated BOS meeting 12/17/25.            Initial review of back-up documents compiled and provided by developer re: Pay Requisition AA1-2025-06.            Follow-up with developer on various invoices that are not appearing to reconcile. Coordinate internally re:            eligibility of various line items for work completed.</i>			
Senior Project Services	12.75	90.00	1,147.50
<i>Pay Requisition AA1-2025-06</i>			
subtotal	15.75		1,597.50
Phase subtotal			1,597.50
Invoice total			<b>1,597.50</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
30196	10/10/2025	7,642.50				7,642.50	
30582	01/12/2026	1,597.50	1,597.50				
	Total	9,240.00	1,597.50	0.00	0.00	7,642.50	0.00

**Barraco & Associates, Inc.**  
 2271 McGregor Boulevard, Suite 100  
 Fort Myers, FL 33901

Inframark Community Management  
 Kingston CDD  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

Invoice number 30581  
 Date 01/12/2026  
 Project **24093 Kingston Master CDD**

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
G-2025-1 General Services	0.00	0.00	475.00	325.00	150.00
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>475.00</b>	<b>325.00</b>	<b>150.00</b>

**G-2025-1 General Services**

	Hours	Rate	Billed Amount
CDD Manager	1.00	150.00	150.00

*Review agenda, prepare for and attend (via MS Teams) BOS meeting 12/17/25. Follow-up call to discuss timeline of anticipated CDD actions.*

Invoice total **150.00**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
30197	10/10/2025	325.00				325.00	
30581	01/12/2026	150.00	150.00				
	<b>Total</b>	<b>475.00</b>	<b>150.00</b>	<b>0.00</b>	<b>0.00</b>	<b>325.00</b>	<b>0.00</b>

Coleman, Yovanovich & Koester, P.A.  
 Northern Trust Bank Building  
 4001 Tamiami Trail North, Suite 300  
 Naples, Florida 34103-3556  
 Telephone: (239) 435-3535  
 Fax: (239) 435-1218

Page: 1  
 January 22, 2026  
 File No: 18650-001M  
 Statement No: 23

Kingston One CDD  
 c/o Inframark  
 Brian Lamb, District Manager  
 2005 Pan Am Circle, Suite 120  
 Tampa FL 33607

Attn: Teresa Farlow

Gen Rep

SENT VIA EMAIL TO: [inframarkcms@payableslockbox.com](mailto:inframarkcms@payableslockbox.com)

Previous Balance \$730.25

Fees

			<u>Hours</u>		
12/03/2025	GLU	Review multiple email correspondence regarding meeting schedule	0.10		39.50
12/04/2025	GLU	Review email correspondence from Silvia Chavez on audit response request letter; Review audit response request; Internal review; draft audit response letter and email to Silvia Chavez	0.70		276.50
12/10/2025	GLU	Telephone conference with Bryan Radcliff; review proposed agenda; Review and respond to email correspondence from Bryan Radcliff on agenda; Initial review of back-up from Ray Blacksmith	0.70		276.50
12/17/2025	GLU	Review agenda for Board of Supervisors meeting; Prepare resolutions for Alternate Assurances for 3 pods; Exchange multiple email correspondence regarding updated resolutions; Participation in Board of Supervisors meeting	2.50		987.50
12/23/2025	GLU	Exchange email correspondence with Ray Blacksmith regarding potential amendment to boundaries	0.25		98.75
		Professional Fees through 01/22/2026	4.25		1,678.75

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	4.25	\$395.00	\$1,678.75

Total Current Work 1,678.75

Payments

01/02/2026	Fee payment received ck # 1063 Kingston One CDD	-79.00
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Gen Rep

Balance Due (includes previous balance, if any)

\$2,330.00

# Grau and Associates

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Kingston One Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607*

Invoice No. 28449  
Date 01/05/2026

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<b>SERVICE</b>	<b>AMOUNT</b>
Audit FYE 09/30/2025	\$ <u>2,500.00</u>
Current Amount Due	\$ <u><u>2,500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,500.00	1,000.00	0.00	0.00	0.00	3,500.00

Payment due upon receipt.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

169037

**DATE**

1/20/2026

**BILL TO**

Kingston One Community  
Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C5066

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.74		2.96
B/W Copies	141	Ea	0.15		21.15
<b>Subtotal</b>					<b>24.11</b>

<b>Subtotal</b>	\$24.11
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$24.11

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

**KINGSTON ONE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
INFRAMARK LLC	2/1/2026	170684	\$1,458.33			Accounting Services - Feb 26
INFRAMARK LLC	2/1/2026	170684	\$416.67			Assessment Roll - Feb 26
INFRAMARK LLC	2/1/2026	170684	\$416.67			Dissemination Services - Feb 26
INFRAMARK LLC	2/1/2026	170684	\$2,083.33			District Management - Feb 26
INFRAMARK LLC	2/1/2026	170684	\$416.67			Financial / Revenue Collections - Feb 26
INFRAMARK LLC	2/1/2026	170684	\$125.00	\$4,916.67		Website Maintenance - Feb 26
INFRAMARK LLC	2/17/2026	171465	\$8.05		\$4,924.72	Jan 26 - Postage, B/W Copies
<b>Monthly Contract Subtotal</b>			<b>\$4,924.72</b>			
<b>Variable Contract</b>						
BARRACO & ASSOCIATES INC	2/20/2026	30797	\$7,425.00			Through 02/20 - DE Services re: O&M
COLEMAN, YOVANOVICH & KOESTER, P.A.	2/23/2026	7 - 022326	\$1,047.25			Through 01/27 - DC Services
COLEMAN, YOVANOVICH & KOESTER, P.A.	2/23/2026	1B 2026	\$790.00			Through 01/27 - DC Services
COLEMAN, YOVANOVICH & KOESTER, P.A.	2/23/2026	24 - 022326	\$1,886.00		\$3,723.25	Through 01/29 - DC Services
<b>Variable Contract Subtotal</b>			<b>\$11,148.25</b>			
<b>Regular Services</b>						
BUSINESS OBSERVER, INC	2/20/2026	26-00689L	\$70.00			02/20 - Legal Advertising
SCHOOLSTATUS PARENT INC	12/22/2025	INV-SS-5743	\$3,125.00			FY'26 Annual Svc & Set up Fees
<b>Regular Services Subtotal</b>			<b>\$3,195.00</b>			
<b>TOTAL</b>			<b>\$19,267.97</b>			



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

170684

**DATE**

2/1/2026

**BILL TO**

Kingston One Community  
Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C5066

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

2/1/2026

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
Assessment Roll	1	Ea	416.67		416.67
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	416.67		416.67
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>4,916.67</b>

<b>Subtotal</b>	\$4,916.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$4,916.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

171465

**DATE**

2/17/2026

**BILL TO**

Kingston One Community  
Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C5066

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

2/17/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	5	Ea	0.74		3.70
B/W Copies	29	Ea	0.15		4.35
<b>Subtotal</b>					<b>8.05</b>

<b>Subtotal</b>	\$8.05
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$8.05

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

**Barraco & Associates, Inc.**  
 2271 McGregor Boulevard, Suite 100  
 Fort Myers, FL 33901

Inframark Community Management  
 Kingston CDD  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

Invoice number 30797  
 Date 02/20/2026  
 Project **24093 Kingston Master CDD**

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
G-2026.1 General Services	0.00	0.00	112.50	0.00	112.50
G-2026.2 Boundary Amendment	0.00	0.00	7,312.50	0.00	7,312.50
G-2026.3 Pods 8A and 8B	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>7,425.00</b>	<b>0.00</b>	<b>7,425.00</b>

**G-2026.1 General Services**

	Hours	Rate	Billed Amount
CDD Manager	0.75	150.00	112.50
<i>Prepare for and attend (via MS Teams) BOS meeting 1/21/26. Follow-up coordination with staff and developer.</i>			

**G-2026.2 Boundary Amendment**

	Hours	Rate	Billed Amount
CDD Manager	5.50	150.00	825.00
<i>Call with staff and development team and internal follow-up re: legal descriptions for potential boundary amendment.            Coordination re: boundary changes.            Coordinate updates for boundary amendment package. Review legal description documents and coordinate map creation.            Review correspondence re: boundary amendment status and required documents.            Additional coordination re: boundary amendment and anticipated additional changes.            Updates to exhibits based on boundary changes. Review and verify updates. Finalize and send to staff for review.</i>			
Professional Surveyor & Mapper	11.00	200.00	2,200.00
<i>Coordination for addition and subtract of lands.            Revise CDD boundary.            Revise contraction parcels to CDD.</i>			
Senior Project Services	2.00	90.00	180.00
<i>Coordination for boundary amendment</i>			
Senior Project Technician	19.50	185.00	3,607.50
<i>Prepare sketch and descriptions for additions and subtractions from CDD.            Prepare sketch and descrtions for Addtions &amp; Subtraction areas to CDD. Prepare sketch and description for resultant boundary of CDD.            Revise sketches to subtraction areas to CDD. Revise resultant boundary sketch,</i>			
Principal Professional Engineer	2.00	250.00	500.00
<i>Meeting to discuss CDD boundary and expansion, coordinate legal descriptions for boundary amendment.</i>			
subtotal	40.00		7,312.50
Phase subtotal			7,312.50

Invoice total **7,425.00**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
30797	02/20/2026	7,425.00	7,425.00				
	Total	7,425.00	7,425.00	0.00	0.00	0.00	0.00

Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

Kingston One CDD  
c/o Inframark  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Page: 1  
February 23, 2026  
File No: 18650-004M  
Statement No: 7

Attn: Teresa Farlow

Requisitions (Series 2024 Bonds)

SENT VIA EMAIL TO: [inframarkcms@payableslockbox.com](mailto:inframarkcms@payableslockbox.com)

Previous Balance \$2,014.00

Fees

01/23/2026	GLU	Review email correspondence from Frank Savage on requisition	39.50
01/26/2026	GLU	Review and respond to email correspondence from Dominic Cameratta on requisition; review drafts; Review and respond to email correspondence from Frank Savage	296.25
	MEM	Review email correspondence and backup on requisition; prepare legal documents for Requisition AA1-2025-06	632.50
01/27/2026	GLU	Review multiple email correspondence regarding Requisition AA1-2025-06	79.00
		Professional Fees through 02/23/2026	1,047.25
		Total Current Work	1,047.25
		Balance Due (includes previous balance, if any)	<u>\$3,061.25</u>

Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

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Kingston One CDD  
c/o Inframark  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Attn: Teresa Farlow

Boundary Amendment

Fees

01/19/2026	GLU	Review and respond to email correspondence from Ray Blacksmith; Finalize checklist; Draft email correspondence to working group on checklist	276.50
01/23/2026	GLU	Exchange multiple email correspondence with Ray Blacksmith on transfer of roadway tract	118.50
01/24/2026	GLU	Review and respond to email correspondence from Ray Blacksmith on road conveyance to County; review back-up	158.00
01/26/2026	GLU	Exchange email correspondence with Brian Lamb on estoppel for road transfer	39.50
01/27/2026	GLU	Review multiple email correspondence from Ray Blacksmith; Review and respond to email correspondence from Brian Lamb on estoppel; draft suggested revisions	197.50
		Professional Fees through 02/23/2026	<u>790.00</u>
		Total Current Work	790.00
		Balance Due (includes previous balance, if any)	<u>\$790.00</u>

Coleman, Yovanovich & Koester, P.A.  
 Northern Trust Bank Building  
 4001 Tamiami Trail North, Suite 300  
 Naples, Florida 34103-3556  
 Telephone: (239) 435-3535  
 Fax: (239) 435-1218

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 February 23, 2026  
 File No: 18650-001M  
 Statement No: 24

Kingston One CDD  
 c/o Inframark  
 Brian Lamb, District Manager  
 2005 Pan Am Circle, Suite 120  
 Tampa FL 33607

Attn: Teresa Farlow

Gen Rep

SENT VIA EMAIL TO: [inframarkcms@payableslockbox.com](mailto:inframarkcms@payableslockbox.com)

Previous Balance \$2,330.00

Fees

			Hours	
01/06/2026	GLU	Review and respond to email correspondence from Ray Blacksmith on transfer to county	0.30	118.50
01/07/2026	GLU	Exchange email correspondence with Ray Blacksmith on transfer of parcel	0.30	118.50
01/08/2026	GLU	Review and respond to email correspondence from manager on agenda	0.10	39.50
01/13/2026	GLU	Exchange multiple email correspondence with Ray Blacksmith, Brian Lamb, Frank Savage etc. on boundary amendment and potential amendment; review back-up	0.50	197.50
	MEM	Initial draft of resolution relating to boundary amendment	0.70	192.50
01/14/2026	GLU	Exchange multiple email correspondence with Kelly Dattler on agenda; Review and respond to email correspondence from Kelly Dattler on Kingston upcoming election	0.30	118.50
	GLU	review and revise proposed resolution on boundary amendment; Teams meeting on boundary amendment; Follow-up on meeting items	1.00	395.00
01/16/2026	GLU	review and finalize resolution on amendment and funding agreement; Draft email correspondence to team distributing resolution and funding agreement	0.90	355.50
	MEM	Initial draft of developer funding agreement	0.70	192.50
01/21/2026	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	0.40	158.00
		Professional Fees through 02/23/2026	5.20	1,886.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	3.80	\$395.00	\$1,501.00
Meagan E. Magaldi	1.40	275.00	385.00

Gen Rep

Hours

Total Current Work 1,886.00

Payments

01/29/2026 Fee payment received ck # 1070 Kingston One CDD -1,678.75

Balance Due (includes previous balance, if any) \$2,537.25

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 26-00689L

Date 02/20/2026

**Attn:**  
Kingston One CDD Inframark  
2005 PAN AM CIRCLE, STE 300  
TAMPA FL 33607

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 26-00689L <b>Meeting Notice</b> RE: Kingston One CDD Notice of a Special Meeting Published: 2/20/2026	\$70.00
---	---------

### Important Message

Please include our Serial # on your check  
Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid	( )
<b>Total</b>	<b>\$70.00</b>

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### NOTICE OF A SPECIAL MEETING OF THE KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of Kingston One Community Development District will hold a Special Meeting of the Board to discuss any and all business which may properly come before them **on Friday, February 27, 2026, at 2:00 p.m. at the office of Cameratta Companies located at 21101 Design Parc Ln. Suite #103, Estero, FL 33928.**

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 873-7300. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a telephone speaker present, so that any person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or have impaired speech, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Bryan Radcliff  
District Manager  
February 20, 2026

26-00689L

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

**Bill To**  
 Kingston One CDD  
 2005 Pan Am Circle Suite 300  
 Tampa FL 33607  
 United States

<b>Total Due:</b>	\$3,125.00
<b>Due Date:</b>	1/21/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	1/21/2026		11/14/2025	11/13/2026

Item	Amount
<b>SchoolNow CMS</b> Full-featured websites and intranet with unlimited storage and users	\$60.00
<b>SchoolNow ADA</b> Monthly reporting, error correction and training resources	\$938.00
<b>SchoolNow Implementation</b> One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00
<b>SchoolNow Service Fee</b> Annual service fee for website hosting	\$615.00

<b>Subtotal</b>	\$3,125.00
<b>Tax Total</b>	\$0.00
<b>Total</b>	\$3,125.00
<b>Amount Paid</b>	\$0.00
<b>Amount Due</b>	\$3,125.00

**For Payment by EFT:**

**Remittance Contact:** ar@schoolstatus.com  
**Bank Name:** Stifel Bank  
**Bank Address:** 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105  
**Routing #:** 081018998  
**Account #:** 16763806  
**SWIFT:** STLFUS44XXX  
**Please include the invoice number in the description if possible.**

**For Payment by Check:**

SchoolStatus, LLC  
 P.O. Box 771470  
 St. Louis, MO 63177-9816  
 United States



**Invoice #** INV-SS-5743  
**Date:** 12/22/2025

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.

**KINGSTON ONE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
INFRAMARK LLC	3/1/2026	173082	\$1,458.33			March 26 - Accounting Services
INFRAMARK LLC	3/1/2026	173082	\$416.67			March 26 - Assessment Roll
INFRAMARK LLC	3/1/2026	173082	\$416.67			March 26 - Dissemination Services
INFRAMARK LLC	3/1/2026	173082	\$2,083.33			March 26 - District Management
INFRAMARK LLC	3/1/2026	173082	\$416.67			March 26 - Financial / Revenue Collections
INFRAMARK LLC	3/1/2026	173082	\$125.00	\$4,916.67	\$4,916.67	March 26 - Website Maintenance / Admin
<b>Monthly Contract Subtotal</b>			<b>\$4,916.67</b>			
<b>Variable Contract</b>						
COLEMAN, YOVANOVICH & KOESTER, P.A.	3/10/2026	25	\$414.75			Gen Rep Services Through 02/28/26
COLEMAN, YOVANOVICH & KOESTER, P.A.	3/10/2026	2-2026	\$1,932.50		\$2,347.25	Boundary Amendment Svcs Through 02/28/26
INFRAMARK LLC	3/13/2026	173925	\$2.96			Feb 26 - Postage
INFRAMARK LLC	3/13/2026	173925	\$5.85	\$8.81	\$8.81	B/W COPIES
<b>Variable Contract Subtotal</b>			<b>\$2,356.06</b>			
<b>TOTAL</b>			<b>\$7,272.73</b>			



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

173082

**DATE**

3/1/2026

**BILL TO**

Kingston One Community  
Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C5066

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

3/1/2026

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
Assessment Roll	1	Ea	416.67		416.67
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	416.67		416.67
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>4,916.67</b>

<b>Subtotal</b>	\$4,916.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$4,916.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Coleman, Yovanovich & Koester, P.A.  
 Northern Trust Bank Building  
 4001 Tamiami Trail North, Suite 300  
 Naples, Florida 34103-3556  
 Telephone: (239) 435-3535  
 Fax: (239) 435-1218

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 March 10, 2026  
 File No: 18650-001M  
 Statement No: 25

Kingston One CDD  
 c/o Inframark  
 Brian Lamb, District Manager  
 2005 Pan Am Circle, Suite 120  
 Tampa FL 33607

Attn: Teresa Farlow

Gen Rep

SENT VIA EMAIL TO: [inframarkcms@payableslockbox.com](mailto:inframarkcms@payableslockbox.com)

Previous Balance \$2,537.25

Fees

			Hours	
02/05/2026	GLU	Review email correspondence from Manager on meeting schedule	0.10	39.50
02/16/2026	GLU	Review multiple email correspondence regarding special meeting	0.20	79.00
02/27/2026	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting; staff meeting regarding road and preserve matters	0.75	296.25
		Professional Fees through 03/10/2026	1.05	414.75

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	1.05	\$395.00	\$414.75

Total Current Work 414.75

Payments

03/03/2026 Fee payment received ck # 1076 Kingston One CDD -1,886.00

Balance Due (includes previous balance, if any) \$1,066.00

Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

Kingston One CDD  
c/o Inframark  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Page: 1  
March 10, 2026  
File No: 18650-005M  
Statement No: 2

Attn: Teresa Farlow

Boundary Amendment

Previous Balance \$790.00

Fees

02/09/2026	GLU	Review and respond to email correspondence from Ray Blacksmith on draft deed and release of easement; review and comment	276.50
02/13/2026	GLU	Review and respond to email correspondence from Ray Blacksmith on boundary amendment change; Telephone conference with Brian Lamb; Exchange multiple email correspondence regarding meeting	197.50
02/15/2026	GLU	draft rescinding resolution; draft new resolution relating to boundary amendment; Draft email correspondence to Kelly Dattler on agenda	395.00
02/23/2026	GLU	Review and respond to email correspondence from Kelly Dattler regarding resolution exhibit	39.50
02/24/2026	GLU	Draft email correspondence to team on updated exhibit list	79.00
	MEM	Proof legal descriptions; update exhibit list	256.50
02/25/2026	MEM	Proof revised legal; begin drafting petition for amendment	570.00
02/26/2026	GLU	Review multiple email correspondence regarding boundary amendment	118.50
		Professional Fees through 03/10/2026	1,932.50
		Total Current Work	1,932.50

Payments

Total Payments Through 03/10/2026 -790.00  
Balance Due (includes previous balance, if any) \$1,932.50



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

173925

**DATE**

3/13/2026

**BILL TO**

Kingston One Community  
Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C5066

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

3/13/2026

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.74		2.96
B/W Copies	39	Ea	0.15		5.85
<b>Subtotal</b>					<b>8.81</b>

<b>Subtotal</b>	\$8.81
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$8.81

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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