INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

# *Kingston One*
# *Community Development District*

## August 19, 2026

## Agenda Package

**TEAMS MEETING INFORMATION**

**MEETING ID: 280 512 848 763 PASSCODE: fE3xi3za**

**JOIN THE MEETING NOW**

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TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



# 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

**Public Hearing & Regular Meeting Agenda**

Wednesday, August 19, 2026 at 2:00 p.m.

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The Public Hearing & Regular Meeting of the **Kingston One Community Development District** will be held on **August 19, 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:** 280 512 848 763 **Passcode:** fE3xi3za
**Dial-in by Phone:** +1 (646) 838-1601 **Pin:** 705 309 656#

**THE PUBLIC HEARING & 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. **PUBLIC HEARING ON ADOPTING FY2027 PROPOSED OPERATIONS BUDGET**
   - **A.** Open Public Hearing on Adopting FY2027 Proposed Operations Budget
   - **B.** Staff Presentations
   - **C.** Public Comment
   - **D.** Close Public Hearing on Adopting FY2027 Proposed Budget
   - **E.** Consideration of Resolution 2026-12; Adopting the FY2027 Budget
   - **F.** Consideration of Resolution 2026-13; Imposing Special Assessments
4. **PROCEED TO REGULAR MEETING**
5. **BUSINESS ITEMS**
   - **A.** Consideration of Resolution 2026-14; Adopting the FY2027 Regular Board Meeting Schedule
   - **B.** Consideration of Resolution 2026-15; Adopting Goals, Objectives, Performance Measures & Standards
   - **C.** Consideration of Resolution 2026-16; Approving the Interlocal Agreement Between Lee County & Kingston One
   - **D.** Consideration of Alternate Financial Assurance Agreement for Spine Road – Phase 2 Improvements
   - **E.** Consideration of Kingston Tract Plat

**6. CONSENT AGENDA**

**A.** Approval of July 15, 2026 Regular Meeting Minutes

**B.** Acceptance of Financials for June 2026

**C.** Acceptance of the Check Registers for June 2026

**D.** Acceptance of Operations and Maintenance Report for June 2026

**7. STAFF REPORTS**

**A.** District Counsel

**B.** District Engineer

**C.** District Manager

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

**9. ADJOURNMENT**

**RESOLUTION 2026-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of Kingston ONE Community Development District (the "District"), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District filed a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the District further posted the Proposed Budget on its website as required pursuant to Section 189.016, Florida Statutes; and

WHEREAS, the Board set August 19, 2026 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment

bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Lee County political subdivision on a compatible electronic medium tied to the property identification number no later than September 15, 2026, so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

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

**Section 1. Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.

**Section 2. Budget.**

**a.** The Board has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the District's Local Records Office, and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as referenced herein.

**b.** The District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025-2026 and/or revised projections for

Fiscal Year 2026-2027.

**c.** The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District's Local Records Office in addition to being posted on the District's website as may be required by Florida law and identified as "The Budget for the Kingston One Community Development District for the Fiscal Year Ending September 30, 2027, as adopted by the Board of Supervisors on August 19, 2026.

**Section 3. Appropriations.** There is hereby appropriated out of the revenues of the District, for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 the sum of $_____ to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

| | |
|---|---|
| TOTAL GENERAL FUND | $ |
| DEBT SERVICE FUND (2016) | $ |
| DEBT SERVICE FUND (2017) | $ |
| Total All Funds | **$** |

**Section 4. Supplemental Appropriations.**

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

**a**. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

**b.** The Board may authorize an appropriation from the unappropriated balance of any fund.

**c.** The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars ($10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than $10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

**Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board.**

**a.** The Fiscal Year 2026-27 Maintenance Special Assessment Levy (the "Assessment Levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit "A", which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. The Assessment Levy shall be distributed as follows:

| | |
|---|---|
| General Fund O & M | $[See Assessment Levy Resolution 2026- ___] |
| Debt Service Fund | $[See Assessment Levy Resolution 2026- ___] |

**b.** The designee of the Chair of the Board shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Lee County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Florida Statutes) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

**Section 6. Effective Date.** This Resolution shall be effective immediately upon its adoption.

**PASSED AND ADOPTED** at a meeting of the Board of Supervisors of Kingston One Community Development District this 19th day of August, 2026.

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**

Attest:

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

# *Kingston One*
# *Community Development District*

**FISCAL YEAR 2027**

**PROPOSED BUDGET**

**August 19, 2026**

CLEAR PARTNERSHIPS



# Kingston One

Community Development District

## Budget Overview

FY 2027

**Kingston One**
Community Development District

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# 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 BUDGET FY 2026 | ANNUAL BUDGET FY 2027 |
|---|---|---|
| **REVENUES** | | |
| Special Assmnts- Discounts | -$430,332.00 | -$147,362.07 |
| Special Assmnts- CDD Collected | $714,882.00 | $284,550.00 |
| Kingston Village Parkway Contributions | $0.00 | $5,000.00 |
| **TOTAL REVENUES** | **$284,550.00** | **$142,187.93** |
| **EXPENDITURES** | | |
| ***Administrative*** | | |
| Trustees Fees | $12,000.00 | $12,000.00 |
| Assessment Roll | $5,000.00 | $5,000.00 |
| Disclosure Report | $10,000.00 | $10,000.00 |
| District Counsel | $20,000.00 | $20,000.00 |
| District Engineer | $30,000.00 | $30,000.00 |
| District Management | $25,000.00 | $25,000.00 |
| Accounting Services | $17,500.00 | $17,500.00 |
| Auditing Services | $5,200.00 | $5,200.00 |
| Website ADA Compliance | $1,800.00 | $3,600.00 |
| Postage, Phones, Faxes, Copies | $150.00 | $150.00 |
| General Liability | $25,000.00 | $3,500.00 |
| Public Officials Insurance | $2,475.00 | $2,700.00 |
| Property and Casualty Insurance | $60,000.00 | $5,000.00 |
| Legal Advertising | $1,500.00 | $1,500.00 |
| Special Projects | $2,500.00 | $2,500.00 |
| Bank Fees | $200.00 | $200.00 |
| Financial/ Revenue Collections | $3,500.00 | $3,500.00 |
| Website Admin Services | $1,500.00 | $1,500.00 |
| MISC | $250.00 | $250.00 |
| Onsite Office Supplies | $380.00 | $380.00 |
| Dues, Licenses, & Fees | $175.00 | $175.00 |

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ANNUAL BUDGET FY 2027 |
|---|---|---|
| ***Total Administrative*** | **$224,130.00** | **$149,655.00** |
| ***Other Physical Environment*** | | |
| MISC Maintenance | $15,000.00 | $91,275.00 |
| MISC Contigency | $45,420.00 | $38,620.00 |
| ***Total Other Physical Environment*** | **$60,420.00** | **$129,895.00** |
| ***Field*** | | |
| Kingston Village Parkway Maintenance | $0.00 | $5,000.00 |
| ***Total Field*** | **$0.00** | **$5,000.00** |
| **TOTAL EXPENDITURES** | **$284,550.00** | **$284,550.00** |
| Excess (deficiency) of revenues Over (under) expenditures | $0.00 | -$142,362.07 |
| **OTHER FINANCING SOURCES (USES)** | | |
| Contribution to (Use of) Fund Balance | $0.00 | $0.00 |
| **TOTAL OTHER SOURCES (USES)** | **$0.00** | **$0.00** |
| Net change in fund balance | $0.00 | -$142,362.07 |
| **FUND BALANCE, BEGINNING** | $43,653.00 | $647,370.00 |
| **FUND BALANCE, ENDING** | **$43,653.00** | **$505,007.93** |

**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

### 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
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. 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.

**Budget Narrative**
Fiscal Year 2027

**Financial and Administrative** (continued)

### 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.

### Website Administration Services

The cost of web hosting and 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 2014 and Series 2015 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 service to produce agendas and conduct day-to-day business of the District.

### Assessment Roll

The cost of preparing the annual assessment roll by Intramark 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

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 and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Budget Narrative**
Fiscal Year 2027

**Financial and Administrative** (continued)

**Miscellaneous-Assessment Collection Costs**

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

**Arbitrage Rebate**

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

**Disclosure Technology Services**

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

**Insurance**

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

**Streetlights**
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**
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Landscaping – Mulch**
This is for the cost of the mulch installation and services throughout the district.

**Budget Narrative**
Fiscal Year 2027

**Landscape and Pond Maintenance (Continued)**

**Landscaping – Plant Replacement Program**
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.

**Contingency/Reserves**

**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 BUDGET FY 2026 | ANNUAL BUDGET FY 2027 |
|---|---|---|
| **REVENUES** | | |
| Interest - Investments | $0.00 | $0.00 |
| Special Assmnts- Tax Collector | $747,564.00 | $0.00 |
| Special Assmnts- CDD Collected | $0.00 | $2,024,122.50 |
| Special Assmnts- Discounts | -$463,014.00 | $0.00 |
| **TOTAL REVENUES** | **$284,550.00** | **$2,024,122.50** |
| **EXPENDITURES** | | |
| ***Administrative*** | | |
| Misc - Assessment Collection Cost | $0.00 | $0.00 |
| | $0.00 | $0.00 |
| ***Total Administrative*** | **$0.00** | **$0.00** |
| ***Debt Service*** | | |
| Principal Prepayments | $0.00 | $0.00 |
| Principal Debt Retirement | $0.00 | $0.00 |
| Interest Expense | $3,812,403.00 | $4,849,700.00 |
| ***Total Debt Service*** | **$3,812,403.00** | **$4,849,700.00** |
| **TOTAL EXPENDITURES** | **$3,812,403.00** | **$4,849,700.00** |
| Excess (deficiency) of revenues Over (under) expenditures | -$3,527,853.00 | -$2,825,577.50 |
| **OTHER FINANCING SOURCES (USES)** | | |
| Contribution to (Use of) Fund Balance | $0.00 | $0.00 |
| **TOTAL OTHER SOURCES (USES)** | **$0.00** | **$0.00** |
| Net change in fund balance | -$3,527,853.00 | -$2,825,577.50 |
| **FUND BALANCE, BEGINNING** | $14,676,544.00 | $11,851,978.00 |
| **FUND BALANCE, ENDING** | **$11,148,691.00** | **$9,026,400.50** |

| PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT | |
|---|---|
| | **11/1/2027** |
| **Series 2025 Bonds** | $84,000,000.00 |

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

| Debt Service Date | Ending Balance | Principal Due | Interest Due | Annual Debt Service |
|---|---|---|---|---|
| 11/01/2026 | $82,290,000.00 | $0.00 | $2,375,500.00 | $2,375,500.00 |
| 05/01/2027 | $82,290,000.00 | $0.00 | $2,375,500.00 | $2,375,500.00 |
| 11/01/2027 | $82,290,000.00 | $0.00 | $2,375,500.00 | $2,375,500.00 |
| 05/01/2028 | $81,170,000.00 | $1,120,000.00 | $2,375,500.00 | $3,495,500.00 |
| 11/01/2028 | $81,170,000.00 | $0.00 | $2,351,700.00 | $2,351,700.00 |
| 05/01/2029 | $80,000,000.00 | $1,170,000.00 | $2,351,700.00 | $3,521,700.00 |
| 11/01/2029 | $80,000,000.00 | $0.00 | $2,326,837.50 | $2,326,837.50 |
| 05/01/2030 | $78,780,000.00 | $1,220,000.00 | $2,326,837.50 | $3,546,837.50 |
| 11/01/2030 | $78,780,000.00 | $0.00 | $2,300,912.50 | $2,300,912.50 |
| 05/01/2031 | $77,500,000.00 | $1,280,000.00 | $2,300,912.50 | $3,580,912.50 |
| 11/01/2031 | $77,500,000.00 | $0.00 | $2,268,912.50 | $2,268,912.50 |
| 05/01/2032 | $76,155,000.00 | $1,345,000.00 | $2,268,912.50 | $3,613,912.50 |
| 11/01/2032 | $76,155,000.00 | $0.00 | $2,235,287.50 | $2,235,287.50 |
| 05/01/2033 | $74,740,000.00 | $1,415,000.00 | $2,235,287.50 | $3,650,287.50 |
| 11/01/2033 | $74,740,000.00 | $0.00 | $2,199,912.50 | $2,199,912.50 |
| 05/01/2034 | $73,255,000.00 | $1,485,000.00 | $2,199,912.50 | $3,684,912.50 |
| 11/01/2034 | $73,255,000.00 | $0.00 | $2,162,787.50 | $2,162,787.50 |
| 05/01/2035 | $71,695,000.00 | $1,560,000.00 | $2,162,787.50 | $3,722,787.50 |
| 11/01/2035 | $71,695,000.00 | $0.00 | $2,123,787.50 | $2,123,787.50 |
| 05/01/2036 | $70,045,000.00 | $1,650,000.00 | $2,123,787.50 | $3,773,787.50 |
| 11/01/2036 | $70,045,000.00 | $0.00 | $2,076,350.00 | $2,076,350.00 |
| 05/01/2037 | $68,300,000.00 | $1,745,000.00 | $2,076,350.00 | $3,821,350.00 |
| 11/01/2037 | $68,300,000.00 | $0.00 | $2,026,181.25 | $2,026,181.25 |
| 05/01/2038 | $66,450,000.00 | $1,850,000.00 | $2,026,181.25 | $3,876,181.25 |
| 11/01/2038 | $66,450,000.00 | $0.00 | $1,972,993.75 | $1,972,993.75 |
| 05/01/2039 | $64,490,000.00 | $1,960,000.00 | $1,972,993.75 | $3,932,993.75 |
| 11/01/2039 | $64,490,000.00 | $0.00 | $1,916,643.75 | $1,916,643.75 |
| 05/01/2040 | $62,415,000.00 | $2,075,000.00 | $1,916,643.75 | $3,991,643.75 |
| 11/01/2040 | $62,415,000.00 | $0.00 | $1,856,987.50 | $1,856,987.50 |
| 05/01/2041 | $60,215,000.00 | $2,200,000.00 | $1,856,987.50 | $4,056,987.50 |
| 11/01/2041 | $60,215,000.00 | $0.00 | $1,793,737.50 | $1,793,737.50 |
| 05/01/2042 | $57,885,000.00 | $2,330,000.00 | $1,793,737.50 | $4,123,737.50 |
| 11/01/2042 | $57,885,000.00 | $0.00 | $1,726,750.00 | $1,726,750.00 |
| 05/01/2043 | $55,420,000.00 | $2,465,000.00 | $1,726,750.00 | $4,191,750.00 |
| 11/01/2043 | $55,420,000.00 | $0.00 | $1,655,881.25 | $1,655,881.25 |
| 05/01/2044 | $52,810,000.00 | $2,610,000.00 | $1,655,881.25 | $4,265,881.25 |
| 11/01/2044 | $52,810,000.00 | $0.00 | $1,580,843.75 | $1,580,843.75 |
| 05/01/2045 | $50,045,000.00 | $2,765,000.00 | $1,580,843.75 | $4,345,843.75 |
| 11/01/2045 | $50,045,000.00 | $0.00 | $1,501,350.00 | $1,501,350.00 |
| 05/01/2046 | $47,110,000.00 | $2,935,000.00 | $1,501,350.00 | $4,436,350.00 |
| 11/01/2046 | $47,110,000.00 | $0.00 | $1,413,300.00 | $1,413,300.00 |
| 05/01/2047 | $43,995,000.00 | $3,115,000.00 | $1,413,300.00 | $4,528,300.00 |
| 11/01/2047 | $43,995,000.00 | $0.00 | $1,319,850.00 | $1,319,850.00 |

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

| Debt Service Date | Ending Balance | Principal Due | Interest Due | Annual Debt Service |
|---|---|---|---|---|
| 05/01/2048 | $40,685,000.00 | $3,310,000.00 | $1,319,850.00 | $4,629,850.00 |
| 11/01/2048 | $40,685,000.00 | $0.00 | $1,220,550.00 | $1,220,550.00 |
| 05/01/2049 | $37,170,000.00 | $3,515,000.00 | $1,220,550.00 | $4,735,550.00 |
| 11/01/2049 | $37,170,000.00 | $0.00 | $1,115,100.00 | $1,115,100.00 |
| 05/01/2050 | $33,440,000.00 | $3,730,000.00 | $1,115,100.00 | $4,845,100.00 |
| 11/01/2050 | $33,440,000.00 | $0.00 | $1,003,200.00 | $1,003,200.00 |
| 05/01/2051 | $29,480,000.00 | $3,960,000.00 | $1,003,200.00 | $4,963,200.00 |
| 11/01/2051 | $29,480,000.00 | $0.00 | $884,400.00 | $884,400.00 |
| 05/01/2052 | $25,275,000.00 | $4,205,000.00 | $884,400.00 | $5,089,400.00 |
| 11/01/2052 | $25,275,000.00 | $0.00 | $758,250.00 | $758,250.00 |
| 05/01/2053 | $20,810,000.00 | $4,465,000.00 | $758,250.00 | $5,223,250.00 |
| 11/01/2053 | $20,810,000.00 | $0.00 | $624,300.00 | $624,300.00 |
| 05/01/2054 | $16,065,000.00 | $4,745,000.00 | $624,300.00 | $5,369,300.00 |
| 11/01/2054 | $16,065,000.00 | $0.00 | $481,950.00 | $481,950.00 |
| 05/01/2055 | $11,030,000.00 | $5,035,000.00 | $481,950.00 | $5,516,950.00 |
| 11/01/2055 | $11,030,000.00 | $0.00 | $330,900.00 | $330,900.00 |
| 05/01/2056 | $5,680,000.00 | $5,350,000.00 | $330,900.00 | $5,680,900.00 |
| 11/01/2056 | $5,680,000.00 | $0.00 | $170,400.00 | $170,400.00 |
| 05/01/2057 | $0.00 | $5,680,000.00 | $170,400.00 | $5,850,400.00 |
| | | $82,290,000.00 | $100,302,112.50 | $182,592,112.50 |

**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

## Assessment Summary

| | | | Fiscal Year 2027 | | | | Fiscal Year 2026 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | After Paydown | | | | Before Paydown | | | | | After Paydown | | | | |
| Lot Size | EAU Value | Unit Count | 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 |
| **SERIES 2025 Assessment Area One** | | | | | | | | | | | | | | | | |
| **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 |
| **Subtotal** | | **1208** | | | | | | | | | | | | | | |
| **FUTURE BOND SERIES** [2] | | | | | | | | | | | | | | | | |
| **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 |
| **Subtotal** | | **2857** | | | | | | | | | | | | | | |
| **Total Units** | | **4065** | | | | | | | | | | | | | | |
| Total EAUs | | 4073.33 | | | | | | | | | | | | | | |

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

**RESOLUTION 2026-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT LEVYING AND IMPOSING NON-AD VALOREM MAINTENANCE SPECIAL ASSESSMENTS FOR THE KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT AND CERTIFYING AN ASSESSMENT ROLL FOR FISCAL YEAR 2026/2027; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Kingston One Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired certain public improvements within the District and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various operations and maintenance activities described in the District's general fund budget for Fiscal Year 2026/2027 attached hereto as Exhibit "A" and incorporated by reference herein ("Operations and Maintenance Budget"); and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Operations and Maintenance Budget for Fiscal Year 2026/2027; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously levied special assessments for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A"; and

WHEREAS, the District has previously authorized and evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the Board finds that the District's total Operations and Maintenance special assessments, taking into consideration other revenue sources during Fiscal Year 2026/2027 (defined as October 1, 2026, through September 30, 2027, will amount to $_____ (net); and

WHEREAS, the Board finds that the non-ad valorem special assessments it levies and imposes by this resolution for operation and maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the improvements, facilities, and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology as adopted by the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**Section 1. Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.

**Section 2. Benefit.** The Board finds that the provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the Assessments (as defined below). The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B".

**Section 3. Assessment Imposition.** A special assessment for operations and maintenance as provided for in Chapter 190, Florida Statutes is hereby imposed and levied on the benefitted lands within the District in

accordance with Exhibits "A" and "B" (the "Assessments"). The lien of the Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 4. Collection.** The collection of the Assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. Further, the collection of the Assessments will be together with the collection of all other debt service non-ad valorem assessments, if any, which have been levied and certified by the District. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, in the amounts as indicated on Exhibits "A" and "B."

**Section 5. Assessment Roll.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The Chairperson of the Board designates the District Manager to perform the certification duties. A copy of this Resolution shall be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with the law.

**Section 6. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property tax roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property tax roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the property tax roll in the District records.

**Section 7. Conflict.** All Resolutions, sections, or parts of sections of any Resolutions or actions of the Board in conflict are hereby repealed to the extent of such conflict.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of the District.

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

**PASSED AND ADOPTED** at a meeting of the Board of Supervisors of Kingston One Community Development District this 19th day of August, 2026.

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**

Attest:

| | |
|---|---|
| Secretary/Assistant Secretary | Chairman/Vice Chairman |

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

# *Kingston One*
# *Community Development District*

**FISCAL YEAR 2027**

**PROPOSED BUDGET**

**August 19, 2026**

CLEAR PARTNERSHIPS



# Kingston One

Community Development District

## Budget Overview

FY 2027

**Kingston One**
Community Development District

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# 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 BUDGET FY 2026 | ANNUAL BUDGET FY 2027 |
|---|---|---|
| **REVENUES** | | |
| Special Assmnts- Discounts | -$430,332.00 | -$147,362.07 |
| Special Assmnts- CDD Collected | $714,882.00 | $284,550.00 |
| Kingston Village Parkway Contributions | $0.00 | $5,000.00 |
| **TOTAL REVENUES** | **$284,550.00** | **$142,187.93** |
| **EXPENDITURES** | | |
| ***Administrative*** | | |
| Trustees Fees | $12,000.00 | $12,000.00 |
| Assessment Roll | $5,000.00 | $5,000.00 |
| Disclosure Report | $10,000.00 | $10,000.00 |
| District Counsel | $20,000.00 | $20,000.00 |
| District Engineer | $30,000.00 | $30,000.00 |
| District Management | $25,000.00 | $25,000.00 |
| Accounting Services | $17,500.00 | $17,500.00 |
| Auditing Services | $5,200.00 | $5,200.00 |
| Website ADA Compliance | $1,800.00 | $3,600.00 |
| Postage, Phones, Faxes, Copies | $150.00 | $150.00 |
| General Liability | $25,000.00 | $3,500.00 |
| Public Officials Insurance | $2,475.00 | $2,700.00 |
| Property and Casualty Insurance | $60,000.00 | $5,000.00 |
| Legal Advertising | $1,500.00 | $1,500.00 |
| Special Projects | $2,500.00 | $2,500.00 |
| Bank Fees | $200.00 | $200.00 |
| Financial/ Revenue Collections | $3,500.00 | $3,500.00 |
| Website Admin Services | $1,500.00 | $1,500.00 |
| MISC | $250.00 | $250.00 |
| Onsite Office Supplies | $380.00 | $380.00 |
| Dues, Licenses, & Fees | $175.00 | $175.00 |

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ANNUAL BUDGET FY 2027 |
|---|---|---|
| ***Total Administrative*** | **$224,130.00** | **$149,655.00** |
| ***Other Physical Environment*** | | |
| MISC Maintenance | $15,000.00 | $91,275.00 |
| MISC Contigency | $45,420.00 | $38,620.00 |
| ***Total Other Physical Environment*** | **$60,420.00** | **$129,895.00** |
| ***Field*** | | |
| Kingston Village Parkway Maintenance | $0.00 | $5,000.00 |
| ***Total Field*** | **$0.00** | **$5,000.00** |
| **TOTAL EXPENDITURES** | **$284,550.00** | **$284,550.00** |
| Excess (deficiency) of revenues Over (under) expenditures | $0.00 | -$142,362.07 |
| **OTHER FINANCING SOURCES (USES)** | | |
| Contribution to (Use of) Fund Balance | $0.00 | $0.00 |
| **TOTAL OTHER SOURCES (USES)** | **$0.00** | **$0.00** |
| Net change in fund balance | $0.00 | -$142,362.07 |
| **FUND BALANCE, BEGINNING** | $43,653.00 | $647,370.00 |
| **FUND BALANCE, ENDING** | **$43,653.00** | **$505,007.93** |

**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

### 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
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. 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.

**Budget Narrative**
Fiscal Year 2027

**Financial and Administrative** (continued)

### 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.

### Website Administration Services

The cost of web hosting and 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 2014 and Series 2015 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 service to produce agendas and conduct day-to-day business of the District.

### Assessment Roll

The cost of preparing the annual assessment roll by Intramark 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

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 and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Budget Narrative**
Fiscal Year 2027

**Financial and Administrative** (continued)

**Miscellaneous-Assessment Collection Costs**

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

**Arbitrage Rebate**

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

**Disclosure Technology Services**

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

**Insurance**

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

**Streetlights**
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**
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Landscaping – Mulch**
This is for the cost of the mulch installation and services throughout the district.

**Budget Narrative**
Fiscal Year 2027

**Landscape and Pond Maintenance (Continued)**

**Landscaping – Plant Replacement Program**
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.

**Contingency/Reserves**

**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 BUDGET FY 2026 | ANNUAL BUDGET FY 2027 |
|---|---|---|
| **REVENUES** | | |
| Interest - Investments | $0.00 | $0.00 |
| Special Assmnts- Tax Collector | $747,564.00 | $0.00 |
| Special Assmnts- CDD Collected | $0.00 | $2,024,122.50 |
| Special Assmnts- Discounts | -$463,014.00 | $0.00 |
| **TOTAL REVENUES** | **$284,550.00** | **$2,024,122.50** |
| **EXPENDITURES** | | |
| ***Administrative*** | | |
| Misc - Assessment Collection Cost | $0.00 | $0.00 |
| | $0.00 | $0.00 |
| ***Total Administrative*** | **$0.00** | **$0.00** |
| ***Debt Service*** | | |
| Principal Prepayments | $0.00 | $0.00 |
| Principal Debt Retirement | $0.00 | $0.00 |
| Interest Expense | $3,812,403.00 | $4,849,700.00 |
| ***Total Debt Service*** | **$3,812,403.00** | **$4,849,700.00** |
| **TOTAL EXPENDITURES** | **$3,812,403.00** | **$4,849,700.00** |
| Excess (deficiency) of revenues Over (under) expenditures | -$3,527,853.00 | -$2,825,577.50 |
| **OTHER FINANCING SOURCES (USES)** | | |
| Contribution to (Use of) Fund Balance | $0.00 | $0.00 |
| **TOTAL OTHER SOURCES (USES)** | **$0.00** | **$0.00** |
| Net change in fund balance | -$3,527,853.00 | -$2,825,577.50 |
| **FUND BALANCE, BEGINNING** | $14,676,544.00 | $11,851,978.00 |
| **FUND BALANCE, ENDING** | **$11,148,691.00** | **$9,026,400.50** |

| PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT | |
|---|---|
| | **11/1/2027** |
| **Series 2025 Bonds** | $84,000,000.00 |

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

| Debt Service Date | Ending Balance | Principal Due | Interest Due | Annual Debt Service |
|---|---|---|---|---|
| 11/01/2026 | $82,290,000.00 | $0.00 | $2,375,500.00 | $2,375,500.00 |
| 05/01/2027 | $82,290,000.00 | $0.00 | $2,375,500.00 | $2,375,500.00 |
| 11/01/2027 | $82,290,000.00 | $0.00 | $2,375,500.00 | $2,375,500.00 |
| 05/01/2028 | $81,170,000.00 | $1,120,000.00 | $2,375,500.00 | $3,495,500.00 |
| 11/01/2028 | $81,170,000.00 | $0.00 | $2,351,700.00 | $2,351,700.00 |
| 05/01/2029 | $80,000,000.00 | $1,170,000.00 | $2,351,700.00 | $3,521,700.00 |
| 11/01/2029 | $80,000,000.00 | $0.00 | $2,326,837.50 | $2,326,837.50 |
| 05/01/2030 | $78,780,000.00 | $1,220,000.00 | $2,326,837.50 | $3,546,837.50 |
| 11/01/2030 | $78,780,000.00 | $0.00 | $2,300,912.50 | $2,300,912.50 |
| 05/01/2031 | $77,500,000.00 | $1,280,000.00 | $2,300,912.50 | $3,580,912.50 |
| 11/01/2031 | $77,500,000.00 | $0.00 | $2,268,912.50 | $2,268,912.50 |
| 05/01/2032 | $76,155,000.00 | $1,345,000.00 | $2,268,912.50 | $3,613,912.50 |
| 11/01/2032 | $76,155,000.00 | $0.00 | $2,235,287.50 | $2,235,287.50 |
| 05/01/2033 | $74,740,000.00 | $1,415,000.00 | $2,235,287.50 | $3,650,287.50 |
| 11/01/2033 | $74,740,000.00 | $0.00 | $2,199,912.50 | $2,199,912.50 |
| 05/01/2034 | $73,255,000.00 | $1,485,000.00 | $2,199,912.50 | $3,684,912.50 |
| 11/01/2034 | $73,255,000.00 | $0.00 | $2,162,787.50 | $2,162,787.50 |
| 05/01/2035 | $71,695,000.00 | $1,560,000.00 | $2,162,787.50 | $3,722,787.50 |
| 11/01/2035 | $71,695,000.00 | $0.00 | $2,123,787.50 | $2,123,787.50 |
| 05/01/2036 | $70,045,000.00 | $1,650,000.00 | $2,123,787.50 | $3,773,787.50 |
| 11/01/2036 | $70,045,000.00 | $0.00 | $2,076,350.00 | $2,076,350.00 |
| 05/01/2037 | $68,300,000.00 | $1,745,000.00 | $2,076,350.00 | $3,821,350.00 |
| 11/01/2037 | $68,300,000.00 | $0.00 | $2,026,181.25 | $2,026,181.25 |
| 05/01/2038 | $66,450,000.00 | $1,850,000.00 | $2,026,181.25 | $3,876,181.25 |
| 11/01/2038 | $66,450,000.00 | $0.00 | $1,972,993.75 | $1,972,993.75 |
| 05/01/2039 | $64,490,000.00 | $1,960,000.00 | $1,972,993.75 | $3,932,993.75 |
| 11/01/2039 | $64,490,000.00 | $0.00 | $1,916,643.75 | $1,916,643.75 |
| 05/01/2040 | $62,415,000.00 | $2,075,000.00 | $1,916,643.75 | $3,991,643.75 |
| 11/01/2040 | $62,415,000.00 | $0.00 | $1,856,987.50 | $1,856,987.50 |
| 05/01/2041 | $60,215,000.00 | $2,200,000.00 | $1,856,987.50 | $4,056,987.50 |
| 11/01/2041 | $60,215,000.00 | $0.00 | $1,793,737.50 | $1,793,737.50 |
| 05/01/2042 | $57,885,000.00 | $2,330,000.00 | $1,793,737.50 | $4,123,737.50 |
| 11/01/2042 | $57,885,000.00 | $0.00 | $1,726,750.00 | $1,726,750.00 |
| 05/01/2043 | $55,420,000.00 | $2,465,000.00 | $1,726,750.00 | $4,191,750.00 |
| 11/01/2043 | $55,420,000.00 | $0.00 | $1,655,881.25 | $1,655,881.25 |
| 05/01/2044 | $52,810,000.00 | $2,610,000.00 | $1,655,881.25 | $4,265,881.25 |
| 11/01/2044 | $52,810,000.00 | $0.00 | $1,580,843.75 | $1,580,843.75 |
| 05/01/2045 | $50,045,000.00 | $2,765,000.00 | $1,580,843.75 | $4,345,843.75 |
| 11/01/2045 | $50,045,000.00 | $0.00 | $1,501,350.00 | $1,501,350.00 |
| 05/01/2046 | $47,110,000.00 | $2,935,000.00 | $1,501,350.00 | $4,436,350.00 |
| 11/01/2046 | $47,110,000.00 | $0.00 | $1,413,300.00 | $1,413,300.00 |
| 05/01/2047 | $43,995,000.00 | $3,115,000.00 | $1,413,300.00 | $4,528,300.00 |
| 11/01/2047 | $43,995,000.00 | $0.00 | $1,319,850.00 | $1,319,850.00 |

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

| Debt Service Date | Ending Balance | Principal Due | Interest Due | Annual Debt Service |
|---|---|---|---|---|
| 05/01/2048 | $40,685,000.00 | $3,310,000.00 | $1,319,850.00 | $4,629,850.00 |
| 11/01/2048 | $40,685,000.00 | $0.00 | $1,220,550.00 | $1,220,550.00 |
| 05/01/2049 | $37,170,000.00 | $3,515,000.00 | $1,220,550.00 | $4,735,550.00 |
| 11/01/2049 | $37,170,000.00 | $0.00 | $1,115,100.00 | $1,115,100.00 |
| 05/01/2050 | $33,440,000.00 | $3,730,000.00 | $1,115,100.00 | $4,845,100.00 |
| 11/01/2050 | $33,440,000.00 | $0.00 | $1,003,200.00 | $1,003,200.00 |
| 05/01/2051 | $29,480,000.00 | $3,960,000.00 | $1,003,200.00 | $4,963,200.00 |
| 11/01/2051 | $29,480,000.00 | $0.00 | $884,400.00 | $884,400.00 |
| 05/01/2052 | $25,275,000.00 | $4,205,000.00 | $884,400.00 | $5,089,400.00 |
| 11/01/2052 | $25,275,000.00 | $0.00 | $758,250.00 | $758,250.00 |
| 05/01/2053 | $20,810,000.00 | $4,465,000.00 | $758,250.00 | $5,223,250.00 |
| 11/01/2053 | $20,810,000.00 | $0.00 | $624,300.00 | $624,300.00 |
| 05/01/2054 | $16,065,000.00 | $4,745,000.00 | $624,300.00 | $5,369,300.00 |
| 11/01/2054 | $16,065,000.00 | $0.00 | $481,950.00 | $481,950.00 |
| 05/01/2055 | $11,030,000.00 | $5,035,000.00 | $481,950.00 | $5,516,950.00 |
| 11/01/2055 | $11,030,000.00 | $0.00 | $330,900.00 | $330,900.00 |
| 05/01/2056 | $5,680,000.00 | $5,350,000.00 | $330,900.00 | $5,680,900.00 |
| 11/01/2056 | $5,680,000.00 | $0.00 | $170,400.00 | $170,400.00 |
| 05/01/2057 | $0.00 | $5,680,000.00 | $170,400.00 | $5,850,400.00 |
| | | $82,290,000.00 | $100,302,112.50 | $182,592,112.50 |

**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

## Assessment Summary

| | | | Fiscal Year 2027 | | | | Fiscal Year 2026 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | After Paydown | | | | Before Paydown | | | | | After Paydown | | | | |
| Lot Size | EAU Value | Unit Count | 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 |
| **SERIES 2025 Assessment Area One** | | | | | | | | | | | | | | | | |
| **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 |
| **Subtotal** | | **1208** | | | | | | | | | | | | | | |
| **FUTURE BOND SERIES** [2] | | | | | | | | | | | | | | | | |
| **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 |
| **Subtotal** | | **2857** | | | | | | | | | | | | | | |
| **Total Units** | | **4065** | | | | | | | | | | | | | | |
| Total EAUs | | 4073.33 | | | | | | | | | | | | | | |

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

| SA ID | Folioid | STRAP | DORCode | Current Rate |
|---|---|---|---|---|
| 413 | 10435843 | 24-46-27-00-00001.0000 | 66 | 0 |
| 413 | 10435844 | 25-46-27-00-00001.0000 | 66 | 0 |
| 413 | 10435845 | 25-46-27-00-00001.0010 | 66 | 0 |
| 413 | 10435846 | 25-46-27-00-00001.0020 | 69 | 0 |
| 413 | 10435847 | 26-46-27-00-00001.0000 | 66 | 0 |
| 413 | 10436014 | 34-46-27-00-00002.001A | 00 | 0 |
| 413 | 10436017 | 34-46-27-00-00002.0020 | 66 | 0 |
| 413 | 10436020 | 34-46-27-00-00003.0000 | 66 | 0 |
| 413 | 10436021 | 35-46-27-00-00001.0000 | 66 | 0 |
| 413 | 10436025 | 36-46-27-00-00001.0010 | 99 | 0 |

| Curr SAUnits | Curr CEUnits | Prior Rate | Prior YearSA Units |
|---|---|---|---|
| 0 | 0 | 0 | |
| 0 | 0 | 0 | |
| 0 | 0 | 0 | |
| 0 | 0 | 0 | |
| 0 | 0 | 0 | |
| 0 | 0 | 0 | |
| 0 | 0 | 0 | |
| 0 | 0 | 0 | |
| 0 | 0 | 0 | |
| 0 | 0 | 0 | |

| Prior YearCE Units | Front | Depth | Unit Of Measure | Number Of Units |
|---|---|---|---|---|
| | 0 | 0 | AC | 657 |
| | 0 | 0 | AC | 90.8 |
| | 0 | 0 | AC | 230.49 |
| | 0 | 0 | AC | 322.85 |
| | 0 | 0 | AC | 606.43 |
| | 0 | 0 | AC | 5.76 |
| | 0 | 0 | AC | 80.62 |
| | 0 | 0 | AC | 156.18 |
| | 0 | 0 | AC | 310.03 |
| | 0 | 0 | AC | 30 |

| GIS Acres | Status | Confidential |
|---|---|---|
| 657.01 | | N |
| 90.79 | | N |
| 230.5 | | N |
| 322.85 | | N |
| 606.5 | | N |
| 5.76 | | N |
| 80.62 | | N |
| 156.19 | | N |
| 310.03 | | N |
| 30 | | N |

| Owner |
| --- |
| CORKSCREW GROVE LIMITED PARTNECONSOLIDATED CITRUS63 BARN RDVENUS, FL 33960 |
| CORKSCREW GROVE LIMITED PARTNECONSOLIDATED CITRUS63 BARN RDVENUS, FL 33960 |
| CORKSCREW GROVE LIMITED PARTNECONSOLIDATED CITRUS63 BARN RDVENUS, FL 33960 |
| CORKSCREW GROVE LIMITED PARTNECONSOLIDATED CITRUS63 BARN RDVENUS, FL 33960 |
| CORKSCREW GROVE LIMITED PARTNECONSOLIDATED CITRUS63 BARN RDVENUS, FL 33960 |
| GALA GEORGE7227 HENDRY CREEK DRFORT MYERS, FL 33908 |
| CORKSCREW GROVE LIMITED PARTNECONSOLIDATED CITRUS63 BARN RDVENUS, FL 33960 |
| CORKSCREW GROVE LIMITED PARTNECONSOLIDATED CITRUS63 BARN RDVENUS, FL 33960 |
| CORKSCREW GROVE LIMITED PARTNECONSOLIDATED CITRUS63 BARN RDVENUS, FL 33960 |
| CORKSCREW GROVE LIMITED PARTNECONSOLIDATED CITRUS63 BARN RDVENUS, FL 33960 |

| Site Address |
| --- |
| 23997/999 CORKSCREW RDESTERO, FL 33928 |
| ACCESS UNDETERMINEDESTERO, FL |
| 24990 CORKSCREW RDESTERO, FL 33928 |
| CORKSCREW RDESTERO, FL 33928 |
| 22500 CORKSCREW RDESTERO, FL 33928 |
| 21670 TPI RDESTERO, FL 33928 |
| 21600 TPI RDESTERO, FL 33928 |
| 21100/110 TPI RDESTERO, FL 33928 |
| ACCESS UNDETERMINEDESTERO, FL |
| ACCESS UNDETERMINEDESTERO, FL |

**Legal Description**

POR OF SEC 24LESS INST 2005-136900
PARL LOC IN E 1/2 OF SECAS DESC IN OR 1803 PG 1851
ALL SEC 25 DESC 0R 1803/1851 LES PARL 1.0 + 1.002+ N 50 FT SEC 25
PARCEL LYING IN THE W 1/2OF SEC 25 TWN 46 RGE 27 ASDESC IN OR 2401 PG 3582
ALL SEC 26 EXC SW 1/4 OFSW 1/4.
THE N 1/2 OF NE 1/4 OF SE1/4 OF SE 1/4
SE 1/4 OF SEC 34 LESS N 3/4 OF E 1/2 OF NW 1/4 OF SE 1/4 + LESS E 1/2 OF SE 1/4 OF SE 1/4 + LESS SLY NE 1/4 OF SEC 34TWN 46 RGE 27
TH N 1/2 SEC 35 LESS E 150FT
BEG NE COR RUN S ALG E SECLI 1320 FT TH W 990 FT THN 1320 FT TH E 990 FT TO

| Just | Assessed | taxable | BldgActualArea | BldgEffectiveArea |
|---|---|---|---|---|
| 17,866,261 | 1,074,895 | 1,074,895 | 6,080 | 4,368 |
| 2,451,600 | 126,030 | 126,030 | | |
| 6,394,486 | 414,118 | 414,118 | 2,124 | 1,965 |
| 8,721,238 | 297,496 | 297,496 | | |
| 16,380,078 | 686,374 | 686,374 | | |
| 268,362 | 94,938 | 94,938 | | |
| 939,400 | 89,136 | 89,136 | | |
| 4,338,853 | 345,023 | 345,023 | 3,078 | 2,871 |
| 8,375,043 | 410,637 | 410,637 | | |
| 270,000 | 239,580 | 239,580 | | |

| Acres | Allocation | | |
|---|---|---|---|
| 657.0 | 26.4% | | |
| 90.8 | 3.6% | | |
| 230.5 | 9.3% | | |
| 322.9 | 13.0% | | |
| 606.5 | 24.4% | | |
| 5.8 | 0.2% | | |
| 80.6 | 3.2% | | |
| 156.2 | 6.3% | | |
| 310.0 | 12.4% | | |
| 30.0 | 1.2% | | |
| **2,490.3** | **100.0%** | | |

**RESOLUTION 2026-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, 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 in Lee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (the **"Board"**), is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:**

**Section 1.** The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2026, and ending on September 30, 2027 (the **"FY 2026/2027"**) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the FY2026/2027 annual public meeting schedule to Lee County.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED ON AUGUST 19, 2026.**

| | |
|---|---|
| **ATTEST:** | **KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT** |
| _____ | _____ |
| Print Name: _____ | Print Name:_____ |
| ☐Secretary/☐Assistant Secretary | ☐Chair/☐Vice of the Board of Supervisors |

**BOARD OF SUPERVISOR'S MEETING DATES**
**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**
**FISCAL YEAR 2026/2027**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Kingston One Community Development District shall be held at **2:00 p.m.** at the **Offices of Cameratta Companies located at 21101 Design Parc Lane #103, Estero, FL 33928**. The meeting dates are as follows:

October 21, 2026
November 18, 2026
December 16, 2026
January 20, 2027
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
July 21, 2027
August 18, 2027
September 15, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 at (813) 873-7300 one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955- 8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Inframark
District Management

**RESOLUTION 2026-15**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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*; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

**WHEREAS**, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

**WHEREAS,** the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2**. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this **19th** day of **August** 2026.

| | |
|---|---|
| **ATTEST:** | **KINGSTON ONE**<br>**COMMUNITY DEVELOPMENT DISTRICT** |
| Secretary/Assistant Secretary | Chair, Board of Supervisors |

**Exhibit A**: Performance Measures/Standards and Annual Reporting

**Exhibit A**

INFRAMARK
COMMUNITY MANAGEMENT

# Memorandum

**To:** Board of Supervisors

**From**: District Management

**Date**: August 19, 2026

**RE**: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

**Exhibit A:**

Goals, Objectives, and Annual Reporting Form

**Kingston One Community Development District ("District")**
**Performance Measures/Standards & Annual Reporting Form**

**October 1, 2026 – September 30, 2027**

## 1. Community Communication and Engagement

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
**Measurement:** Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
**Standard:** A minimum of four Board meetings were held during the fiscal year.
**Achieved:** Yes ☐ No ☐

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
**Standard:** 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
**Achieved:** Yes ☐ No ☐

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
**Standard:** 100% of monthly website checks were completed by District Management or third party vendor.
**Achieved:** Yes ☐ No ☐

## 2. Infrastructure and Facilities Maintenance

**Goal 2.1: Field Management and/or District Management Site Inspections Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
**Standard:** 100% of site visits were successfully completed as described within District Management services agreement
**Achieved:** Yes ☐ No ☐

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
**Standard:** Minimum of one inspection was completed in the fiscal year by the District's engineer.
**Achieved:** Yes ☐ No ☐

**3. Financial Transparency and Accountability**

**Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

**Achieved:** Yes ☐ No ☐

**Goal 3.2: Financial Reports**

**Objective:** Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

**Standard:** District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____ Date: _____

Printed Name: _____

Kingston One Community Development District

District Manager: _____ Date: _____

Printed Name: _____

Kingston One Community Development District

**RESOLUTION 2026-16**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AN ALTERNATE FINANCIAL ASSURANCE LETTER WITH LEE COUNTY PURSUANT TO THE INTERLOCAL AGREEMENT DATED AS OF SEPTEMBER 17, 2024 RELATING TO THE WAIVER OF A CONSTRUCTION BOND FOR WORK PURSUANT TO DOS2025-00043; AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE DEVELOPER FOR THE KINGSTON VILLAGE PARKWAY (SPINE ROAD) – PHASE 2 IMPROVEMENTS PURSUANT TO SUCH DEVELOPMENT ORDER; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, Kingston One Community Development District ("District") is a local unit of special-purpose government established and existing pursuant to Lee County Ordinance No. 23-26 and Chapter 190, Florida Statutes; and

**WHEREAS**, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct public infrastructure improvements including, without limitation, stormwater management and drainage facilities, including related earthwork; on-site and off-site roadway improvements; onsite and offsite potable water and sanitary sewer systems including connection fees or charges, if applicable; landscaping and irrigation in public rights of way and entrance features; environmental and wildlife restoration and mitigation; related professional fees and soft costs; and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

**WHEREAS**, the District and Lee County, Florida (the "County") have previously entered into that certain Interlocal Agreement Between Lee County, Florida, and The Kingston One Community Development District Providing For Waiver of Bond With Alternate Financial Assurance For Construction Of Improvements dated as of September 17, 2024 (the "Interlocal Agreement"), pursuant to which the District provides an alternate financial assurance arrangement to the County in lieu of a bond requirement for work pursuant to specific development orders; and

**WHEREAS**, the developer of the Kingston Project, CAM7-SUB, LLC, a Florida limited liability company (the "Developer"), has requested that the District proceed with the implementation of the alternate financial assurance arrangement for the Kingston Village Parkway (Spine Road) – Phase 2 Improvements (the "Improvements") as outlined in DOS2025-00043 (the "Development Order"); and

**WHEREAS**, the Improvements are necessary to support the development within the District and to comply with the Development Order; and

**WHEREAS**, the Developer has proposed entering into an agreement with the District to define the terms, responsibilities, and financial arrangements for the completion of the Improvements, consistent with the alternate financial assurance arrangement contemplated by the Interlocal Agreement with the County; and

**WHEREAS**, the Board of Supervisors of the District (the "Board") finds that authorizing the alternate financial assurance arrangement and entering into an agreement with the Developer is in the best interest of the District, and the owners and residents within the District, as it facilitates the timely completion of infrastructure improvements while ensuring compliance with Lee County's requirements and protecting the District's financial interests; and

**WHEREAS**, the Board has reviewed the terms of the proposed Alternate Financial Assurance Letter and the Agreement with the Developer, and finds them to be consistent with the District's powers under Chapter 190, Florida Statutes, and in the public interest.

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

**Section 1.** **Recitals**. The foregoing recitals are hereby incorporated as the findings of the Board.

**Section 2.** **Alternate Financial Assurance Letter**. The Board hereby authorizes the implementation of the alternate financial assurance arrangement with the County for work pursuant to the Development Order for the Improvements. The Board authorizes the execution and delivery of the alternate financial assurance letter attached hereto and made a part hereof as **Exhibit "A"** (the "**Alternate Financial Assurance Letter**") by the Chair (or Vice Chair in the Chair's absence). The Chair (or Vice Chair in the Chair's absence), in consultation with the District Manager and District Counsel, is authorized to execute and deliver any further documents necessary to effectuate the alternate financial assurance arrangement with the County for work pursuant to the Development Order for the Improvements.

**Section 3.** **Agreement with Developer**. The Board hereby authorizes the execution of that certain Agreement Regarding Alternate Financial Assurance (Development Order DOS2025-00043 Kingston Village Parkway (Spine Road) – Phase 2 Improvements) with the Developer, substantially in the form attached hereto and made a part hereof as **Exhibit "B"**, relating to the completion of the Improvements, as contemplated in the Alternate Financial Assurance Letter, with such minor modifications as the Chair, in consultation with District Counsel and the District Manager, deems necessary or appropriate to effectuate the purposes thereof. The Chair (or Vice Chair in the Chair's absence) is authorized to execute and deliver the Agreement on behalf of the District, and the Secretary or any Assistant Secretary is authorized to attest to such execution.

**Section 4.** **Severability**. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be

held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way affect the validity of the other provisions hereof.

**Section 5.** **Conflicts**. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**Section 6.** **Effective Date**. This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 19th day of August, 2026.

| | |
|---|---|
| **ATTEST:** | **KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT** |
| _____ | _____ |
| **Secretary/Assistant Secretary** | **Nicholas Cameratta, Chair** |

**Exhibit A: Alternate Financial Assurance Letter to Lee County**

**Exhibit B: Agreement Regarding Alternate Financial Assurance (Development Order DOS2025-00043 Kingston Village Parkway (Spine Road) – Phase 2 Improvements)**

# Kingston One Community Development District

August 6, 2026

Mr. David Harner
Lee County Administrator
2115 Second Street
Fort Myers, Florida 33901

Subject: **Kingston One Community Development District – Kingston Village Parkway (Spine Road) – Phase 2 Record Plat DOS2025-00043 Alternative Financial Assurance**

Dear Mr. Harner:

In accordance with the Interlocal Agreement between Lee County, Florida, and the Kingston One Community Development District Providing for Waiver of Bond with Alternate Financial Assurance for Construction of Improvements, dated, September 17, 2024 (the "Interlocal Agreement") attached hereto as **Attachment A,** the Kingston One Community Development District (the "District") shall provide alternate assurances for the completion of the Kingston Village Parkway (Spine Road) infrastructure improvements, to the extent authorized by the Act and Ordinance, contemplated within the Limited Development Order. As shown on **Attachment B,** Brandon Frey, Project Engineer, certifies that the cost to complete the improvements covered by the scope of this letter (the "Improvements"), which has been accepted by Lee County, is **$8,121,477.80**. The Improvements are intended to be completed on or before **August 2027.** The Improvements are contemplated in **DOS2025-00043.** A quarterly update shall be provided to the County regarding the construction progress of the Improvements and shall include the percentage of completion of such Improvements and an anticipated completion date. The District shall comply with the provisions of the Interlocal Agreement to provide for completion of the Improvements upon an event that the Improvements are not completed. If Alternate Assurances are invoked, District shall fund the completion of the Improvements pursuant to Section 6 of the Interlocal Agreement.

The Developer submitting the limited development order is **CAM7-SUB, LLC**. The Developer is electing to avail itself of the alternate financial assurances contemplated in the Interlocal Agreement and acknowledges that the District is providing assurance for the completion of all Improvements. The Developer's acknowledgment of the foregoing is attached hereto as **Attachment C**.

Sincerely,

_____
Nicholas Cameratta, Chairman
Kingston One Community Development District

Cc: Mr. Marc Mora
Ms. Mikki Rozdolski
Ms. Becky Sweigert

**Exhibit A**

"Interlocal Agreement"

**INTERLOCAL AGREEMENT BETWEEN LEE COUNTY, FLORIDA, AND THE KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR WAIVER OF BOND WITH ALTERNATE FINANCIAL ASSURANCE FOR CONSTRUCTION OF IMPROVEMENTS**

THIS INTERLOCAL AGREEMENT (the "Interlocal Agreement"), dated as of September 17, 2024, is entered into by and between:

**Lee County, Florida,** a political subdivision of the State of Florida, whose address is 2115 Second Street, Fort Myers, Florida 33901 (the "County"); and

**Kingston One Community Development District,** a local unit of special-purpose government which was established pursuant to Lee County Ordinance No. 23-26 (the "Ordinance"), as amended, and in conformity with Chapter 190, Florida Statutes (the "Act"), whose address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District").

**RECITALS**:

**WHEREAS**, CAM7-SUB, LLC, a Florida limited liability company and owner of lands within the boundaries of the District, whose address is 21101 Design Parc Lane, Suite 103, Estero, Florida 33928 (the "Developer") and/or the District will construct improvements including but not limited to roads, surface water management systems, landscaping, utilities, conservation areas and plat monumentation, to the extent authorized by the Act or Ordinance, within the District's boundary, as may be amended from time to time (the "Improvements"); and

**WHEREAS**, the current boundaries of the District encompass approximately 2,430 acres of land that is largely unimproved and the District anticipates plat and development order approvals will be necessary to complete Improvements within the District's boundaries by the Developer and other successor entities (the "Third Party Developers"); and

**WHEREAS**, the District was established pursuant to the Act and Ordinance for the purpose of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure, including transportation and roadway improvements, drainage facilities, potable water facilities, sanitary sewer facilities, and other improvements, including the Improvements; and

**WHEREAS**, pursuant to the Act and Ordinance the District has authority to borrow money and issue bonds, certificates, warrants, notes, or other evidence of indebtedness as hereinafter provided; to levy such taxes and assessments as may be authorized; and to charge, collect, and enforce fees and other user charges; and

**WHEREAS**, Lee County Land Development Code and Administrative Code requires the issuance of a bond, letter of credit, escrow agreement, or other form of surety approved by the Board to cover certain infrastructure improvements for the purpose of making funds available to

complete improvements in the event a private party seeking to develop land is unable to complete the necessary infrastructure; and

**WHEREAS**, in light of the nature and timing of the construction of the Improvements and the fact that the District is a public governmental body with the ability to issue bonds and assess lands within its boundaries, the Developer seeks an alternative mechanism to meet the Construction Bond Requirement for the Improvements from time to time which would allow the cost effective construction of the Improvements, take into account the anticipated bond funds available for completion of such Improvements, and allow acceptance by the County of plats or development orders containing the Improvements; and

**WHEREAS**, collecting on a construction bond to fund deficiencies in construction funding is often a time consuming process involving litigation against third party sureties, with all attendant risks and costs; and

**WHEREAS**, having the ability to issue bonds, and having the established process under the Act and Ordinance for the collection of non-ad valorem assessments levied by the District provides greater certainty as to the likelihood and timeliness of having funds available in order to complete construction of the Improvements subject to these alternative financial assurances, if needed; and

**WHEREAS**, the Developer has requested that the County accept an alternative mechanism to meet the Construction Bond Requirement for the Improvements from time to time and the County has examined the factors discussed above and has determined that the alternative mechanisms set forth in this Interlocal Agreement provide equal or greater assurance of completion of the Improvements by the District than a customary construction bond would.

**NOW, THEREFORE**, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the County and the District agree as follows:

**Section 1. Authority.** This Interlocal Agreement is entered into pursuant to the provision of Florida law, including but not limited to Chapters 125, 163, and 190, Florida Statutes, the Act, the Ordinance, and the Florida Constitution.

**Section 2. Recitals.** The recitals so stated are true and correct and by this reference are incorporated herein and form a material part of this Interlocal Agreement. All exhibits identified herein are hereby incorporated by reference to the same extent as if fully set forth herein.

**Section 3. Lee County Regulations.** All applicable Lee County regulations, other than the Construction Surety Requirement, shall continue to govern the platting, development order, and construction processes for development within the District.

**Section 4. District Commitment to Complete Construction.** As each plat or development order is submitted to the County for approval, should the District choose to provide Alternate Assurances, the District shall provide the County a letter, in substantially the same form as that attached hereto as **Exhibit A**. Upon issuance of the Alternative Assurance letter by the District, the District shall be obligated to provide assurance for the completion of the Improvements identified within the Alternate Assurance letter if the Developer or Third Party Developer fails to construct the improvements in accordance with County regulations.

**Section 5. Failure to Complete the Improvements.** In the event the Improvements contemplated by the plat or development order and specified in the Alternate Assurance letter are not completed within the time period identified in the applicable Alternate Assurances letter, the applicable Improvements are not constructed in accordance with County regulations, or the Developer or Third Party Developer are no longer solvent, are bankrupt, or refuse to complete construction of the Improvements, the County may provide notice of such failure in the form attached as **Exhibit B** and demand the District complete the applicable Improvements in the Alternate Assurance letter. Response to such notice from the County must be provided by the District within forty-five (45) days of receipt of such notice. The failure to respond or to complete construction of the applicable Improvements shall be deemed a default hereunder by the District.

The District's response must provide commencement of construction of the Improvements within ninety (90) days from receipt of the Default notice, (subject only to reasonable delays due to Force Majeure). For purposes of this Interlocal Agreement, the term "Force Majeure" shall mean any fire, flood, windstorm, hurricane, epidemic, pandemic, abnormal weather condition, labor dispute, strike, insurrection or unrest, act of God, dispute between the District and contractors or subcontractors, which causes a work slowdown, delay or stoppage as a result of any of the foregoing, action by another governmental agency with jurisdiction over construction permitting resulting in a slowdown or stoppage of construction, or any other circumstance or event beyond the control of the District. Force Majeure shall only apply to alter the time for completion of construction and not excuse a failure to perform.

**Section 6. Funding of Improvements.** The District shall comply with the provisions of this Interlocal Agreement to fund and complete, or cause to be completed, the applicable Improvements in the event the Improvements indicated on the Alternate Assurance letter are not completed in accordance with County regulations. The District shall fund the completion of the Improvements by electing one of the following methods:

(a) use of the proceeds of bonds or other debt instruments issued by the District;
(b) use of a conventional lender to obtain a loan secured by assessments;
(c) use of monies in the District's operating fund;
(d) levying and collecting assessments on property within the District; or
(e) use of such other lawful revenues or funding sources as may be available.

**Section 7. Completion Cost.** As each plat or development order is submitted to the County for approval, the project engineer shall certify the estimated Completion Cost of the Improvements contained on such plat or development order, provided such certification is required by the Lee County Land Development Code.

**Section 8. Use of Other Bond Assurances.** Nothing contained herein shall require the District to provide Alternate Assurances and at any time the Developer, Third Party Developer, or the District may provide another form of surety in accordance with County regulations covering any portion of the Improvements.

**Section 9. Revocation.** At any time prior to the occurrence of either (a) commencement of construction of the Improvements or (b) conveyance of a platted lot from either Developer or Third Party Developer to a third party, which lot is situated within the area benefitted by the subject Improvements, the District may revoke its Alternate Assurance relating to the Improvements by providing the County and Developer (or Third Party Developer) with written notice. If the District revokes its Alternate Assurance prior to either (a) or (b), then Developer or Third Party Developer must provide a replacement surety in accordance with County regulations and Developer or Third Party Developer shall not commence construction until a replacement surety in accordance with County regulations is submitted to, and accepted by, the County.

At any time after the occurrence of either (x) commencement of construction of the Improvements or (y) conveyance of a platted lot from either Developer or Third Party Developer to a third party, which lot is situated within the area benefitted by the subject Improvements, the District may not revoke its Alternate Assurance without first having a replacement surety in accordance with County regulations submitted to, and accepted by, the County

The County reserves the right to issue a stop work order if Developer or Third Party Developer constructs Improvements that are not covered by the District's Alternate Assurance or an approved surety.

**Section 10. Acceptance and Release of Alternate Assurances.** The County hereby accepts the Alternate Assurances as to the Improvements to satisfy the Construction Bond Requirement relating to the Improvements. Except as provided below in Section 12 for Improvements constructed in County right-of-way, the Alternate Assurances will be deemed released upon issuance of a Certificate of Compliance for the specified Improvements by the County's Division of Development Services or other entity to whom the responsibility for final inspection has been assigned.

**Section 11. County Option to Complete Improvements.** In the event the District, the Developer, or the Third Party Developer fails to complete the Improvements in the manner provided in this Agreement, the County may, at its sole option and discretion, step in and complete said Improvements, whereupon the County may proceed to recover its costs by appropriate action pursuant to Sections 17 and 22 below.

**Section 12. Improvements within County Right-of-Ways.** In the event that Improvements are located within County right-of-way, the Alternate Assurances will remain in

full force and effect for a period of twelve (12) months subsequent to the date upon which a Certificate of Compliance for those Improvements is issued. The Alternate Assurances will remain in effect to ensure that the Improvements located within the County-maintained right-of-way remain free from deficiencies and are warranted for the 12-month period against such defects resulting from substandard workmanship, construction practices, or materials. At the conclusion of the 12-month period, if no deficiencies exist, the Alternate Assurances will be released in full upon written notice from the County's Department of Transportation that the constructed Improvements remain free of construction defects, normal wear and tear excepted.

**Section 13. Authority to Contract.** The execution of this Interlocal Agreement has been duly authorized by the appropriate body or official(s) of the County and the District, each party has complied with all applicable requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument. The District has been authorized to enter into and implement this Agreement by Resolution of the District's Governing Board attached hereto as **Exhibit C,** which Resolution has authorized the District's Chairman or Vice-Chairman to take all action necessary in furtherance of this Agreement on behalf of the District.

**Section 14. Limitations on Governmental Liability; Insurance.** Nothing in this Interlocal Agreement shall be deemed a waiver of immunity limits of liability or sovereign immunity of either the County or the District, pursuant to Chapter 768, Florida Statutes, and any amendment thereto, or other statute or law. Nothing in this Interlocal Agreement shall inure to the benefit of any third party for the purpose of allowing any claim, which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law. The District agrees that as to any construction contracts entered into after the effective date hereof for construction of any part of the Improvements subject to Alternate Assurances, the District shall include a provision requiring the contractor to name the County as an additional insured under the liability insurance policies carried by contractor under such construction agreement.

**Section 15. Negotiation at Arm's Length.** This Interlocal Agreement has been negotiated fully between the parties as an arm's length transaction and with the assistance of legal counsel. Both parties participated fully in the preparation of this Interlocal Agreement. In the case of a dispute concerning the interpretation of any provision of this Interlocal Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the language in question will not be interpreted or construed against either party.

**Section 16. Notices.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed with delivery confirmation tracking system, or hand delivered to the Parties, as follows:

**(a) If to District:** Kingston One Community Development District
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Attn: District Manager

**With a copy to:** Coleman, Yovanovich & Koester PA
4001 Tamiami Trail N., Suite 300
Naples, Florida 34103-3591
Attn: Gregory Urbancic, Esq.

(b) **If to County:** Lee County
2115 Second Street
Fort Myers, Florida 33901
Attn: County Manager

**With a copy to:** Lee County Attorney's Office
2115 Second Street
Fort Myers, Florida 33901
Attn: County Attorney

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. If mailed as provided above, Notices shall be deemed delivered as stated on delivery confirmation unless actually received earlier. Notices hand delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

**Section 17. Default.** Each of the parties hereto shall give the other party written notice of any default hereunder and shall allow the defaulting party a reasonable time (not to exceed thirty (30) days unless otherwise agreed to by the parties) from the date of its receipt of such notice within which to cure any such defaults and to thereafter notify the other parties of the actual cure of any such defaults. If the breach is not cured within said time period, the County and District shall be entitled to all remedies at law or in equity, which may include but not be limited to, damage, injunctive relief and specific performance. The parties may utilize the governmental dispute procedures set forth in Chapter 164, Florida Statutes, and any amendments thereto.

**Section 18. Other Agreements.** Nothing in this Interlocal Agreement shall be construed as superseding, altering or amending the conditions and terms of any other agreement between the parties hereto.

**Section 19. Assignment or Transfer.** Neither party may assign or transfer its rights or obligations under this Interlocal Agreement without the prior written consent of the other party.

**Section 20. Binding Effect.** This Interlocal Agreement shall be binding upon and shall inure to the benefit of the County, the District, and their respective successors.

**Section 21. Filing.** The County Attorney's Office is hereby authorized and directed, after approval of this Interlocal Agreement by the respective governing bodies of the County and the District and the execution thereof by the duly qualified and authorized officers of each of the parties hereto, to cause this Interlocal Agreement to be filed with the Clerk of the Circuit Court of Lee County, Florida, in accordance with the requirements of Section 163.01(11) of the Interlocal Cooperation Act.

**Section 22. Applicable Law and Venue.** This Interlocal 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 Interlocal Agreement, venue shall be in Lee County, Florida.

**Section 23. Severability.** If any part of this Interlocal 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 Interlocal 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.

**Section 24. Entire Agreement; Amendment.** This instrument and its exhibits constitute the entire agreement between the parties and supersede all previous discussions, understandings and agreements between the parties relating to the subject matter of this Interlocal Agreement. Amendments to and waivers of the provisions herein shall be made by the parties in writing by formal amendment.

**Section 25. Effective Date.** This Interlocal Agreement shall become effective upon the filing hereof in accordance with Section 21 hereof.

**Section 26. Attorney's Fees.** In the event of litigation to enforce the remedial provision of this Agreement, the prevailing party shall be entitled to recover all reasonable attorneys' fees and costs associated with any such litigation at the trial level and/or appeal.

**Section 27. Termination.** This Agreement shall automatically terminate following buildout of lands within the District's boundary. The County reserves the right to terminate this Interlocal Agreement upon providing the District with thirty (30) days' written notice of the County's intent to terminate.

**Section 28. No Lien or Encumbrance.** Nothing contained herein shall constitute a lien or encumbrance upon any portion of lands within the District.

**Section 29. Abolishment of the District.** In the event the District is terminated or repealed by law or otherwise ceases to exist or function, the County may unilaterally terminate this Agreement by providing notice pursuant to Section 16 above and recording notice of such termination in the Public Records of Lee County, Florida, whereupon the County may require appropriate financial assurances for all outstanding and future Improvements on the lands within the District's boundary.

*[The remainder of this page is intentionally left blank]*

*[Signature pages to follow]*

**IN WITNESS WHEREOF**, the undersigned set their hands as of the 16 day of October, 2024.

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**

By _____, Chair

Witness: _____

RAY BLACKSMITH
Print Name

Attest: _____
Secretary/Assistant Secretary

Witness: _____

Print Name

**BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA**

By: _____
Chair

ATTEST:
Kevin Karnes, Clerk

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
County Attorney's Office

BOARD OF COUNTY COMMISSIONERS
SEAL
LEE COUNTY FLORIDA

**Exhibit A**

_____, 2024

Lee County Administrator
2115 Second Street
Fort Myers, Florida 33901

Subject: **Kingston One Community Development District – Infrastructure Improvements**

Dear County Administrator:

In accordance with the Interlocal Agreement between Lee County, Florida, and the Kingston One Community Development District Providing for Waiver of Bond with Alternate Financial Assurance for Construction of Improvements, dated, _____, 2024 (the "Interlocal Agreement") attached hereto as **Attachment A,** the Kingston One Community Development District (the "District") shall provide alternate assurances for the completion of the certain infrastructure improvements which may include, without limitation, roads, surface water management systems, landscaping, utilities, conservation areas and plat monumentation, to the extent authorized by the Act and Ordinance, contained on the plat or contemplated within the development order. As shown on **Attachment B,** _____, the District Engineer, certifies that the cost to complete the improvements covered by the scope of this letter (the "Improvements") is $_____. The Improvements are intended to be completed on or before _____. The Improvements are contemplated in [*Insert PLT/DOS Number and/or name of development permit*] A quarterly update shall be provided to the County regarding the construction progress of the Improvements and shall include the percentage of completion of such Improvements and an anticipated completion date. The District shall comply with the provisions of the Interlocal Agreement to provide for completion of the Improvements upon an event that the Improvements are not completed. If Alternate Assurances are invoked, District shall fund the completion of the Improvements pursuant to Section 6 of the Interlocal Agreement.

The Developer submitting the plat or development order is _____. The Developer is electing to avail itself of the alternate financial assurances contemplated in the Interlocal Agreement and acknowledges that the District is providing assurance for the completion of all Improvements. The Developer's acknowledgment of the foregoing is attached hereto as **Attachment C.**[1]

Sincerely,

_____

[1] Note: This Paragraph is only required when Improvements are being completed pursuant to a plat or development order to which the District is not a party.

**Exhibit B**

_____, 202__

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

Subject: **Notice to Invoke Alternate Assurances – Kingston One Community Development District**

Dear District Manager:

In accordance with the Interlocal Agreement between Lee County, Florida, and the Kingston One Community Development District Providing for Waiver of Bond with Alternate Financial Assurance for Construction of Improvements, dated, _____, 202___ (the "Interlocal Agreement"), the County wishes to invoke the District's obligation to provide Alternate Assurances for the completion of the those improvements referenced in Alternative Assurance letter from the District dated _____ (the "Improvements"). Such Improvements must be completed on or before [insert date] in order to comply with the Lee County Land Development Code Section 10-154(26) and Administrative Code AC-13-19 unless the County otherwise agrees to an extension of time.

Sincerely,

_____

Cc: Gregory Urbancic, Esq

**Exhibit C**

**RESOLUTION 2024-XX**

**A RESOLUTION OF KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE INTERLOCAL AGREEMENT BETWEEN LEE COUNTY, FLORIDA, AND THE KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR WAIVER OF BOND WITH ALTERNATE FINANCIAL ASSURANCE FOR CONSTRUCTION OF IMPROVMENTS AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, the Kingston One Community Development District ("District") is a local unit of special-purpose government which was created pursuant to Lee County Ordinance No. 23-26 (the "Ordinance"), as amended, and in conformity with Chapter 190, Florida Statutes; and

**WHEREAS**, as provided in the Act and Ordinance, the purpose of the District is to plan, construct, maintain, operate, finance, and improve the provision of systems, facilities, and services necessary to meet the infrastructure needs of the Kingston Community; and

**WHEREAS**, pursuant to the Act and Ordinance the District has authority to borrow money and issue bonds, certificates, warrants, notes, or other evidence of indebtedness, to levy such taxes and assessments as may be authorized, and to charge, collect, and enforce fees and other user charges; and

**WHEREAS**, Lee County Land Development Code, Chapter 10, Article II, Section 10-154(26), Additional Required Submittals, as implemented by Administrative Code Number AC-13-19, addresses the current construction bond requirement and provides, in part, the Lee County Board of County Commissioners may accept other forms of security; and

**WHEREAS**, the District wishes to provide such other form of security in accordance with the terms of the Interlocal Agreement Between Lee County, Florida, and the District Providing for Waiver of Bond with Alternate Financial Assurance for Construction of Improvements (the "Alternate Assurance Agreement") and approve the Alternate Assurance Agreement in the form attached hereto as Exhibit A.

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

**SECTION 1.** The District hereby finds it continues to be in the best interest of the District and its residents to approve the Alternate Assurance Agreement. The Board hereby ratifies actions of the District staff and officers related to preparation of the Alternate Assurance Agreement. Further, the Board hereby authorizes and directs District staff and the Chairman to take further

actions necessary to execute, finalize, and implement the provisions of the Alternate Assurances Agreement.

**SECTION 2.** The Board hereby authorizes the District Chairman and District staff to act as agents of the District with regard to any and all matters pertaining to finalization and implementation of the Alternate Assurance Agreement.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this ____ day of _____, 202_____.

| | |
|---|---|
| **ATTEST:** | **KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT** |
| _____ | _____ |
| **SECRETARY/ ASSISTANT SECRETARY** | **CHAIRMAN** |

**Exhibit A:** Interlocal Agreement Between Lee County, Florida and the Kingston One Community Development District Providing for Waiver of Bond with Alternate Financial Assurance for Construction of Improvements

**Exhibit B**

"Cost of Improvements"

JR EVANS ENGINEERING

# KINGSTON SPINE ROAD
# PHASE 2

## OVERALL SUMMARY

| SUMMARY | | Cost of Construction |
|---|---|---|
| PHASE 2 | = | $7,930,058.75 |
| RESTORATION (R2) | = | $45,630.00 |
| PHASE 2A-1 | = | $144,587.80 |
| PHASE 2A-2 | = | $1,201.25 |
| **TOTAL** | = | **$8,121,477.80** |

Estimated Date of Completion: August 2027

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED ON 08/05/2026 BY BRANDON M. FREY, P.E. USING A SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BRANDON M. FREY LICENSE No 86651 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Brandon Frey
DN: E=brandon@jreeng.com, CN=Brandon Frey, G=Brandon, SN=Frey, O=J.R. Evans Engineering, S=Florida, C=US
Date: 2026.08.05 14:46:55-04'00'

Brandon M. Frey, P.E.
Florida P.E. License No. 86651
JR Evans Engineering, P.A.
FL. COA # 29226

| SUMMARY | | | |
|---|---|---|---|
| 1.00 | EARTHWORK | = | $134,820.00 |
| 2.00 | PAVING / ROADWAY | = | $3,264,964.73 |
| 3.00 | DRAINAGE | = | $1,524,842.00 |
| 4.00 | POTABLE WATER AND FIRE | = | $1,547,073.98 |
| 5.00 | WASTEWATER | = | $1,026,017.87 |
| 6.00 | IRRIGATION | = | $427,340.17 |
| 7.00 | MISCELLANEOUS | = | $5,000.00 |
| | TOTAL | = | $7,930,058.75 |

NOTES

Brandon M. Frey, P.E.
Florida P.E. License No. 86651
J.R. Evans Engineering, P.A.
FL. COA # 29226

| 1.00 | EARTHWORK | | | | |
|---|---|---|---|---|---|
| ITEM NO. | DESCRIPTION | UNIT | QTY | UNIT PRICE | AMOUNT |
| 1.01 | Erosion Control | LS | 1 | $ 10,500.00 | $ 10,500.00 |
| 1.02 | Final Grading | LS | 1 | $ 11,700.00 | $ 11,700.00 |
| 1.03 | Sod (8' BOC) | SY | 27,340 | $ 3.00 | $ 82,020.00 |
| 1.04 | Clearing and Grubbing | AC | 36 | $ 850.00 | $ 30,600.00 |
| | | | | **SUBTOTAL** | **$ 134,820.00** |

| 2.00 | PAVING / ROADWAY | | | | |
|---|---|---|---|---|---|
| ITEM NO. | DESCRIPTION | UNIT | QTY | UNIT PRICE | AMOUNT |
| 2.01 | 12" Stabilized Subgrade (Roadway) | SY | 56,186 | $ 7.99 | $ 448,926.14 |
| 2.02 | 8" Limerock Base (Compact & Prime) | SY | 48,779 | $ 12.65 | $ 617,054.35 |
| 2.03 | 1.5" Asphalt Concrete (Type SP 12.5) 1st lift | SY | 48,779 | $ 9.77 | $ 476,570.83 |
| 2.04 | 1" Asphalt Concrete (Type SP 9.5) 2nd lift | SY | 48,779 | $ 10.01 | $ 488,277.79 |
| 2.05 | 6" Stabilized Subgrade (Shared Use Path) | SY | 19,092 | $ 7.99 | $ 152,545.08 |
| 2.06 | 4" Limerock Base (Compact & Prime) (Shared Use Path) | SY | 17,356 | $ 12.65 | $ 219,553.40 |
| 2.07 | 1" Asphalt Concrete (FDOT Type III) (Shared Use Path) | SY | 17,356 | $ 10.01 | $ 173,733.56 |
| 2.08 | Type "E" Curb | LF | 15,064 | $ 24.62 | $ 370,875.68 |
| 2.09 | Type "F" Curb | LF | 15,694 | $ 18.80 | $ 295,047.20 |
| 2.10 | 3' Valley Gutter | LF | 460 | $ 24.62 | $ 11,325.20 |
| 2.11 | Signage and Pavement Markings | LS | 1 | $ 3,500.00 | $ 3,500.00 |
| 2.12 | ADA Detectable Warning | EA | 18 | $ 419.75 | $ 7,555.50 |
| | | | | **SUBTOTAL** | **$ 3,264,964.73** |

| 3.00 | DRAINAGE | | | | |
|---|---|---|---|---|---|
| ITEM NO. | DESCRIPTION | UNIT | QTY | UNIT PRICE | AMOUNT |
| 3.01 | 18" RCP | LF | 7,921 | $ 68.00 | $ 538,628.00 |
| 3.02 | 24" RCP | LF | 1,092 | $ 92.00 | $ 100,464.00 |
| 3.03 | 30" RCP | LF | 520 | $ 126.00 | $ 65,520.00 |
| 3.04 | 42" RCP | LF | 480 | $ 148.50 | $ 71,280.00 |
| 3.05 | 10'X6' Box Culvert (Includes End Treatment) | LF | 208 | $ 150.00 | $ 31,200.00 |
| 3.06 | 10'X8' Box Culvert (Includes End Treatment) | LF | 194 | $ 200.00 | $ 38,800.00 |
| 3.07 | 18" Flared End Section | EA | 1 | $ 5,000.00 | $ 5,000.00 |
| 3.08 | 24" Flared End Section | EA | 2 | $ 6,000.00 | $ 12,000.00 |
| 3.09 | 30" Flared End Section | EA | 1 | $ 7,000.00 | $ 7,000.00 |
| 3.10 | Type "4' Inlet | EA | 95 | $ 4,900.00 | $ 465,500.00 |
| 3.11 | Type "C" Inlet | EA | 31 | $ 3,940.00 | $ 122,140.00 |
| 3.12 | Type "D" Inlet | EA | 1 | $ 4,900.00 | $ 4,900.00 |
| 3.13 | Type "H" Inlet | EA | 5 | $ 4,500.00 | $ 22,500.00 |
| 3.14 | Control Structure (Type 'C' Box) (Includes Rip Rap) | EA | 4 | $ 8,280.00 | $ 33,120.00 |
| 3.15 | Control Structure (Type 'H' Box) (Includes Rip Rap) | EA | 1 | $ 6,790.00 | $ 6,790.00 |
| | | | | **SUBTOTAL** | **$ 1,524,842.00** |

| 4.00 | POTABLE WATER AND FIRE | | | | |
|---|---|---|---|---|---|
| ITEM NO. | DESCRIPTION | UNIT | QTY | UNIT PRICE | AMOUNT |
| 4.01 | 16" PVC Water Main (DIP CL250) | LF | 7,423 | $ 129.00 | $ 957,567.00 |
| 4.02 | 12" PVC Water Main (DR18 CL150) | LF | 167 | $ 116.00 | $ 19,372.00 |
| 4.03 | 10" PVC Water Main (DR18 CL150) | LF | 453 | $ 83.00 | $ 37,599.00 |
| 4.04 | 8" PVC Water Main (DR18 CL150) | LF | 242 | $ 66.32 | $ 16,049.44 |
| 4.05 | 24" Steel Casing | LF | 107 | $ 127.60 | $ 13,653.20 |
| 4.06 | 20" Steel Casing | LF | 230 | $ 97.46 | $ 22,415.80 |
| 4.07 | 16" Steel Casing | LF | 114 | $ 88.61 | $ 10,101.54 |
| 4.08 | 18" HDPE Water Main (DR11) | LF | 722 | $ 150.00 | $ 108,300.00 |
| 4.09 | 16" Gate Valve | EA | 16 | $ 9,920.00 | $ 158,720.00 |
| 4.10 | 12" Gate Valve | EA | 1 | $ 5,400.00 | $ 5,400.00 |
| 4.11 | 10" Gate Valve | EA | 4 | $ 5,180.00 | $ 20,720.00 |
| 4.12 | 8" Gate Valve | EA | 4 | $ 3,719.00 | $ 14,876.00 |
| 4.13 | Temp Blowoff | EA | 9 | $ 2,480.00 | $ 22,320.00 |
| 4.14 | Fire Hydrant | EA | 11 | $ 11,100.00 | $ 122,100.00 |
| 4.15 | Air Release Valve | EA | 1 | $ 7,590.00 | $ 7,590.00 |
| 4.16 | Connect to Existing W.M. | EA | 1 | $ 10,290.00 | $ 10,290.00 |
| | | | | **SUBTOTAL** | **$ 1,547,073.98** |

| 5.00 | WASTEWATER | | | | |
|---|---|---|---|---|---|
| ITEM NO. | DESCRIPTION | UNIT | QTY | UNIT PRICE | AMOUNT |
| 5.01 | 12" PVC Force Main (DR18 CL150) | LF | 3,071 | $ 100.00 | $ 307,100.00 |
| 5.02 | 12" PVC Force Main (DR14 CL200) | LF | 177 | $ 110.00 | $ 19,470.00 |
| 5.03 | 10" PVC Force Main (DR18 CL150) | LF | 3,928 | $ 99.00 | $ 388,872.00 |
| 5.04 | 10" PVC Force Main (DR14 CL200) | LF | 178 | $ 108.90 | $ 19,384.20 |
| 5.05 | 8" PVC Force Main (DR18 CL150) | LF | 33 | $ 119.79 | $ 3,953.07 |
| 5.06 | 6" PVC Force Main (DR18 CL150) | LF | 179 | $ 66.00 | $ 11,814.00 |
| 5.07 | 4" PVC Force Main (DR18 CL150) | LF | 311 | $ 55.00 | $ 17,105.00 |
| 5.08 | 12" Steel Casing | LF | 106 | $ 72.60 | $ 7,695.60 |
| 5.09 | 10" Steel Casing | LF | 208 | $ 60.50 | $ 12,584.00 |
| 5.10 | 14" HDPE Force Main (DR11) | LF | 752 | $ 100.00 | $ 75,200.00 |
| 5.11 | 12" Plug Valve | EA | 4 | $ 12,000.00 | $ 48,000.00 |
| 5.12 | 10" Plug Valve | EA | 4 | $ 6,920.00 | $ 27,680.00 |
| 5.13 | 6" Plug Valve | EA | 3 | $ 4,500.00 | $ 13,500.00 |
| 5.14 | 4" Plug Valve | EA | 3 | $ 4,000.00 | $ 12,000.00 |
| 5.15 | Air Release Valve | EA | 6 | $ 7,590.00 | $ 45,540.00 |
| 5.16 | Connect to Existing FM | EA | 1 | $ 16,120.00 | $ 16,120.00 |
| | | | | **SUBTOTAL** | **$ 1,026,017.87** |

| 6.00 | IRRIGATION | | | | | |
|---|---|---|---|---|---|---|
| *ITEM NO.* | *DESCRIPTION* | *UNIT* | *QTY* | *UNIT PRICE* | | *AMOUNT* |
| 6.01 | 4" PVC (DR18) | LF | 3,776 | $ 33.85 | $ | 127,817.60 |
| 6.02 | 4" PVC (DR14) | LF | 156 | $ 36.77 | $ | 5,736.12 |
| 6.03 | 6" PVC (DR18) | LF | 2,340 | $ 44.63 | $ | 104,434.20 |
| 6.04 | 6" PVC (DR14) | LF | 76 | $ 47.49 | $ | 3,609.24 |
| 6.05 | 8" PVC (DR18) | LF | 1,735 | $ 65.00 | $ | 112,775.00 |
| 6.06 | 8" PVC (DR14) | LF | 75 | $ 71.50 | $ | 5,362.50 |
| 6.07 | 4" Gate Valve | EA | 4 | $ 2,630.00 | $ | 10,520.00 |
| 6.08 | 6" Gate Valve | EA | 1 | $ 2,950.00 | $ | 2,950.00 |
| 6.09 | 8" Gate Valve | EA | 2 | $ 3,740.00 | $ | 7,480.00 |
| 6.10 | Residential Service | EA | 46 | $ 900.00 | $ | 41,400.00 |
| 6.11 | 4" PVC (DR18) Recharge Line | LF | 77 | $ 33.85 | $ | 2,606.45 |
| 6.12 | 6" Pump Station Reinforced Concrete Slab (30'x11') | SY | 37 | $ 55.38 | $ | 2,049.06 |
| 6.13 | Asphalt Driveway | SY | 60 | $ 10.00 | $ | 600.00 |
| | | | | **SUBTOTAL** | **$** | **427,340.17** |

| 7.00 | MISCELLANEOUS | | | | | |
|---|---|---|---|---|---|---|
| *ITEM NO.* | *DESCRIPTION* | *UNIT* | *QTY* | *UNIT PRICE* | | *AMOUNT* |
| 7.01 | Plat Monumentation | LS | 1 | $ 5,000.00 | $ | 5,000.00 |
| | | | | **SUBTOTAL** | **$** | **5,000.00** |

| SUMMARY | | | | |
|---|---|---|---|---|
| 1.00 | INDIGENOUS WETLAND AND UPLAND RESTORATION | | = | $45,630.00 |
| | | TOTAL | = | $45,630.00 |

Brandon M. Frey, P.E.
Florida P.E. License No. 86651
J.R. Evans Engineering, P.A.
FL. COA # 29226

| 1.00 | INDIGENOUS WETLAND AND UPLAND RESTORATION | | | | |
|---|---|---|---|---|---|
| *ITEM NO.* | *DESCRIPTION* | *UNIT* | *QTY* | *UNIT PRICE* | *AMOUNT* |
| 1.01 | Clear & Grub | AC | 15.21 | $ 500.00 | $ 7,605.00 |
| 1.02 | Restoration | AC | 15.21 | $ 2,500.00 | $ 38,025.00 |
| | | | | **SUBTOTAL** | **$ 45,630.00** |

| SUMMARY | | | | |
|---|---|---|---|---|
| 1.00 | EARTHWORK | | = | $133,637.30 |
| 2.00 | LANDSCAPING | | = | $10,950.50 |
| | | TOTAL | = | $144,587.80 |

**Notes** Excavation calculated from control.

Brandon M. Frey, P.E.
Florida P.E. License No. 86651
J.R. Evans Engineering, P.A.
FL. COA # 29226

**1.00 EARTHWORK**

| ITEM NO. | DESCRIPTION | UNIT | QTY | UNIT PRICE | AMOUNT |
|---|---|---|---|---|---|
| 1.01 | Clearing and Grubbing | AC | 4 | $ 850.00 | $ 3,400.00 |
| 1.02 | Excavation/Haul/Spread/Compact | CY | 66,967 | $ 1.90 | $ 127,237.30 |
| 1.03 | As-Built Survey | LS | 1 | $ 3,000.00 | $ 3,000.00 |
| | | | | **SUBTOTAL** | **$ 133,637.30** |

**2.00 LANDSCAPING**

| ITEM NO. | DESCRIPTION | UNIT | QTY | UNIT PRICE | AMOUNT |
|---|---|---|---|---|---|
| 2.01 | Sod (Lake Bank) | SY | 3,982 | $ 2.75 | $ 10,950.50 |
| | | | | **SUBTOTAL** | **$ 10,950.50** |

| SUMMARY | | | | |
|---|---|---|---|---|
| 1.00 | LANDSCAPING | | = | $1,201.25 |
| | | TOTAL | = | $1,201.25 |

Brandon M. Frey, P.E.
Florida P.E. License No. 86651
J.R. Evans Engineering, P.A.
FL. COA # 29226

**1.00 LANDSCAPING**

| ITEM NO. | DESCRIPTION | UNIT | QTY | UNIT PRICE | AMOUNT |
|---|---|---|---|---|---|
| 1.01 | Littoral | SY | 961 | $ 1.25 | $ 1,201.25 |
| | | | | SUBTOTAL | $ 1,201.25 |

**Exhibit C**

"Developer Acknowledgement"

# CAM7-SUB, LLC

August 6, 2026

Mr. David Harner
Lee County Administrator
2115 Second Street
Fort Myers, Florida 33901

Subject: **Kingston One Community Development District – Kingston Village Parkway (Spine Road) – Phase 2 Record Plat DOS2025-00043 Alternative Financial Assurance**

Dear Mr. Harner:

In accordance with the Interlocal Agreement dated September 17, 2024 and Kingston One Community Development District's election to provide alternate financial assurance for the improvements shown on **Attachment B**, the Developer, CAM7-SUB, LLC, hereby elects to avail itself of the alternate financial assurances contemplated in the Interlocal Agreement and further acknowledges that the Kingston One CDD is providing assurance for the completion of all improvements.

Sincerely,

_____
Ray Blacksmith, Authorized Representative
CAM7-Sub, LLC

Cc: Mr. Marc Mora
Ms. Mikki Rozdolski
Ms. Becky Sweigert

**RESOLUTION 2026-___**

**A RESOLUTION OF KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE INTERLOCAL AGREEMENT BETWEEN LEE COUNTY, FLORIDA, AND THE KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR WAIVER OF BOND WITH ALTERNATE FINANCIAL ASSURANCE FOR CONSTRUCTION OF KINGSTON VILLAGE PARKWAY (Spine Road) – PHASE 2 DOS2025-00043 INFRASTRUCTURE IMPROVMENTS AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, the Kingston One Community Development District ("District") is a local unit of special-purpose government which was created pursuant to Lee County Ordinance No. 23-26 (the "Ordinance"), as amended, and in conformity with Chapter 190, Florida Statutes; and

**WHEREAS**, as provided in the Act and Ordinance, the purpose of the District is to plan, construct, maintain, operate, finance, and improve the provision of systems, facilities, and services necessary to meet the infrastructure needs of the Kingston Community; and

**WHEREAS**, pursuant to the Act and Ordinance the District has authority to borrow money and issue bonds, certificates, warrants, notes, or other evidence of indebtedness, to levy such taxes and assessments as may be authorized, and to charge, collect, and enforce fees and other user charges; and

**WHEREAS**, Lee County Land Development Code, Chapter 10, Article II, Section 10-154(26), Additional Required Submittals, as implemented by Administrative Code Number AC-13-19, addresses the current construction bond requirement and provides, in part, the Lee County Board of County Commissioners may accept other forms of security; and

**WHEREAS**, the District wishes to provide such other form of security in accordance with the terms of the Interlocal Agreement Between Lee County, Florida, and the District Providing for Waiver of Bond with Alternate Financial Assurance for Construction of Improvements (the "Alternate Assurance Agreement") and approve the Alternate Assurance Agreement in the form attached hereto as Exhibit A.

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

**SECTION 1.** The District hereby finds it continues to be in the best interest of the District and its residents to approve the Alternate Assurance Agreement. The Board hereby ratifies actions of the District staff and officers related to preparation of the Alternate Assurance Agreement. Further, the Board hereby authorizes and directs District staff and the Chairman to take further

actions necessary to execute, finalize, and implement the provisions of the Alternate Assurances Agreement.

**SECTION 2.** The Board hereby authorizes the District Chairman and District staff to act as agents of the District with regard to any and all matters pertaining to finalization and implementation of the Alternate Assurance Agreement.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this ____ day of _____, 202_____.

| | |
|---|---|
| **ATTEST:** | **KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT** |
| _____ | _____ |
| **SECRETARY/ ASSISTANT SECRETARY** | **CHAIRMAN** |

**Exhibit A:** Interlocal Agreement Between Lee County, Florida and the Kingston One Community Development District Providing for Waiver of Bond with Alternate Financial Assurance for Construction of Improvements

# AGREEMENT REGARDING ALTERNATE FINANCIAL ASSURANCE (DEVELOPMENT ORDER DOS2025-00043 KINGSTON VILLAGE PARKWAY (Spine Road) – PHASE 2 IMPROVEMENTS)

**THIS AGREEMENT REGARDING ALTERNATE FINANCIAL ASSURANCE (DEVELOPMENT ORDER DOS2025-00043 KINGSTON VILLAGE PARKWAY (Spine Road) – PHASE 2 IMPROVEMENTS)** (this "**Agreement**") is made and entered into as of this ___ day of _____, 2026, by and between **KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "**District**") and **CAM7-SUB, LLC**, a Florida limited liability company (the "**Developer**").

## RECITALS

**WHEREAS**, the District was established by ordinance adopted by the Board of County Commissioners of Lee County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to undertake planning, financing, constructing, operating and/or maintaining certain infrastructure, including, but not limited to, water, wastewater and irrigation utilities, earthwork and clearing for storm water management and storm water management facilities and other infrastructure authorized by Chapter 190, Florida Statutes within, or outside of, the boundaries of the District; and

**WHEREAS**, the Developer is engaged in the development of certain real property within the boundaries of the District, known as Kingston (the "**Project**"); and

**WHEREAS**, DOS2025-00043 (the "**Development Order**") issued by Lee County (the "**County**") requires the completion of certain Kingston Village Parkway (Spine Road) – Phase 2 improvements (the "**Improvements**") including, but not limited to, clearing, earthwork, sewer, potable water, drainage, irrigation, and paving/road as a condition of development approval; and

**WHEREAS**, the District and the County have entered into that certain Interlocal Agreement Between Lee County, Florida, and The Kingston One Community Development District Providing For Waiver of Bond With Alternate Financial Assurance For Construction Of Improvements dated as of September 17, 2024 (the "**Interlocal Agreement**") in relation to the District providing an alternate financial assurance arrangement to the County to allow for the waiver of a bond requirement in relation to work pursuant to a specific development order; and

**WHEREAS**, the Developer has requested that the District proceed with providing the alternate financial assurance to the County for the Kingston Village Parkway (Spine Road) – Phase 2 improvements; and

**WHEREAS**, based upon the terms and conditions contained in this Agreement, the District is willing to issue such a letter to Lee County in the form and substance attached hereto and made a part hereof as **Exhibit "A"** (the "**Alternate Financial Assurance Letter**") pursuant to the Interlocal Agreement to provide the County with an alternate financial assurance arrangement in lieu of a bond to secure the completion of the Kingston Village Parkway (Spine Road) – Phase 2 improvements; and

**WHEREAS**, the parties acknowledge the alternate financial assurance arrangement enables and furthers the development of the property within the District, but also benefits the Developer by relieving it of the obligation to post a bond or other financial security for such improvements; and

**WHEREAS**, nevertheless, the District's ability to perform its obligations under the Interlocal Agreement is dependent upon the availability of net proceeds from bonds issued by the District, subject to the limitations of Chapter 190, Florida Statutes and federal tax law, or other funding being made available to the District; and

**WHEREAS**, to protect the District's interests and ensure compliance with the Interlocal Agreement, the Developer agrees to certain commitments and obligations, including providing funds to the District if bond proceeds are insufficient, granting a collateral assignment of applicable development rights, allowing for the assignment of construction contracts related to the Improvements and assigning necessary property rights to the District; and

**WHEREAS**, the District and the Developer desire to set forth their respective rights and obligations in this Agreement to facilitate the timely completion of the Kingston Village Parkway (Spine Road) – Phase 2 improvements in accordance with the Development Order and the Interlocal Agreement.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

**1. Recitals.** The foregoing recitals are true and correct and incorporated herein by this reference as a material part of this Agreement.

**2. Alternate Financial Assurance/Developer's Commitments and Obligations**.

a. Alternate Financial Assurance. The District agrees to provide an alternate financial assurance arrangement to the County, as outlined in the Interlocal Agreement and the Alternate Financial Assurance Letter, to secure the completion of the Kingston Village Parkway (Spine Road) – Phase 2 improvements in lieu of a bond, as required by the Development Order.

b. Limitation on District's Performance. The parties recognize and acknowledge that the District's obligation to perform under the Interlocal Agreement, including any requirement to fund or complete the Improvements pursuant to the Alternate Financial Assurance Letter, is expressly limited by (i) the availability of net proceeds from special assessment bonds issued by the District specifically for the Kingston Village Parkway (Spine Road) – Phase 2 improvements (the "**Bond Proceeds**") and (ii) the potential expenditure of any such Bond Proceeds for the Kingston Village Parkway (Spine Road) – Phase 2 improvements being qualified costs and being properly reimbursable pursuant to state and/or federal law, including, but not limited to, federal tax restrictions imposed on tax-exempt financing. The parties further recognize and acknowledge that as of the date of this Agreement, the District has not issued any bonds relating to the Kingston Village Parkway (Spine Road) – Phase 2 improvements. The Developer agrees that the District shall have no liability to the Developer for any failure to perform under the Interlocal Agreement if such failure is due to insufficient Bond Proceeds or legal restrictions relating to the use of the Bond Proceeds.

c. Funding Obligation. If the District is called upon to perform by the County under the Interlocal Agreement (i.e. to fund or complete all or a portion of the Improvements) and there are insufficient Bond Proceeds available and eligible for such purpose, the Developer shall provide, or cause to be provided, sufficient funds to the District to cover any unfunded shortfall including all administrative,

legal, warranty, engineering, permitting or other related soft costs. This obligation of the Developer specifically includes the obligation to fund any construction costs that are not qualified and not properly reimbursable pursuant to local, state or federal law. Such funds shall be deposited into a designated District account within twenty (20) days after written notice from the District specifying the amount of the shortfall.

d. Completion of Improvements. The Developer shall diligently pursue the completion of the Improvements in accordance with the Development Order, the Interlocal Agreement, and all applicable permits, plans, and specifications approved by Lee County. The Developer shall provide the District with regular updates on the progress of the work, including monthly reports detailing construction status, approximate remaining costs and any issues that might impact completion.

e. Compliance with Laws. The Developer shall ensure that all work performed in connection with the Improvements complies with all applicable federal, state, and local laws, regulations, ordinances and permits.

f. Indemnification. The Developer shall indemnify, defend, and hold harmless the District, its officers, supervisors, employees, and agents from and against any and all claims, liabilities, damages, losses, or expenses (including reasonable attorneys' fees) arising out of or related to the Developer's failure to perform its obligations under this Agreement or the Improvements, except to the extent caused by the gross negligence or willful misconduct of the District.

**3. Collateral Assignment of Development Rights and Construction Contracts**.

a. Collateral Assignment. As security for the Developer's obligations under this Agreement, including but not limited to the funding obligation in Section 2.c., the Developer hereby grants to the District a collateral assignment of all development rights related to the Improvements, including but not limited to, permits, approvals, plans, and specifications issued or approved in connection with the Development Order (the "**Development Rights**"). This collateral assignment shall be exercisable by the District in the event the District receives notice from the County pursuant to Section 5 of the Interlocal Agreement that the Developer has failed to complete the Improvements as required by the County. Nothing herein shall be construed as an obligation on the part of the District or any designee of the District to accept any liability for all or any portion of the Development Rights unless the District, or any designee of the District, chooses to do so in its sole discretion. Nor shall this provision be construed to place any liability or obligation on the District or any designee of the District for compliance with the terms and provisions of all or any portion of the Development Rights. The Developer hereby agrees to indemnify, defend and hold harmless the District from any loss, cost, damage, claim or expense arising from or with respect to any matter related to the Development Rights arising before the date that the District elects to exercise its rights hereunder. The Developer, whenever and so often as requested by the District, will promptly execute and deliver or cause to be executed and delivered all such other and further instruments, documents or assurances, and promptly do or cause to be done all such other and further things as may be necessary and reasonably required in order to further and more fully vest in the District all rights, interest, powers, benefits, privileges and advantages conferred or intended to be conferred upon it by this Section.

b. Assignment of Construction Contracts. The Developer agrees that, in the event the District receives notice from the County pursuant to Section 5 of the Interlocal Agreement that the Developer has failed to complete the Improvements as required by the County, the Developer shall assign to the District any existing construction contract(s) related to the Improvements (the "**Construction Contracts**") as may be requested in writing by the District. Any such assignment shall be on terms and conditions acceptable to the District, shall include all rights of the Developer under the Construction Contracts and the District shall have the right to assume, enforce, or terminate such contracts as necessary to complete the Improvements. Nothing herein shall obligate the District to assume any or all of such Construction Contracts. The Developer

agrees to execute any documents reasonably required by the District to effectuate the assignment of any Construction Contracts including, without limitation, assignment agreements, consents, or notices to third parties (i.e. contractors, permitting authorities).

c. Property Rights. The Developer agrees that, in the event the District receives notice from the County pursuant to Section 5 of the Interlocal Agreement that the Developer has failed to complete the Improvements as required by the County, the Developer shall convey or cause to be conveyed to the District sufficient property rights necessary for the District to undertake and complete the Improvements. Such conveyances shall be in such a form (fee simple, perpetual easement, or other appropriate interest), as reasonably determined by the District, sufficient for the District to own, operate, maintain, construct, and/or install the Improvements. Any other real property interests necessary for the functioning of the subject improvements and to maintain the tax-exempt status of any District bonds (it being acknowledged that all portions of the subject improvements must be located on governmentally owned property, in perpetual public easements or rights-of-way) shall be reviewed and conveyed in accordance with the provisions herein. Such dedications or conveyances shall be at no cost to the District.

**4. Default.**

a. Developer Default. In the event of any default by the Developer in satisfying its obligations as and when required by the terms of this Agreement, then the District shall notify the Developer in writing of such default, and the Developer shall have a period of twenty (20) days from and after notice from the District, or such shorter period as may be required to prevent a default by the District under the Interlocal Agreement, to cure such default ("**Developer Cure Period**"). If the Developer fails to cure such default within the Developer Cure Period, then the District shall have the right to exercise any and all remedies available under this Agreement or at law including, but not limited to, the following: (i) exercising the collateral assignment of Development Rights under Section 3.a; (ii) requiring the assignment of any Construction Contracts under Section 3.b.; (iii) pursuing specific performance or injunctive relief to enforce the Developer's obligations; (iv) seeking damages or other remedies as permitted by law; and/or (v) satisfying any obligations giving rise to the default directly and thereafter recording a lien against any or all lands then owned by the Developer within the District for the amount of any costs incurred by the District in satisfying such defaulted obligations, which lien shall be enforceable and foreclosable in the manner of a construction lien pursuant to Section 713, Florida Statutes. Notwithstanding the foregoing, nothing in this section shall operate to release the Developer from its obligations under this Agreement.

b. District Default. In the event of any default by the District in satisfying its obligations as and when required by the terms of this Agreement, then the Developer shall notify the District in writing of such default, and the District shall have a period of twenty (20) days from and after notice from the Developer to cure such default ("**District Cure Period**"). For the sake of clarity, a default by the District shall occur only if the District fails to perform its obligations under this Agreement and such failure is not due to insufficient Bond Proceeds or funding by the Developer as required by Section 2.c., legal restrictions on the use of Bond Proceeds for the subject improvements, or the Developer's failure to perform its obligations. If the District fails to timely cure the default during the District Cure Period, the Developer shall be entitled to all remedies available at law or in equity.

**5. Enforcement of Agreement.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute

resolution, or appellate proceedings. Notwithstanding anything to the contrary herein, in no event shall either party be entitled to any consequential, punitive, exemplary or special damage awards with respect to the enforcement of this Agreement.

**6. Amendments.** Amendments to this Agreement may be made only by an instrument in writing that is executed by both the District and the Developer.

**7. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer, both the District and the Developer have complied with all the requirements of law, and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

**8. Notices.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be either (i) delivered personally to the other parties; (ii) sent by commercial courier, delivery service or U.S. mail; or (iii) email, addressed to the other parties at the addresses set forth below (or to such other place as any party may by notice to the others specify). Notice will be considered given when received, except that if delivery is not accepted, notice will be considered given on the date of such non-acceptance. Legal counsel may deliver notice on behalf of the party represented. Initial addresses for the parties include:

**If to District:** Kingston One Community Development District
c/o Inframark, LLC
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Attn: District Manager
Brian.Lamb@Inframark.com

**With a copy to:** Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail N., Suite 300
Naples, FL 34103
Attn: Gregory L. Urbancic, Esq.
gurbancic@cyklawfirm.com

**If to Developer:** CAM7-SUB, LLC
21101 Design Parc Ln. #103
Estero, FL 33928
Attn: Raymond Blacksmith
and Dominic Cameratta
rblacksmith@camprop.com and
dcameratta@camerattacompanies.com

**With a copy to:** Pavese Law Firm
1833 Hendry Street
Fort Myers, FL 33901
Attn: Charles Mann, Esq.
CharlesMann@paveselaw.com

The addressees and addresses for the purpose of this Section may be changed by either party by giving written notice of such change to the other party in the manner provided herein. For the purpose of

changing such addresses or addressees only, unless and until such written notice is received, the last addressee and respective address stated herein shall be deemed to continue in effect for all purposes.

**9. Joint and Several Liability.** If there is more than one person or entity that is the "Developer" under this Agreement, then each person or entity shall be jointly and severally liable for any and all of the obligations of the Developer under this Agreement.

**10. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

**11. Third Party Beneficiaries.** Except as otherwise expressly provided in this Section, this Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns.

**12. Assignment.** Neither party shall assign its rights or obligations under this Agreement without the prior written consent of the other party, which consent may be withheld in such party's sole and exclusive discretion.

**13. Applicable Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Lee County, Florida.

**14. Effective Date.** This Agreement shall be effective upon execution by both the District and the Developer.

**15. Public Records.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

**16. Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**17. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**18.** **Headings for Convenience Only.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**19.** **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

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

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

**DISTRICT**:

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

_____
Brian Lamb, Secretary

By:_____
Nicholas Cameratta, Chair

**DEVELOPER**:

**CAM7-SUB, LLC**,
a Florida limited liability company

By:_____
Raymond Blacksmith, Manager

J:\24069\DWG\SURVEYING\PLAT KTP\24069P01.DWG - WED. 7-29-2026 - 4:12 PM


THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-8940


***NOTICE:***
***THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION 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.***

# KINGSTON TRACT PLAT

## A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST AND SECTIONS 2, 3, 10, 11, 14 AND 15, TOWNSHIP 46 SOUTH, RANGE 27 EAST,

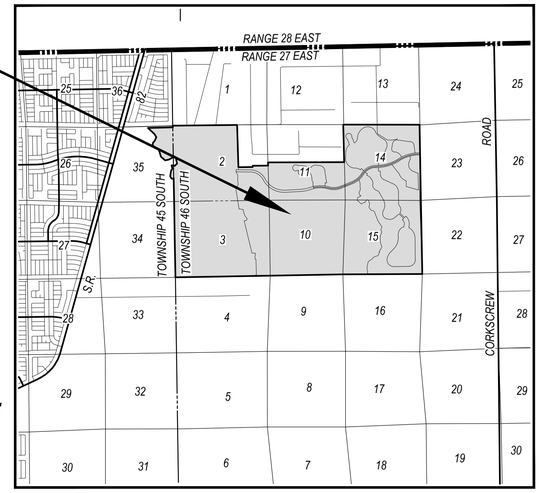
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____



***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.***

PROJECT LOCATION




VICINITY MAP
0 2500 5000 10000
SCALE: 1"=5000'
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

***SEE SHEET 2 FOR LEGAL DESCRIPTION***

### DEDICATION

*KNOW ALL MEN BY THESE PRESENTS THAT COOPERATIVE THREE, INC., A FLORIDA CORPORATION, HUNT BROS., INC., A FLORIDA CORPORATION, D.H. RANCH, INC., A FLORIDA CORPORATION, NELSON GROVES, INC., A FLORIDA CORPORATION, HELENE C. HUNT, EH, SR, INC., A FLORIDA CORPORATION, CAM7-SUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CORKSCREW GROVE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, THE OWNERS OF THE LANDS HEREIN DESCRIBED HAVE CAUSED THIS PLAT OF KINGSTON TRACT PLAT, A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST AND SECTIONS 2, 3, 10, 11, 14 AND 15, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, TO BE MADE, AND DO HEREBY :*

1. *RESERVE TO THEMSELVES:*

   *A) TRACTS "F-1", "F-2", "F-3", "F-4", "F-5", "F-6", "F-7", "F-8", "F-9" AND "F-10" FOR FUTURE DEVELOPMENT PURPOSES.*

2. *DEDICATE TO THE KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT WITH RESPONSIBILITY FOR MAINTENANCE:*

   *A) TRACT "R" FOR PUBLIC ROAD RIGHT OF WAY.*
   *B) ALL DRAINAGE EASEMENTS (D.E.) FOR DRAINAGE PURPOSES.*

3. *DEDICATE TO FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES AND DEPARTMENTS AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW AS MAY BE AMENDED FROM TIME TO TIME, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED, FOR USE IN PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES, INCLUDING INGRESS AND EGRESS BY POLICE, FIRE AND OTHER EMERGENCY SERVICES:*

   *A) ALL PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON PLAT.*

   *THE PUBLIC UTILITY EASEMENT DESCRIBED IN (A) ABOVE MAY ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION (i) SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY AND (ii) SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.*

*IN WITNESS WHEREOF, FRANK M. HUNT III, AS PRESIDENT OF COOPERATIVE THREE, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS_____ DAY OF_____, 2026.*

*WITNESS: _____*

*PRINT NAME: _____*

*WITNESS: _____*

*PRINT NAME: _____*

*BY: _____*
*FRANK M. HUNT III, PRESIDENT*
*COOPERATIVE THREE, INC.*
*A FLORIDA CORPORATION*

*IN WITNESS WHEREOF, FRANK M. HUNT III, AS PRESIDENT OF D.H. RANCH, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS_____ DAY OF_____, 2026.*

*WITNESS: _____*

*PRINT NAME: _____*

*WITNESS: _____*

*PRINT NAME: _____*

*BY: _____*
*FRANK M. HUNT III, PRESIDENT*
*D.H. RANCH, INC.*
*A FLORIDA CORPORATION*

*IN WITNESS WHEREOF, HELENE C. HUNT, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS_____ DAY OF_____, 2026.*

*WITNESS: _____*

*PRINT NAME: _____*

*WITNESS: _____*

*PRINT NAME: _____*

*BY: _____*
*HELENE C. HUNT*

*IN WITNESS WHEREOF, JOE CAMERATTA, AS MANAGER OF CAM7-SUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS_____ DAY OF_____, 2026.*

*WITNESS: _____*

*PRINT NAME: _____*

*WITNESS: _____*

*PRINT NAME: _____*

*BY: _____*
*JOE CAMERATTA, MANAGER*
*CAM7-SUB, LLC*
*A FLORIDA LIMITED LIABILITY COMPANY,*

*IN WITNESS WHEREOF, DANIEL N. HUNT, AS PRESIDENT OF HUNT BROS., INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS_____ DAY OF_____, 2026.*

*WITNESS: _____*

*PRINT NAME: _____*

*WITNESS: _____*

*PRINT NAME: _____*

*BY: _____*
*DANIEL N. HUNT, PRESIDENT*
*HUNT BROS., INC.*
*A FLORIDA CORPORATION*

*IN WITNESS WHEREOF, DAVID D. NELSON, AS PRESIDENT OF NELSON GROVES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS_____ DAY OF_____, 2026.*

*WITNESS: _____*

*PRINT NAME: _____*

*WITNESS: _____*

*PRINT NAME: _____*

*BY: _____*
*DAVID D. NELSON, PRESIDENT*
*NELSON GROVES, INC.*
*A FLORIDA CORPORATION*

*IN WITNESS WHEREOF, G. ELLIS HUNT, JR., AS PRESIDENT OF EH, SR, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS_____ DAY OF_____, 2026.*

*WITNESS: _____*

*PRINT NAME: _____*

*WITNESS: _____*

*PRINT NAME: _____*

*BY: _____*
*G. ELLIS HUNT, JR., PRESIDENT*
*EH, SR, INC.*
*A FLORIDA CORPORATION*

*IN WITNESS WHEREOF, PHILIP T. MULLET, AS VICE PRESIDENT OF KR FLORIDA OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGER OF CORKSCREW GROVE MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF CORKSCREW GROVE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE COMPANIES, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS_____ DAY OF_____, 2026.*

*CORKSCREW GROVE LIMITED PARTNERSHIP*
*A DELAWARE LIMITED PARTNERSHIP*

*WITNESS: _____*

*PRINT NAME: _____*

*BY: CORKSCREW GROVE MANAGEMENT, LLC*
*A DELAWARE LIMITED LIABILITY COMPANY*
*ITS: GENERAL PARTNER*

*BY: KR FLORIDA OPERATIONS, LLC*
*A DELAWARE LIMITED LIABILITY COMPANY*
*ITS: MANAGER*

*WITNESS: _____*

*PRINT NAME: _____*

*BY: _____*
*PHILIP T. MULLET, VICE PRESIDENT*
*KR FLORIDA OPERATIONS, LLC*
*A DELAWARE LIMITED LIABILITY COMPANY*

### ACKNOWLEDGMENT

*STATE OF FLORIDA*
*COUNTY OF LEE*

*THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2026, BY FRANK M. HUNT III, AS PRESIDENT OF COOPERATIVE THREE, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.*

*NOTARY PUBLIC - STATE OF FLORIDA*

*NAME - PRINTED*

*COMMISSION # MY COMMISSION EXPIRES*

### ACKNOWLEDGMENT

*STATE OF FLORIDA*
*COUNTY OF LEE*

*THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2026, BY DANIEL N. HUNT, AS PRESIDENT OF HUNT BROS., INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.*

*NOTARY PUBLIC - STATE OF FLORIDA*

*NAME - PRINTED*

*COMMISSION # MY COMMISSION EXPIRES*

### ACKNOWLEDGMENT

*STATE OF FLORIDA*
*COUNTY OF LEE*

*THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2026, BY FRANK M. HUNT III, AS PRESIDENT OF D.H. RANCH, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.*

*NOTARY PUBLIC - STATE OF FLORIDA*

*NAME - PRINTED*

*COMMISSION # MY COMMISSION EXPIRES*

### ACKNOWLEDGMENT

*STATE OF FLORIDA*
*COUNTY OF LEE*

*THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2026, BY DAVID D. NELSON, AS PRESIDENT OF NELSON GROVES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.*

*NOTARY PUBLIC - STATE OF FLORIDA*

*NAME - PRINTED*

*COMMISSION # MY COMMISSION EXPIRES*

### ACKNOWLEDGMENT

*STATE OF FLORIDA*
*COUNTY OF LEE*

*THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2026, BY HELENE C. HUNT, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.*

*NOTARY PUBLIC - STATE OF FLORIDA*

*NAME - PRINTED*

*COMMISSION # MY COMMISSION EXPIRES*

### ACKNOWLEDGMENT

*STATE OF FLORIDA*
*COUNTY OF LEE*

*THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2026, BY G. ELLIS HUNT, JR., AS PRESIDENT OF EH, SR, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.*

*NOTARY PUBLIC - STATE OF FLORIDA*

*NAME - PRINTED*

*COMMISSION # MY COMMISSION EXPIRES*

### ACKNOWLEDGMENT

*STATE OF FLORIDA*
*COUNTY OF LEE*

*THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2026, BY JOE CAMERATTA, 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 IDENTIFICATION.*

*NOTARY PUBLIC - STATE OF FLORIDA*

*NAME - PRINTED*

*COMMISSION # MY COMMISSION EXPIRES*

### ACKNOWLEDGMENT

*STATE OF FLORIDA*
*COUNTY OF LEE*

*THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2026, BY PHILIP T. MULLET, AS VICE PRESIDENT OF KR FLORIDA OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGER OF CORKSCREW GROVE MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF CORKSCREW GROVE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE COMPANIES, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.*

*NOTARY PUBLIC - STATE OF FLORIDA*

*NAME - PRINTED*

*COMMISSION # MY COMMISSION EXPIRES*

### COUNTY APPROVALS

*THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS _____ DAY OF_____ 2026.*

*CECIL L. PENDERGRASS*
*CHAIRMAN*

*KEVIN C. KARNES*
*LEE COUNTY CLERK OF COURT*

*DAVID W. HALVERSON*
*ASSISTANT COUNTY ATTORNEY*

*BRIAN ROBERTS, P.E.*
*MANAGER, DEVELOPMENT SERVICES*

*MIKKI J. ROZDOLSKI*
*DIRECTOR, DEPARTMENT OF*
*COMMUNITY DEVELOPMENT*

*REVIEW BY THE DESIGNATED COUNTY P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES.*

*DAVID A. DEL RIO, P.S.M. LS5705*
*LEE COUNTY DESIGNATED P.S.M.*

### CLERK'S CERTIFICATION

*I HEREBY CERTIFY THAT THE ATTACHED PLAT OF KINGSTON TRACT PLAT, A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST AND SECTIONS 2, 3, 10, 11, 14 AND 15, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT _____.M., THIS _____ DAY OF _____,2026 AND DULY RECORDED AS INSTRUMENT NUMBER _____, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.*

*KEVIN C. KARNES*
*LEE COUNTY CLERK OF COURT*

### KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

*THE KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") HEREBY ACCEPTS THE TRACTS AND EASEMENTS DEDICATED ON THIS PLAT, INCLUDING DRAINAGE OF ALL LANDS CONTAINED WITHIN THIS PLAT, AND THE MAINTENANCE RESPONSIBILITY ASSOCIATED WITH THE ACCEPTANCE OF THE EASEMENTS.*

*WITNESSES:*

*WITNESS 1*

*PRINTED NAME*

*WITNESS 2*

*PRINTED NAME*

*BY: _____*
*NICHOLAS CAMERATTA, CHAIR*
*KINGSTON ONE COMMUNITY*
*DEVELOPMENT DISTRICT*

### SURVEYOR'S CERTIFICATION

*I HEREBY CERTIFY THAT THE ATTACHED PLAT OF KINGSTON TRACT PLAT, A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST AND SECTIONS 2, 3, 10, 11, 14 AND 15, 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 177, PART I, OF THE FLORIDA STATUTES.*
*I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.*

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

*BARRACO AND ASSOCIATES, INC.*
*2271 McGREGOR BLVD., SUITE 100, FORT MYERS, FLORIDA 33901*
*FLORIDA CERTIFICATE OF AUTHORIZATION - LB-6940*

DOS2026-#####/PLT2026-#####

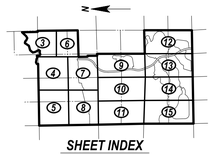
J:\24069\DWG\SURVEYING\PLAT KTP\24069P02.DWG - WED. 7-29-2026 - 4:15 PM

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

**Barraco and Associates, Inc.**
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

(NSRS2011)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

0 500 1000 2000
SCALE IN FEET
1"=1000'




# KINGSTON TRACT PLAT

## A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST AND SECTIONS 2, 3, 10, 11, 14 AND 15, TOWNSHIP 46 SOUTH, RANGE 27 EAST,

LEE COUNTY, FLORIDA

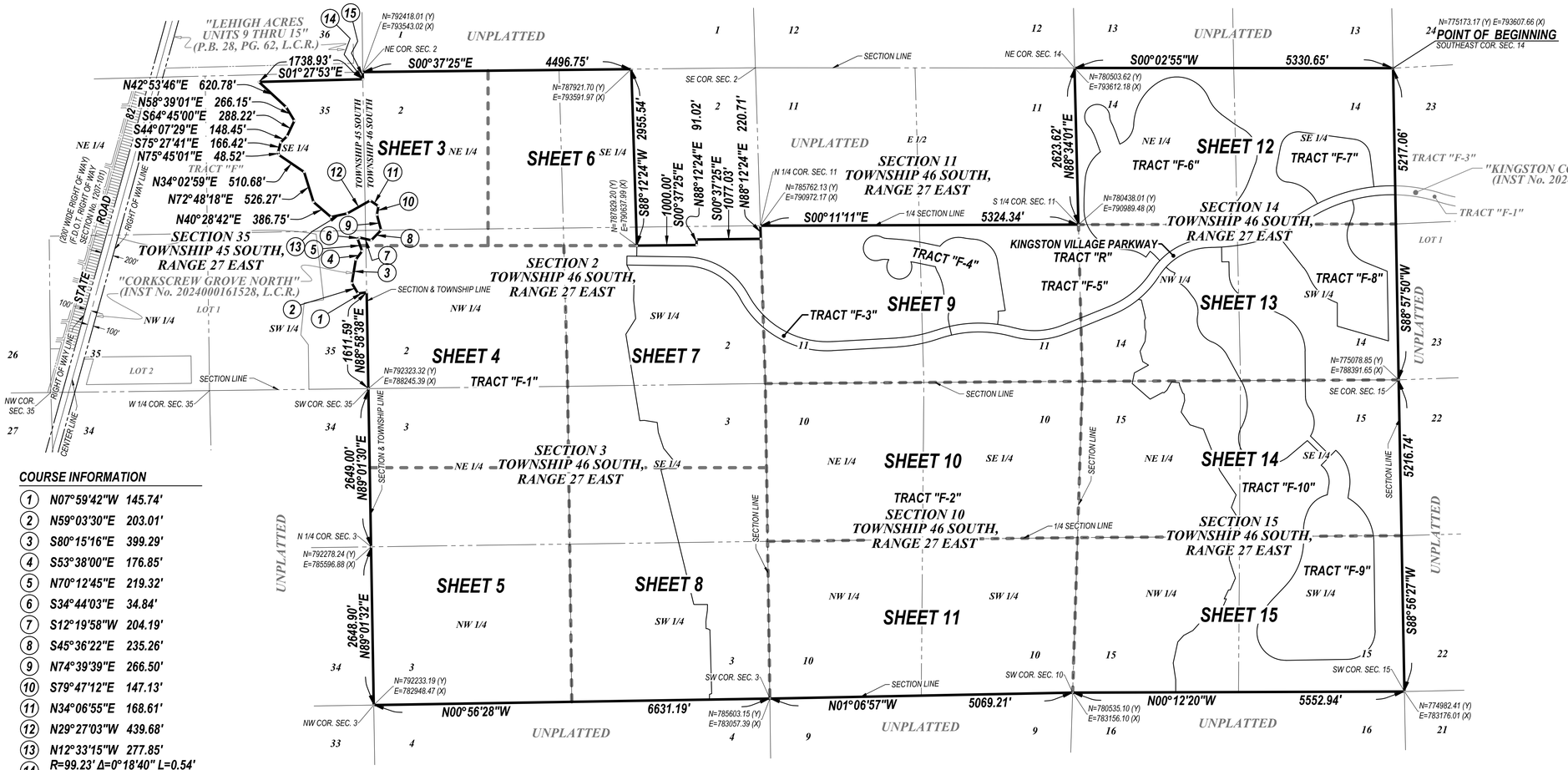
INSTRUMENT NUMBER _____



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27 TO BEAR S01°01'10"E.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ⊕ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) , 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
6. ▲ = SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P.".
7. Δ= DELTA
8. Ac.= ACRES
9. A.E. = ACCESS EASEMENT
10. (C)= CALCULATED
11. C/L= CENTER LINE
12. CB = 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.E. = DRAINAGE EASEMENT
19. E (X) = GRID EASTING
20. FD. = FOUND
21. FRAC.= FRACTION
22. I.E. = IRRIGATION EASEMENT
23. INST. No. = INSTRUMENT NUMBER
24. I.R.= IRON ROD
25. L= LENGTH
26. L.A.E.= LAKE ACCESS EASEMENT
27. L.B. = LICENSED BUSINESS
30. L.C.R. = LEE COUNTY RECORDS
31. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M)= MEASURED
34. N (Y) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N/R = NON-RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. PG. = PAGE
42. P.K. = PARKER-KALON
43. PROP. = PROPERTY
44. P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
45. P.U.E. = PUBLIC UTILITY EASEMENT
46. R = RADIUS
47. R/W = RIGHT OF WAY
48. SEC.= SECTION
49. S.F.= SQUARE FEET
50. W/ = WITH

## KEY MAP




## COURSE INFORMATION

| | |
|---|---|
| 1 | N07°59'42"W 145.74' |
| 2 | N59°03'30"E 203.01' |
| 3 | S80°15'16"E 399.29' |
| 4 | S53°38'00"E 176.85' |
| 5 | N70°12'45"E 219.32' |
| 6 | S34°44'03"E 34.84' |
| 7 | S12°19'58"W 204.19' |
| 8 | S45°36'22"E 235.26' |
| 9 | N74°39'39"E 266.50' |
| 10 | S79°47'12"E 147.13' |
| 11 | N34°06'55"E 168.61' |
| 12 | N29°27'03"W 439.68' |
| 13 | N12°33'15"W 277.85' |
| 14 | R=99.23' Δ=0°18'40" L=0.54' CH=S01°18'33"E 0.54' |
| 15 | N88°58'32"E 120.01' |

## DESCRIPTION

A tract or parcel of land lying in Section 35, Township 45 South, Range 27 East and Sections 2, 3, 10, 11, 14 and 15, Township 46 South, Range 27 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 14 run S88°57'50"W along the South line of said Section 14 for 5,217.06 feet to the Southeast corner of said Section 15; thence run S88°56'27"W along the South line of said Section 15 for 5,216.74 feet to the Southwest corner of said Section 15; thence run N00°12'20"W along the West line of said Section 15 for 5,552.94 feet to the Southwest corner of said Section 10; thence run N01°06'57"W along the West line of said Section 10 for 5,069.21 feet to the Southwest corner of said Section 3; thence run N00°56'28"W along the West line of said Section 3 for 6,631.19 feet to the Northwest corner of said Section 3; thence run N89°01'32"E along the North line of the Northwest Quarter (NW 1/4) of said Section 3 for 2,648.90 feet to the North Quarter corner of said Section 3; thence run N89°01'30"E along the North line of the Northeast Quarter (NE 1/4) of said Section 3 for 2,649.00 feet to the Southwest corner of said Section 35; thence run N88°58'38"E along the South line of the Southwest Quarter (SW 1/4) said Section 35 for 1,611.59 feet to an intersection with the Southerly line of TRACT "F" of the record plat of "CORKSCREW GROVE NORTH" recorded in Instrument No. 2024000161528, of the Public Records of Lee County, Florida; thence run along said Southerly line the following courses: N07°59'42"W for 145.74 feet; N59°03'30"E for 203.01 feet; S80°15'16"E for 399.29 feet; S53°38'00"E for 176.85 feet; N70°12'45"E for 219.32 feet; S34°44'03"E for 34.84 feet; S12°19'58"W for 204.19 feet; S45°36'22"E for 235.26 feet; N74°39'39"E for 266.50 feet; S79°47'12"E for 147.13 feet; N34°06'55"E for 168.61 feet; N29°27'03"W for 439.68 feet; N12°33'15"W for 277.85 feet; N40°28'42"E for 386.75 feet; N72°48'18"E for 526.27 feet; N34°02'59"E for 510.68 feet; N75°45'01"E for 48.52 feet; S75°27'41"E for 166.42 feet; S44°07'29"E for 148.45 feet; S64°45'00"E for 288.22 feet; N58°39'01"E for 266.15 feet; N42°53'46"E for 620.78 feet; S01°27'53"E for 1,738.93 feet to a point of curvature; Southerly along an arc of a curve to the right of radius 99.23 feet (delta 00°18'40") (chord bearing S01°18'33"E) (chord 0.54 feet) for 0.54 feet to an intersection with the North line of the Northeast Quarter (NE 1/4) said Section 2 and N88°58'32"E along a non-tangent line and also along said North line for 120.01 feet to the Northeast corner of said Section 2; thence run S00°37'25"E along the East line of said Section 2 for 4,496.75 feet; thence run S88°12'24"W parallel to the South line of said Section 2 for 2,955.54 feet; thence run S00°37'25"E parallel to the East line of said Section 2 for 1,000.00 feet; thence run N88°12'24"E parallel to the South line of said Section 2 for 91.02 feet; thence run S00°37'25"E parallel to the East line of said Section 2 for 1,077.03 feet to an intersection with the North line said Section 11; thence run N88°12'24"E along said North line for 220.71 feet to the North Quarter corner of said Section 11; thence run S00°11'11"E along the East line of the West Half (W 1/2) of said Section 11 for 5,324.34 feet to the South Quarter corner of said Section 11; thence run N88°34'01"E along the North line of said Section 14 for 2,623.62 feet to the Northeast corner of said Section 14; thence run S00°02'55"W along the East line of said Section 14 for 5,330.65 feet to the POINT OF BEGINNING.
Containing 3,763.86 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the East line of said Section 14 to bear S00°02'55"W.



DOS2026-######/PLT2026-#####

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THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
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PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

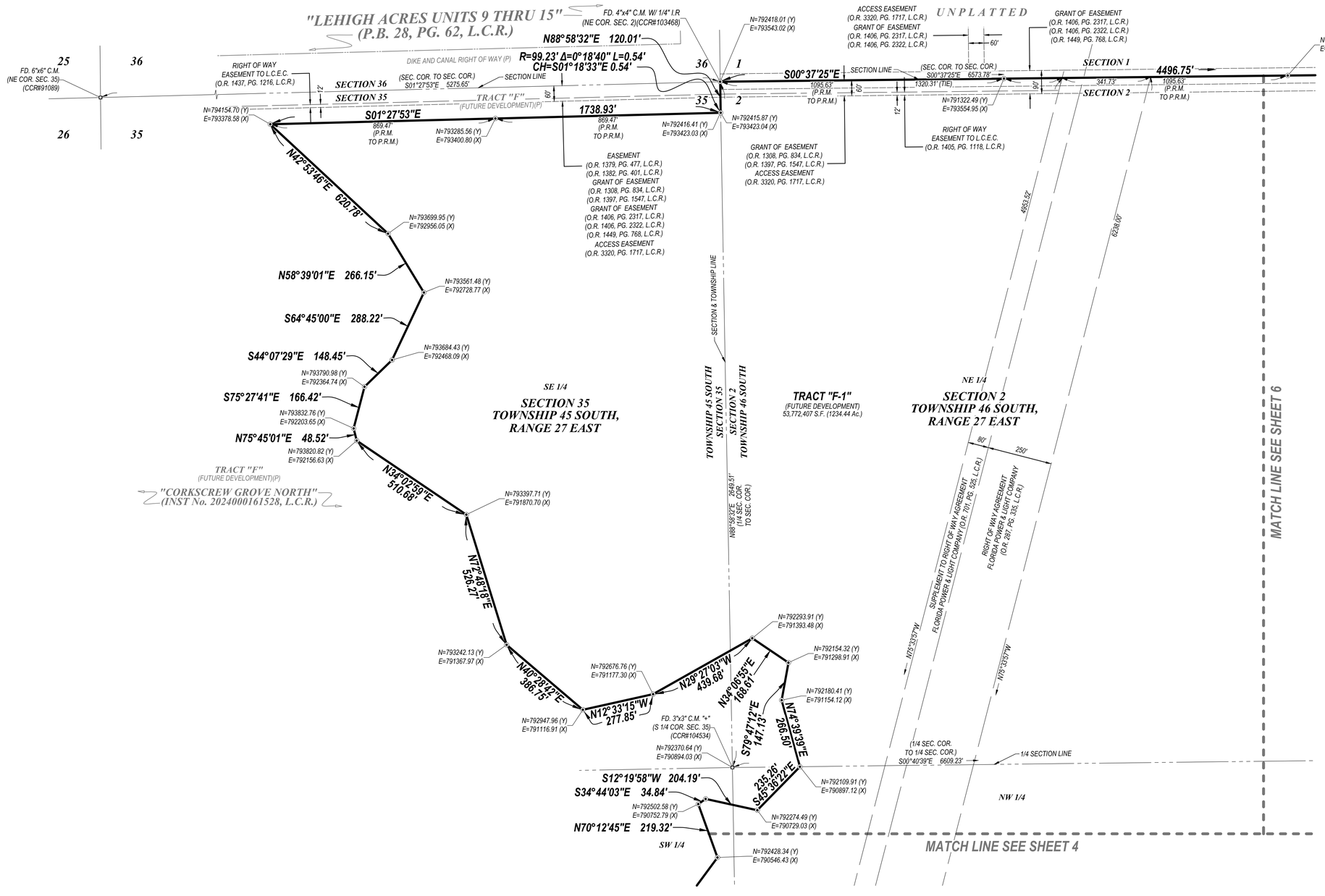
# KINGSTON TRACT PLAT

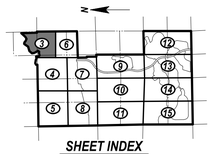
## A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST AND SECTIONS 2, 3, 10, 11, 14 AND 15, TOWNSHIP 46 SOUTH, RANGE 27 EAST,

LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____






SHEET INDEX
SCALE 1"=8000'

(NSRS2011)
NAD 1983
FLORIDA PLANE COORDINATE SYSTEM
(WEST ZONE)

0 100 200 400
SCALE IN FEET
1"=200'

## NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27 TO BEAR S01°01'10"E.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ⊕ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
6. ▲ = SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P.".
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32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M)= MEASURED
34. N (Y) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N/R = NON-RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. PG. = PAGE
42. P.K. = PARKER-KALON
43. PROP. = PROPERTY
44. P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
45. P.U.E. = PUBLIC UTILITY EASEMENT
46. R = RADIUS
47. R/W = RIGHT OF WAY
48. SEC.= SECTION
49. S.F.= SQUARE FEET
50. W/ = WITH

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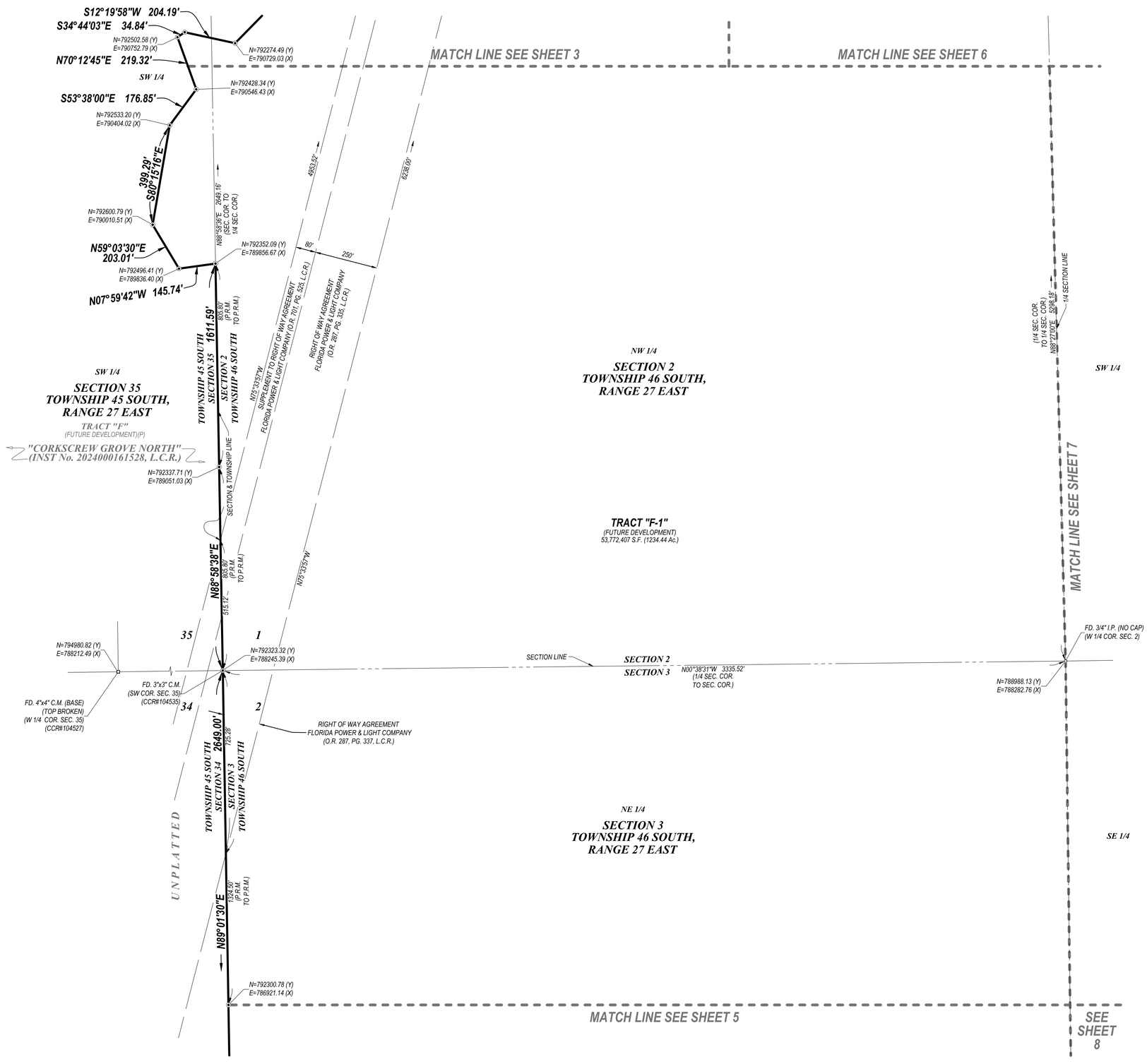
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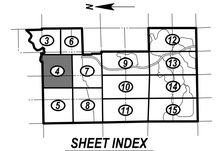


# KINGSTON TRACT PLAT

## A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST AND SECTIONS 2, 3, 10, 11, 14 AND 15, TOWNSHIP 46 SOUTH, RANGE 27 EAST,

LEE COUNTY, FLORIDA




(NSRS2011)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

0 100 200 400
SCALE IN FEET
1"=200'

### NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27 TO BEAR S01°01'10"E.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ⊕ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) ,1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
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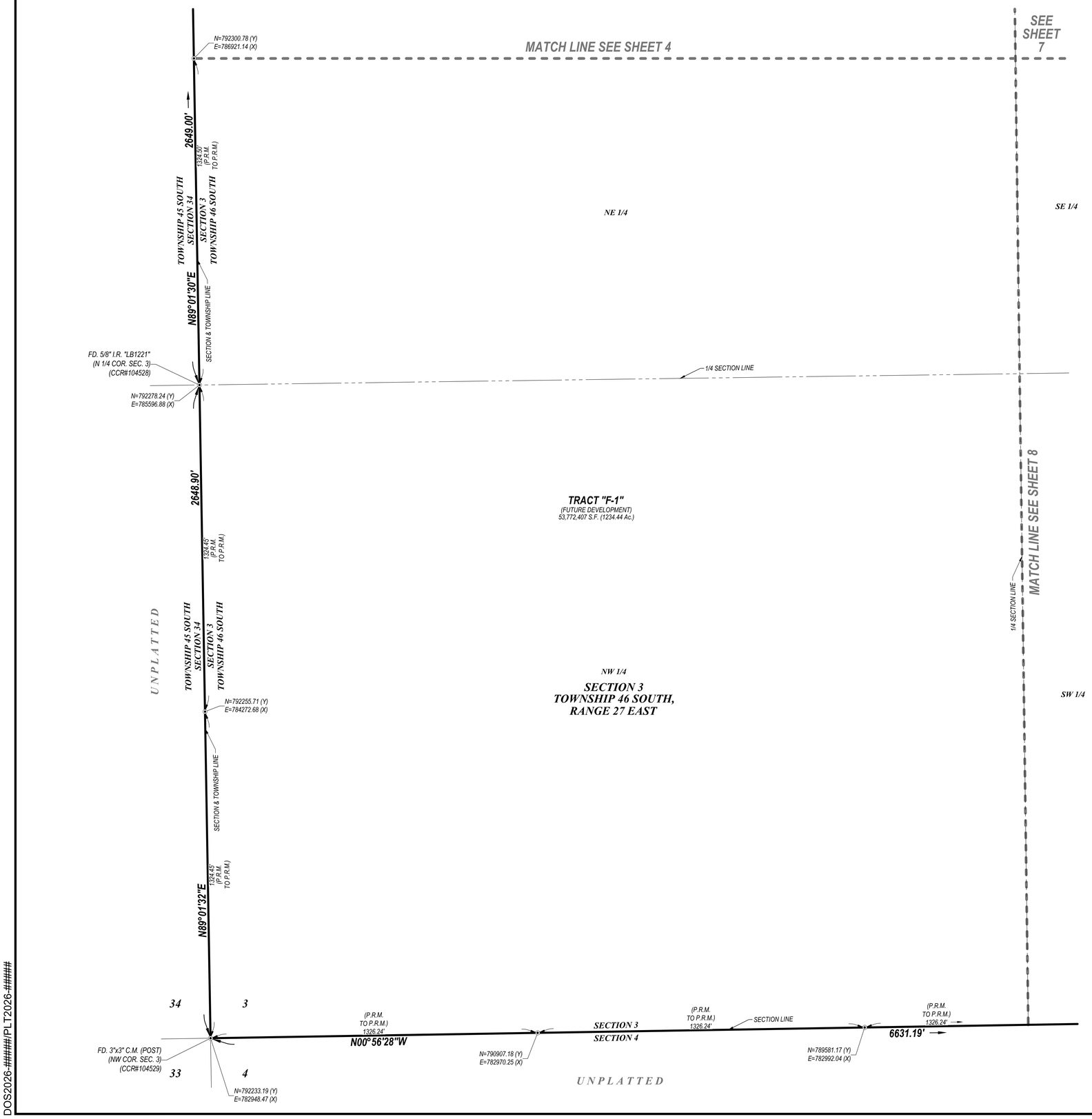
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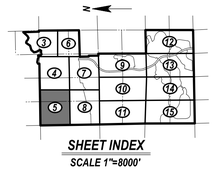


# KINGSTON TRACT PLAT

## A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST AND SECTIONS 2, 3, 10, 11, 14 AND 15, TOWNSHIP 46 SOUTH, RANGE 27 EAST,

LEE COUNTY, FLORIDA




**SHEET INDEX**
SCALE 1"=8000'

(NSRS2011)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

0 100 200 400
SCALE IN FEET
1"=200'

### NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27 TO BEAR S01°01'10"E.
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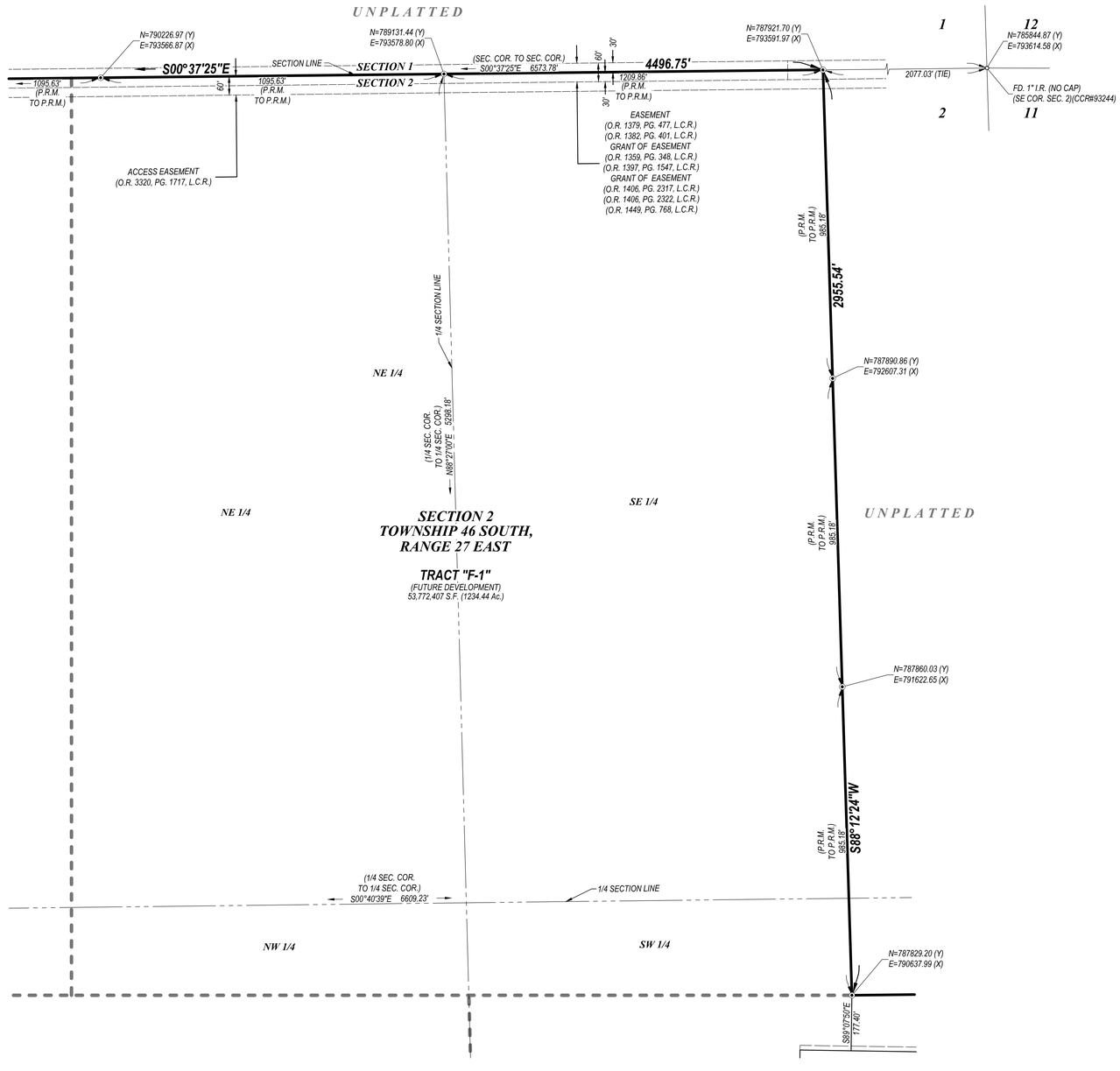
# KINGSTON TRACT PLAT

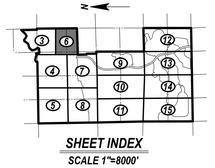
## A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST AND SECTIONS 2, 3, 10, 11, 14 AND 15, TOWNSHIP 46 SOUTH, RANGE 27 EAST,

LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____






SHEET INDEX
SCALE 1"=8000'

(NSRS2011)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

0 100 200 400
SCALE IN FEET
1"=200'

## NOTES

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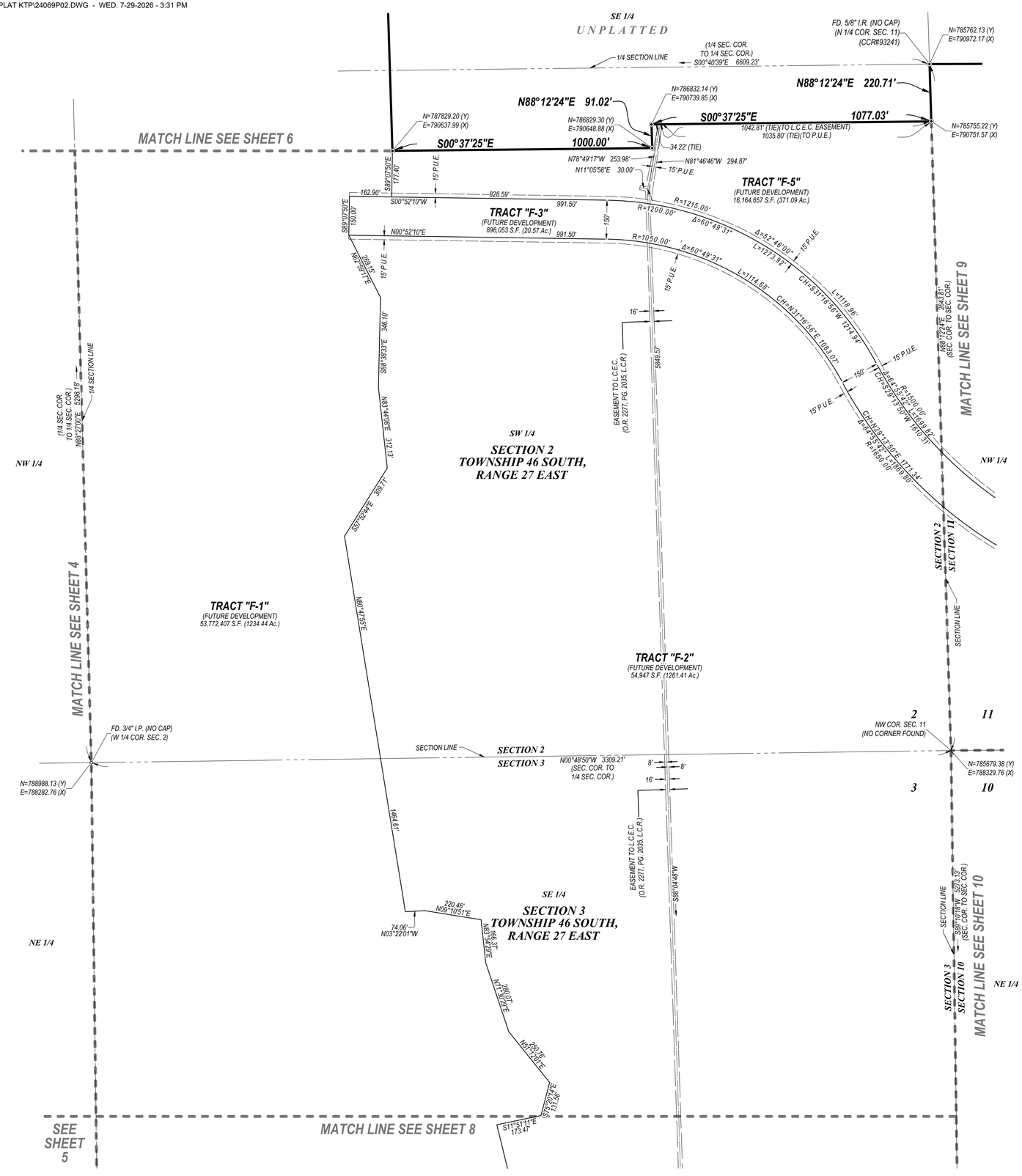
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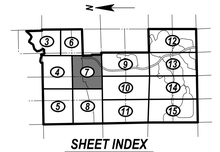
SHEET 7 OF 15

# KINGSTON TRACT PLAT

## A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST AND SECTIONS 2, 3, 10, 11, 14 AND 15, TOWNSHIP 46 SOUTH, RANGE 27 EAST,

LEE COUNTY, FLORIDA




(NSRS2011)
NAD 1983
FLORIDA PLANE COORDINATE SYSTEM
(WEST ZONE)

0 100 200 400
SCALE IN FEET
1"=200'

### NOTES

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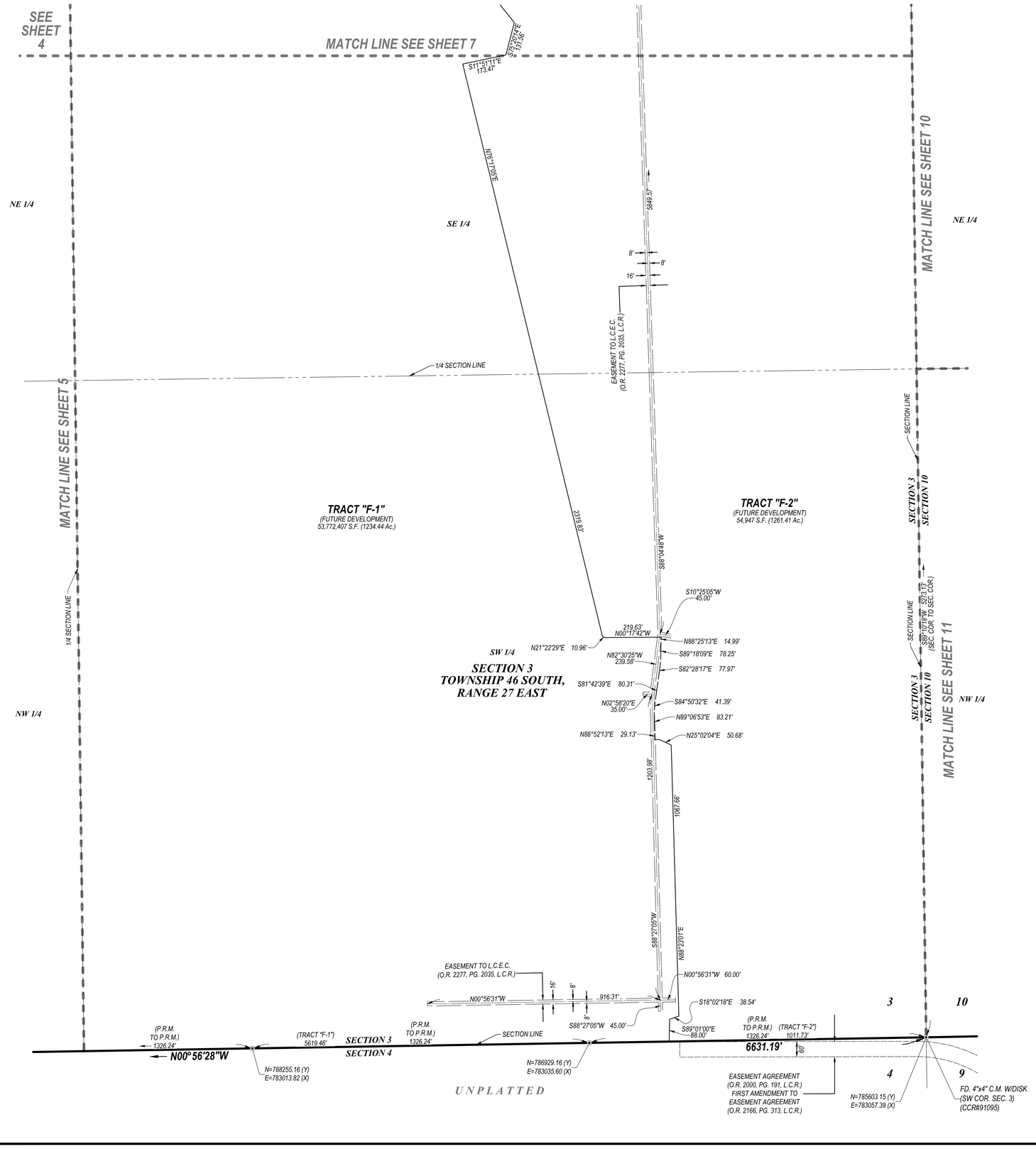
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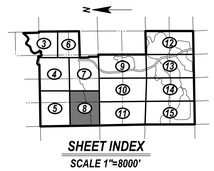
SHEET 3 OF 15

# KINGSTON TRACT PLAT

## A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST AND SECTIONS 2, 3, 10, 11, 14 AND 15, TOWNSHIP 46 SOUTH, RANGE 27 EAST,

LEE COUNTY, FLORIDA




**SHEET INDEX**
SCALE 1"=8000'

(NSRS2011)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

0 100 200 400
SCALE IN FEET
1"=200'

### NOTES

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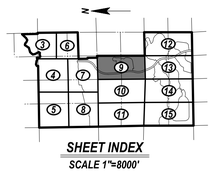
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(NSRS2011)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

0 100 200 400
SCALE IN FEET
1"=200'




SHEET INDEX
SCALE 1"=8000'

# KINGSTON TRACT PLAT

## A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST AND SECTIONS 2, 3, 10, 11, 14 AND 15, TOWNSHIP 46 SOUTH, RANGE 27 EAST,

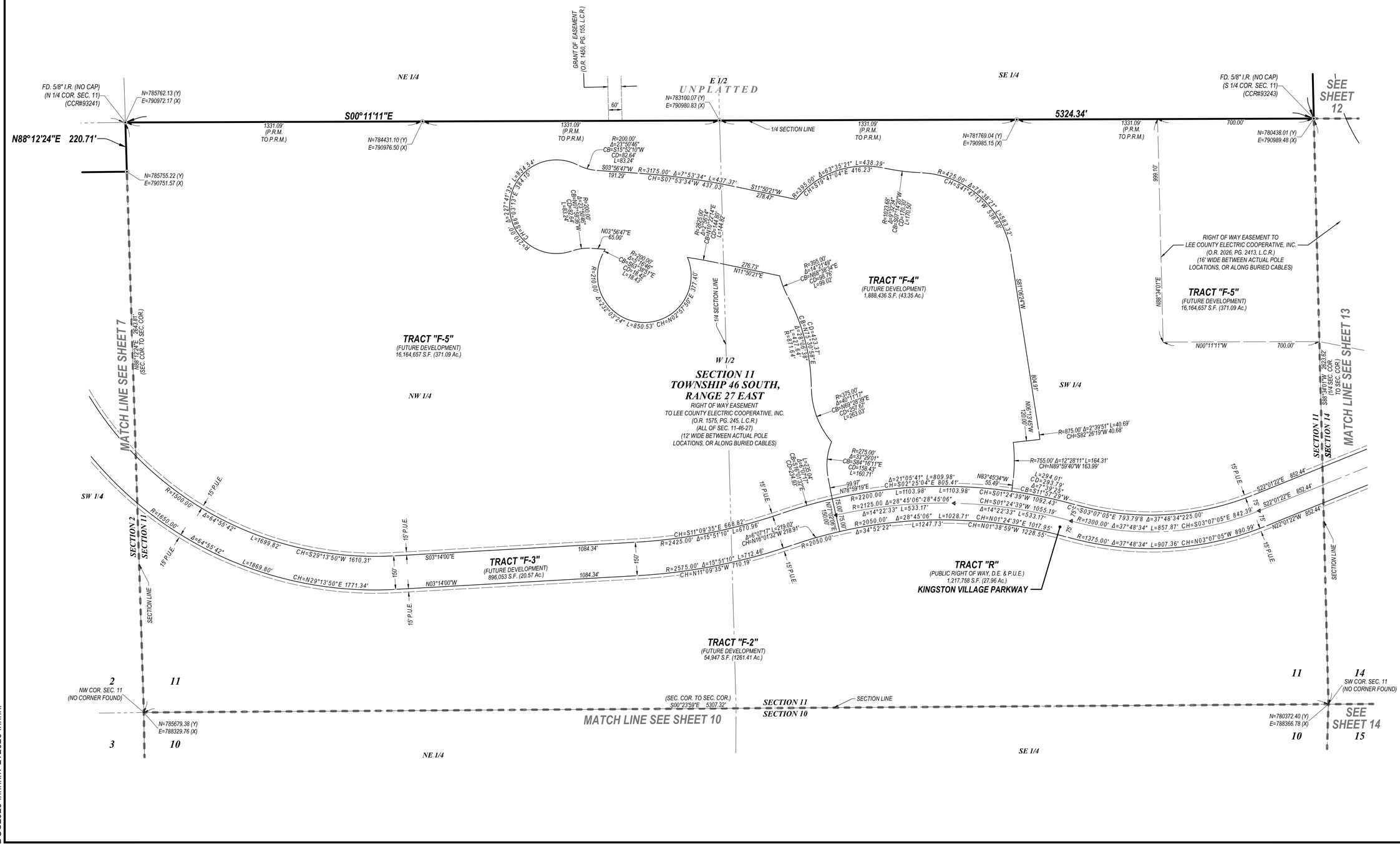
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 9 OF 15

NOTES

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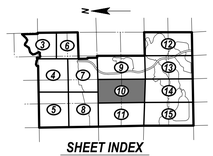
THIS INSTRUMENT PREPARED BY:
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FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

(NSRS2011)
NAD 1983

FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

0 100 200 400
SCALE IN FEET
1"=200'




SHEET INDEX
SCALE 1"=8000'

# KINGSTON TRACT PLAT

## A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST AND SECTIONS 2, 3, 10, 11, 14 AND 15, TOWNSHIP 46 SOUTH, RANGE 27 EAST,

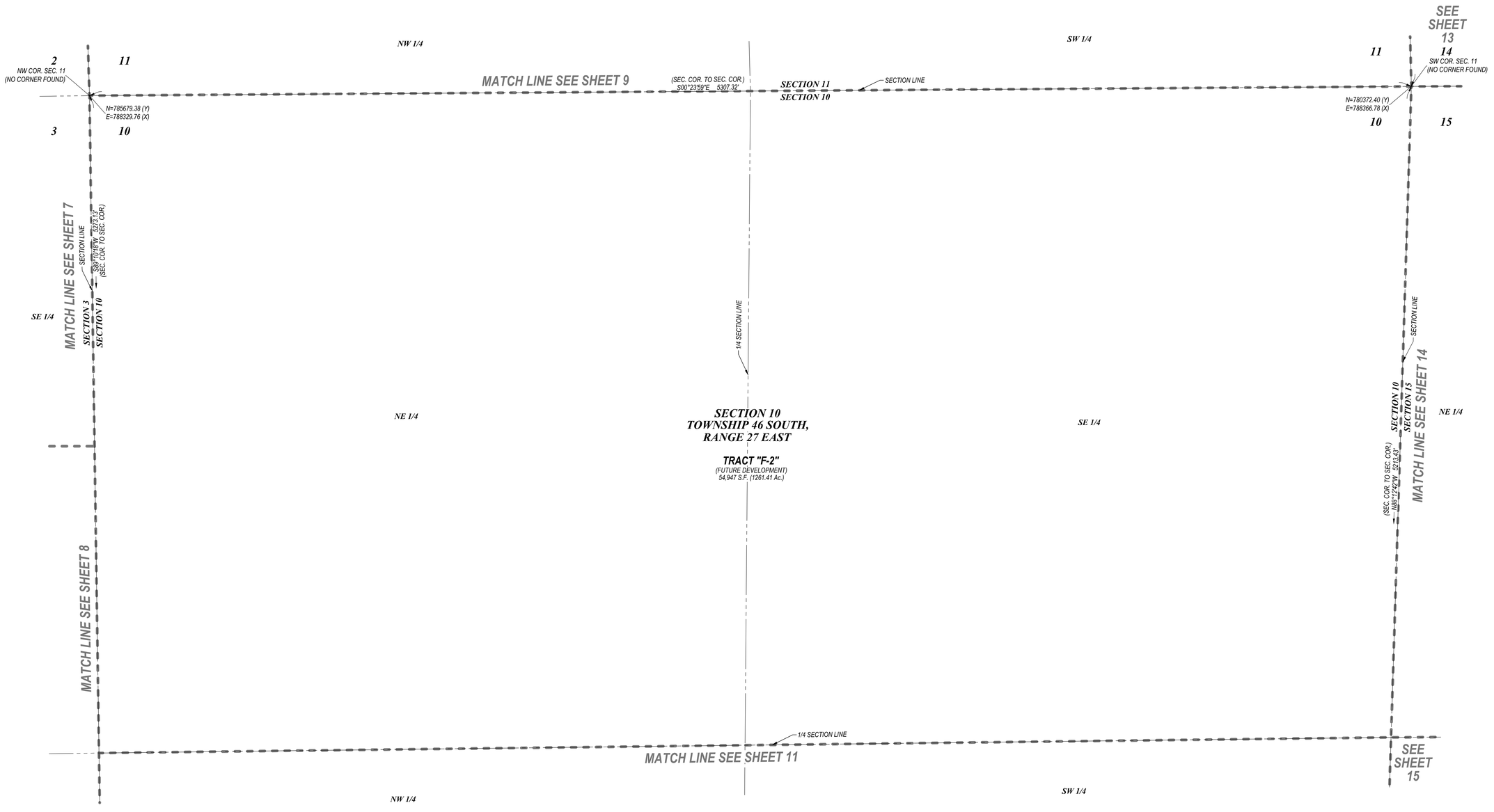
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 10 OF 15

NOTES

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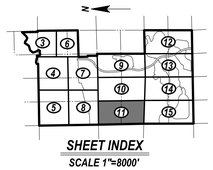
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NAD 1983
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1"=200'




SHEET INDEX
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# KINGSTON TRACT PLAT

## A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST AND SECTIONS 2, 3, 10, 11, 14 AND 15, TOWNSHIP 46 SOUTH, RANGE 27 EAST,

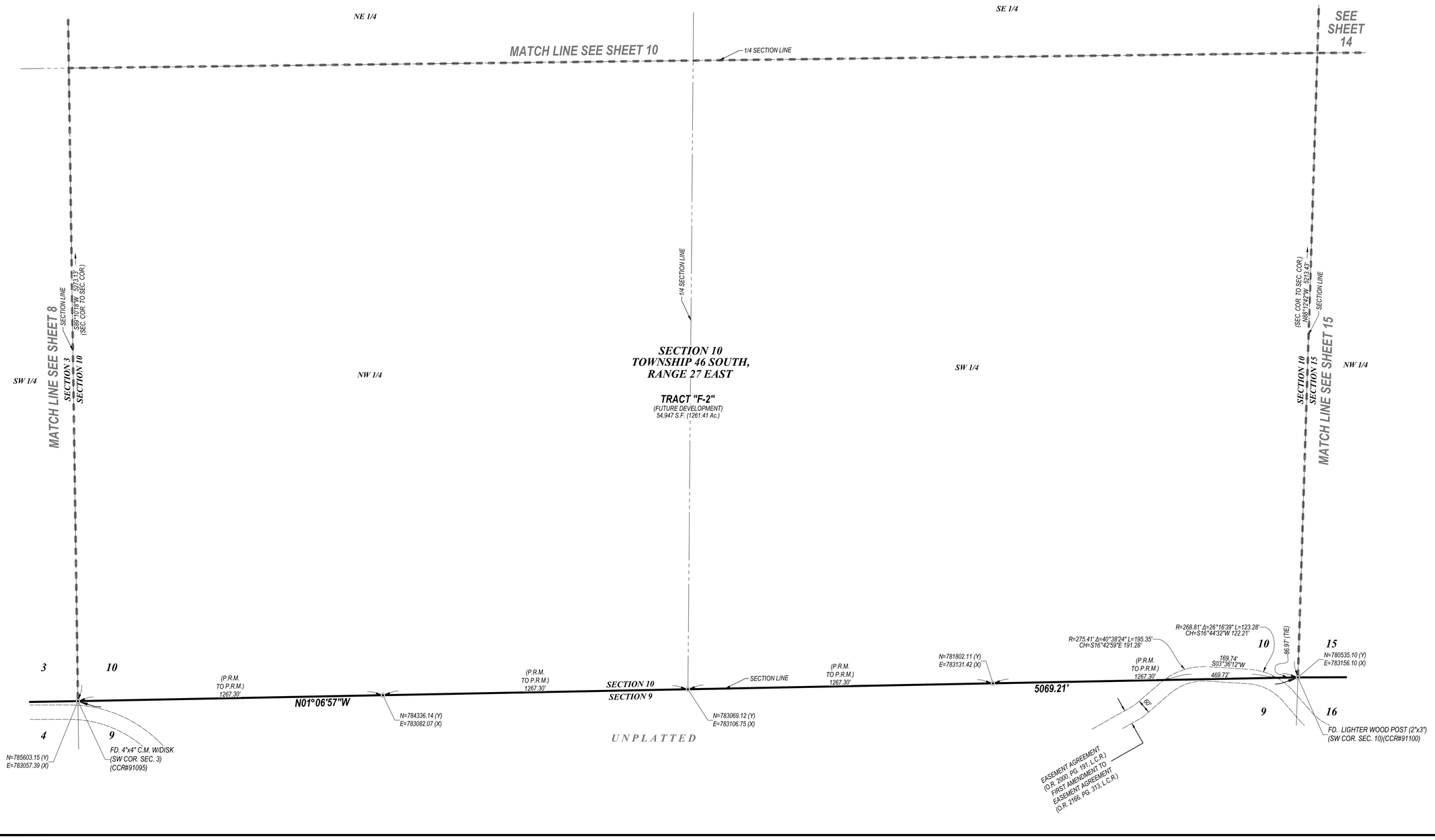
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 11 OF 15

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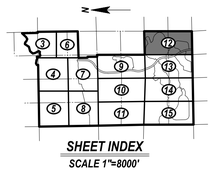
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# KINGSTON TRACT PLAT

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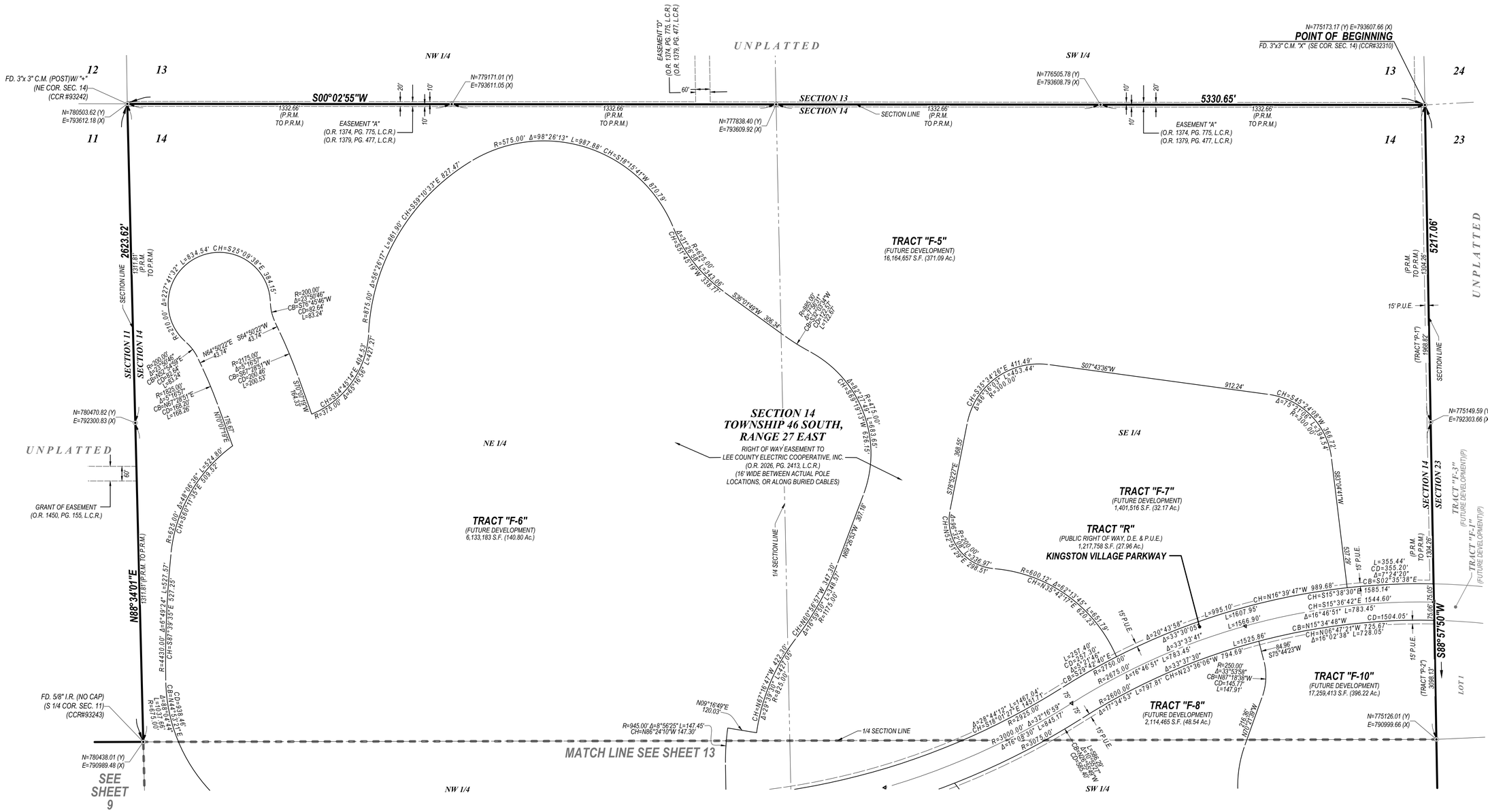
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 12 OF 15

NOTES

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N=775173.17 (Y) E=793607.66 (X)
POINT OF BEGINNING
FD. 3"x3" C.M. "X" (SE COR. SEC. 14) (CCR#32310)
FD. 3"x 3" C.M. (POST)W/ "+"
(NE COR. SEC. 14)
(CCR #93242)
N=780503.62 (Y)
E=793612.18 (X)
NW 1/4
SW 1/4
S00°02'55"W
5330.65'
1332.66' (P.R.M. TO P.R.M.)
EASEMENT "A" (O.R. 1374, PG. 775, L.C.R.) (O.R. 1379, PG. 477, L.C.R.)
N=779171.01 (Y)
E=793611.05 (X)
EASEMENT "D" (O.R. 1374, PG. 775, L.C.R.) (O.R. 1379, PG. 477, L.C.R.)
UNPLATTED
60'
N=777838.40 (Y)
E=793609.92 (X)
SECTION 13
SECTION 14
SECTION LINE
N=776505.78 (Y)
E=793608.79 (X)
SECTION 11
SECTION 14
SECTION 13
SECTION 24
SECTION 14
SECTION 23
2623.62'
1311.81' (P.R.M. TO P.R.M.)
N=780470.82 (Y)
E=792300.83 (X)
N=780438.01 (Y)
E=790989.48 (X)
FD. 5/8" I.R. (NO CAP) (S 1/4 COR. SEC. 11) (CCR#93243)
N88°34'01"E
1311.81' (P.R.M. TO P.R.M.)
GRANT OF EASEMENT (O.R. 1450, PG. 155, L.C.R.)
R=4430.00' Δ=6°49'24" L=527.57' CH=S88°39'35"E 527.29'
R=625.00' Δ=48°59'39" L=524.80' CH=S09°07'31"E 509.52'
N01°00'41"E 176.87'
R=210.00' Δ=227°41'32" L=834.54' CH=S25°09'38"E 384.15'
R=200.00' Δ=23°30'46" CB=S76°45'46"W CD=82.64 L=83.24
R=200.00' Δ=23°30'46" CB=S53°14'59"E CD=82.64 L=82.24
R=105.00' Δ=91°16'51" CB=N67°38'51"E CD=150.50 L=168.26
S64°50'22"W 43.14
N64°50'22"E 43.14
R=2175.00' Δ=5°16'51" CB=S87°29'51"W CD=200.46 L=200.53
S70°07'16"W 144.33'
R=375.00' Δ=58°10'56" CH=S54°45'14"E 1404.53' L=1427.37'
R=875.00' Δ=56°26'17" L=861.90' CH=S59°10'33"E 827.47'
R=575.00' Δ=98°26'13" L=987.88' CH=S18°15'41"W 870.19'
Δ=21°25'28" R=575.00' L=214.96' CH=S57°43'15"W 213.77'
S36°01'46"W 306.34'
R=875.00' Δ=8°27'42" L=129.22' CH=S69°19'13"W 129.11'
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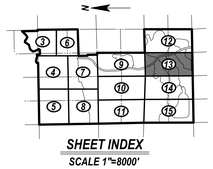
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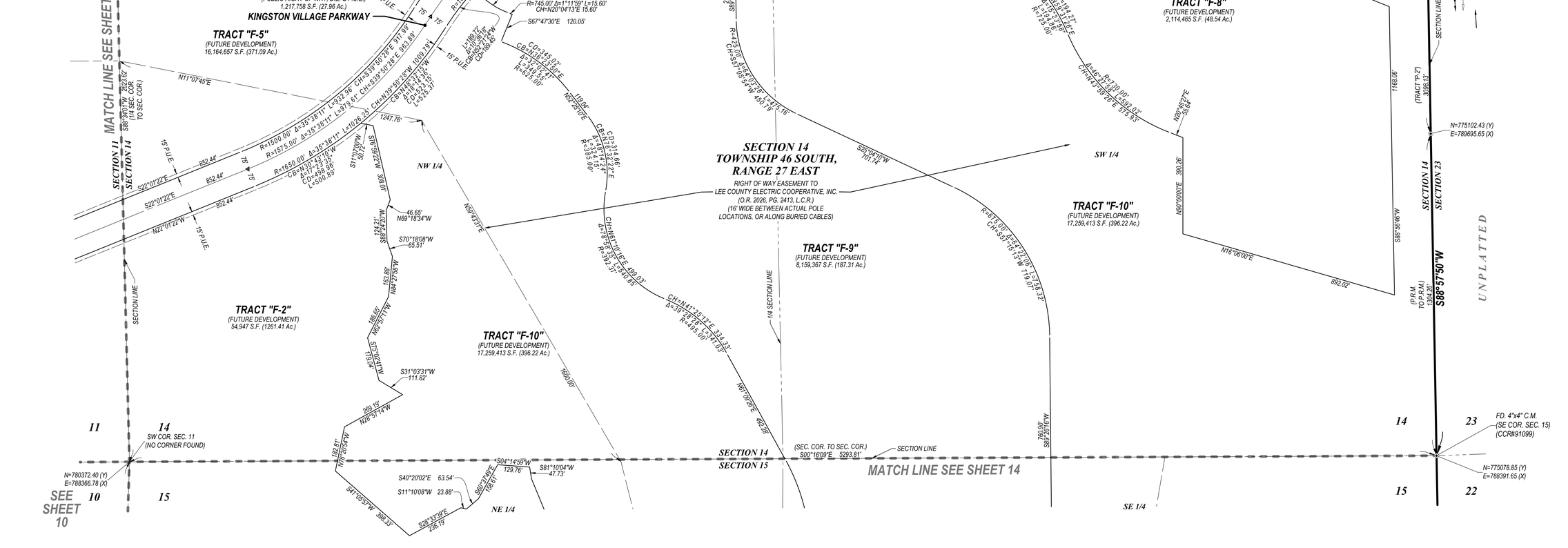
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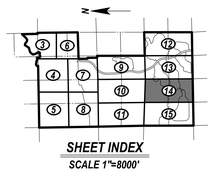
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SCALE 1"=8000'

# KINGSTON TRACT PLAT

## A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST AND SECTIONS 2, 3, 10, 11, 14 AND 15, TOWNSHIP 46 SOUTH, RANGE 27 EAST,

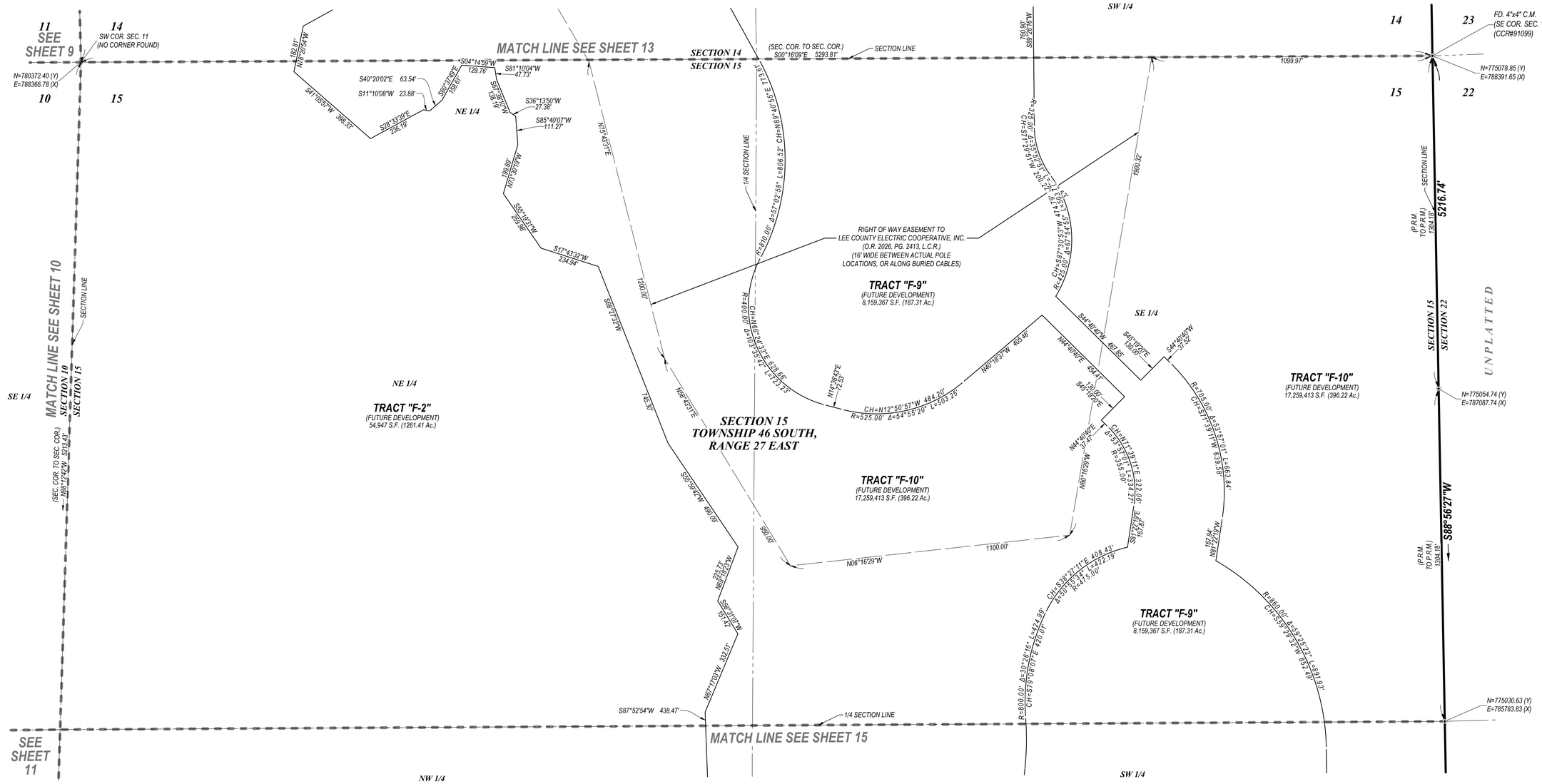
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27 TO BEAR S01°01'10"E.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ⊕ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) , 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
6. ▲ = SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P.".
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8. Ac.= ACRES
9. A.E. = ACCESS EASEMENT
10. (C)= CALCULATED
11. C/L= CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
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17. COR. = CORNER
18. D.E. = DRAINAGE EASEMENT
19. E (X) = GRID EASTING
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27. L.B. = LICENSED BUSINESS
30. L.C.R. = LEE COUNTY RECORDS
31. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M)= MEASURED
34. N (Y) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
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37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
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40. P.B. = PLAT BOOK
41. PG. = PAGE
42. P.K. = PARKER-KALON
43. PROP. = PROPERTY
44. P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
45. P.U.E. = PUBLIC UTILITY EASEMENT
46. R = RADIUS
47. R/W = RIGHT OF WAY
48. SEC.= SECTION
49. S.F.= SQUARE FEET
50. W/ = WITH




DOS2026-######PLT2026-#####

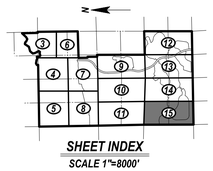
J:\24069\DWG\SURVEYING\PLAT KTP\24069P02.DWG - WED. 7-29-2026 - 3:38 PM

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.


**Barraco and Associates, Inc.**
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940


(NSRS2011)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

0 100 200 400
SCALE IN FEET
1"=200'




SHEET INDEX
SCALE 1"=8000'

# KINGSTON TRACT PLAT

## A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 27 EAST AND SECTIONS 2, 3, 10, 11, 14 AND 15, TOWNSHIP 46 SOUTH, RANGE 27 EAST,

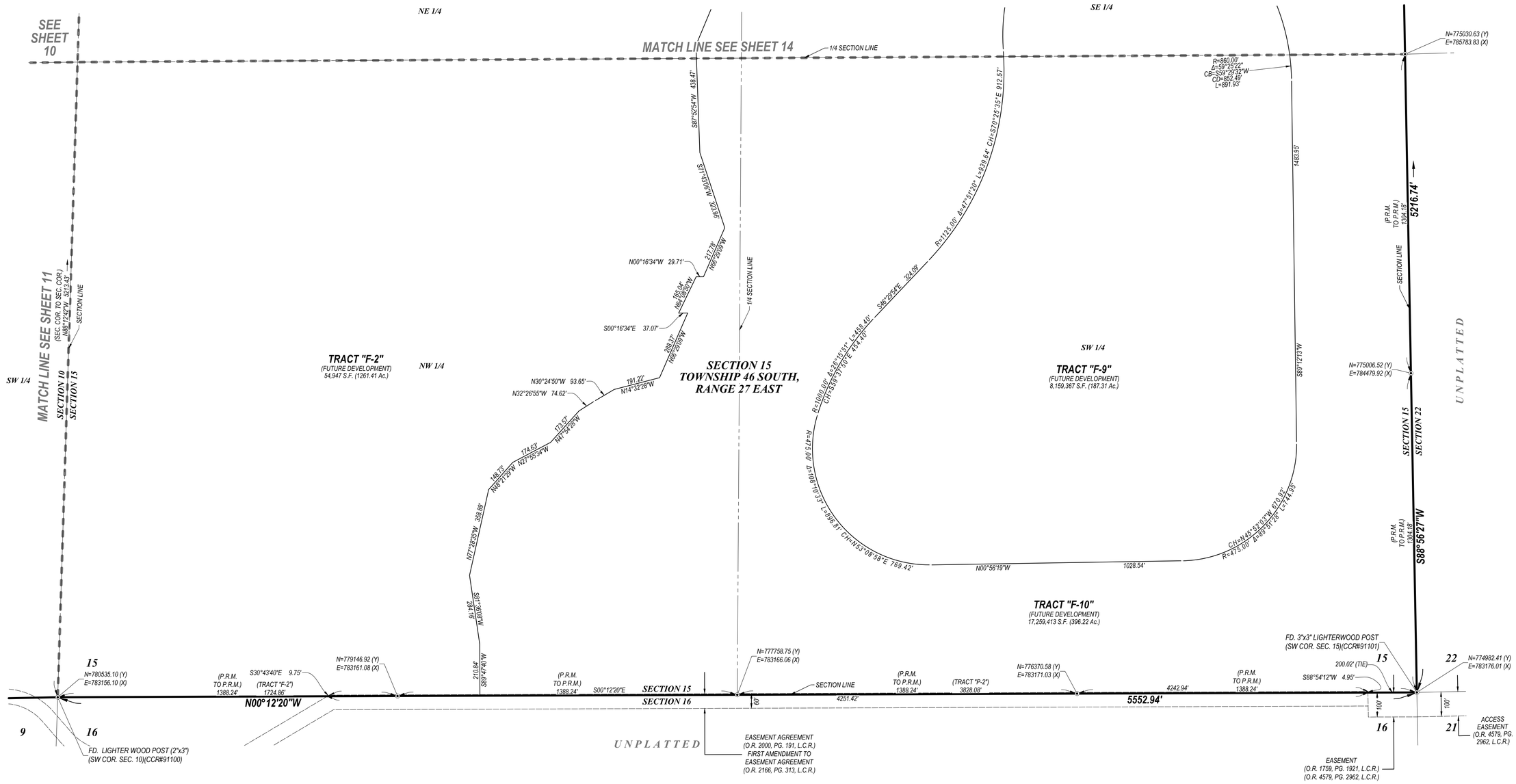
LEE COUNTY, FLORIDA

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49. S.F.= SQUARE FEET
50. W/ = WITH




DOS2026-######/PLT2026-######

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

The regular meeting of the Board of Supervisors of Kingston One Community Development District was held on Wednesday, July 15, 2026, and called to order at 2:01 p.m., at the Offices of Cameratta Companies located at 21101 Design Parc Lane, Suite 103 Estero, Florida 33928.

Present and constituting a quorum were:

| | |
|---|---|
| Nicholas Cameratta | Chairperson |
| Anthony Cameratta | Vice Chairperson |
| Cheryl A. Smith | Assistant Secretary |

Also present were:

| | | |
|---|---|---|
| Bryan Radcliff | District Manager | |
| Gregory L. Urbancic | District Counsel | *(via phone)* |
| Frank Savage | District Engineer | *(via phone)* |
| Ray Blaksmith | Cameratta Companies | |
| Dominic Cameratta | Cameratta Companies | |

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

**FIRST ORDER OF BUSINESS** **Call to Order**

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

**SECOND ORDER OF BUSINESS** **Public Comments**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS** **Business Items**

**A. Consideration of Resolution 2026-10; Designating a Time, Date, & Location for the Landowners' Meeting**

> On MOTION by Mr. N. Cameratta seconded by Mr. A. Cameratta, with all in favor, Resolution 2026-10; Designating a Time, Date, & Location for the Landowners' Meeting for Wednesday November 18, 2026 at 2:00pm, at the Offices of Cameratta Companies located at 21101 Design Parc Lane, Suite 103 Estero, Florida 33928, was adopted 3-0

**B. Discussion of Pine Road Phase 1**

The Board discussed the Spine Road Phase 1 Plat.

**C. Consideration of Resolution 2026-11; Spine Road Phase 1 CDD Alternative Bond**

> On MOTION by Mr. A. Cameratta seconded by Mr. N. Cameratta, with all in favor, Resolution 2026-11; Spine Road Phase 1 CDD Alternative Bond, was adopted 3-0

**D. Consideration of Spine Road – Phase 1 Record Plat DOS2025-0043 Alternative Financial Assurance**

> On MOTION by Mr. N. Cameratta seconded by Ms. Smith, with all in favor, Spine Road – Phase 1 Record Plat DOS2025-0043 Alternative Financial Assurance, was approved. 3-0

**E. Consideration of Agreement Regarding Alternate Financial Assurance (Spine Road Phase 1 Improvements)**

> On MOTION by Mr. A. Cameratta seconded by Mr. N. Cameratta, with all in favor, Agreement Regarding Alternate Financial Assurance (Spine Road Phase 1 Improvements), was approved. 3-0

**F. Ratification of Notice of Amended Boundaries**

> On MOTION by Mr. A. Cameratta seconded by Mr. N. Cameratta, with all in favor, Notice of Amended Boundaries, was ratified. 3-0

**FOURTH ORDER OF BUSINESS Consent Agenda**

**A. Approval of May 20, 2026 Regular Meeting Minutes**
**B. Acceptance of Financials (April 2026-May 2026)**
**C. Acceptance of the Check Registers (April 2026-May 2026)**
**D. Consideration of Operations and Maintenance Report (April 2026-May 2026)**

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

**FIFTH ORDER OF BUSINESS Staff Reports**

**A. District Counsel**
**B. District Engineer**
**C. District Manager**

There being no reports, the next item followed.

**SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests/Comments**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS** **Adjournment**

There being no further business,

| |
|---|
| On MOTION by Mr. A. Cameratta seconded by Ms. Smith, with all in favor, meeting adjourned at 2:12 pm. 3-0 |

| | |
|---|---|
| Bryan Radcliff | Nicholas Cameratta |
| Assistant Secretary | Chairperson |

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

# *Kingston One Community Development District*

## *Financial Report*

## *June 30, 2026*

CLEAR PARTNERSHIPS



# KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

**Balance Sheet**

As of June 30, 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 |
|---|---|---|---|---|---|
| **ASSETS** | | | | | |
| Cash In Bank | $ 15,186 | $ - | $ - | $ - | $ 15,186 |
| Cash in Transit | - | 2,658,750 | - | - | 2,658,750 |
| Investments: | | | | | |
| Acquisition & Construction Account | - | - | 810,599 | - | 810,599 |
| Interest Account | - | 5,084,912 | - | - | 5,084,912 |
| Prepayment Account | - | 1,711,234 | - | - | 1,711,234 |
| Reserve Fund | - | 5,988,888 | - | - | 5,988,888 |
| Amount Avail In Debt Services | - | - | - | 84,000,000 | 84,000,000 |
| **TOTAL ASSETS** | **$ 15,186** | **$ 15,443,784** | **$ 810,599** | **$ 84,000,000** | **$ 100,269,569** |
| **LIABILITIES** | | | | | |
| Accounts Payable | $ 2,408 | $ - | $ - | $ - | $ 2,408 |
| Bonds Payable - Series 2025 | - | - | - | 84,000,000 | 84,000,000 |
| **TOTAL LIABILITIES** | **2,408** | **-** | **-** | **84,000,000** | **84,002,408** |
| **FUND BALANCES** | | | | | |
| Restricted for: | | | | | |
| Debt Service | - | 15,443,784 | - | - | 15,443,784 |
| Capital Projects | - | - | 810,599 | - | 810,599 |
| Unassigned: | 12,778 | - | - | - | 12,778 |
| **TOTAL FUND BALANCES** | **12,778** | **15,443,784** | **810,599** | **-** | **16,267,161** |
| **TOTAL LIABILITIES & FUND BALANCES** | **$ 15,186** | **$ 15,443,784** | **$ 810,599** | **$ 84,000,000** | **$ 100,269,569** |

# KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

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

For the Period Ending June 30, 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 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Interest - Investments | $ - | $ 1,070 | $ 1,070 | 0.00% |
| Special Assmnts- Tax Collector | 683,945 | - | (683,945) | 0.00% |
| Special Assmnts- CDD Collected | - | 8,190 | 8,190 | 0.00% |
| Special Assmnts- Discounts | (399,395) | - | 399,395 | 0.00% |
| Developer Contribution | - | 50,000 | 50,000 | 0.00% |
| Developer Contribution - CIP | - | 7,680 | 7,680 | 0.00% |
| **TOTAL REVENUES** | **284,550** | **66,940** | **(217,610)** | **23.52%** |
| **EXPENDITURES** | | | | |
| **Administration** | | | | |
| Trustees Fees | 12,000 | - | 12,000 | 0.00% |
| Assessment Roll | 5,000 | 4,167 | 833 | 83.34% |
| Disclosure Report | 10,000 | 2,250 | 7,750 | 22.50% |
| District Counsel | 20,000 | 17,468 | 2,532 | 87.34% |
| District Engineer | 30,000 | 11,865 | 18,135 | 39.55% |
| District Management | 25,000 | 18,333 | 6,667 | 73.33% |
| Accounting Services | 17,500 | 13,125 | 4,375 | 75.00% |
| Auditing Services | 5,200 | 7,000 | (1,800) | 134.62% |
| Website ADA Compliance | 1,800 | 3,125 | (1,325) | 173.61% |
| Postage, Phone, Faxes, Copies | 150 | 48 | 102 | 32.00% |
| 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 | 2,000 | (1,800) | 1000.00% |
| Financial/Revenue Collections | 3,500 | 3,750 | (250) | 107.14% |
| Website Admin Services | 1,500 | 1,125 | 375 | 75.00% |
| MISC | 250 | - | 250 | 0.00% |
| Onsite Office Supplies | 380 | - | 380 | 0.00% |
| Dues, Licenses & Fees | 175 | 175 | - | 100.00% |
| **Total Administration** | 224,130 | 90,135 | 133,995 | 40.22% |

# KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

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

For the Period Ending June 30, 2026

General Fund (001)

***(In Whole Numbers)***

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|---|---|---|---|---|
| **Other Physical Environment** | | | | |
| MISC Maintenance | 15,000 | - | 15,000 | 0.00% |
| MISC Contingency | 45,420 | - | 45,420 | 0.00% |
| **Total Other Physical Environment** | 60,420 | - | 60,420 | 0.00% |
| **Construction In Progress** | | | | |
| Construction in Progress | - | 7,680 | (7,680) | 0.00% |
| **Total Construction In Progress** | - | 7,680 | (7,680) | 0.00% |
| **TOTAL EXPENDITURES** | **284,550** | **97,815** | **186,735** | **34.38%** |
| Excess (deficiency) of revenues Over (under) expenditures | - | (30,875) | (30,875) | 0.00% |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | | **43,653** | | |
| **FUND BALANCE, ENDING** | | **$ 12,778** | | |

# KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

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

For the Period Ending June 30, 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 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Interest - Investments | $ - | $ 346,956 | $ 346,956 | 0.00% |
| Special Assmnts- Tax Collector | 747,564 | - | (747,564) | 0.00% |
| Special Assmnts- CDD Collected | - | 4,366,250 | 4,366,250 | 0.00% |
| Special Assmnts- Discounts | (463,014) | - | 463,014 | 0.00% |
| **TOTAL REVENUES** | **284,550** | **4,713,206** | **4,428,656** | **1656.37%** |
| **EXPENDITURES** | | | | |
| **Debt Service** | | | | |
| Interest Expense | 3,812,403 | 3,812,403 | - | 100.00% |
| **Total Debt Service** | 3,812,403 | 3,812,403 | - | 100.00% |
| **TOTAL EXPENDITURES** | **3,812,403** | **3,812,403** | **-** | **100.00%** |
| Excess (deficiency) of revenues Over (under) expenditures | (3,527,853) | 900,803 | 4,428,656 | -25.53% |
| **OTHER FINANCING SOURCES (USES)** | | | | |
| Interfund Transfer - In | - | 197 | 197 | 0.00% |
| Operating Transfers-Out | - | (133,760) | (133,760) | 0.00% |
| Contribution to (Use of) Fund Balance | (3,527,853) | - | 3,527,853 | 0.00% |
| **TOTAL FINANCING SOURCES (USES)** | **(3,527,853)** | **(133,563)** | **3,394,290** | **3.79%** |
| Net change in fund balance | $ (3,527,853) | $ 767,240 | $ 11,350,799 | -21.75% |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | | **14,676,544** | | |
| **FUND BALANCE, ENDING** | | **$ 15,443,784** | | |

# KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

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

For the Period Ending June 30, 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 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Interest - Investments | $ - | $ 835,842 | $ 835,842 | 0.00% |
| **TOTAL REVENUES** | **-** | **835,842** | **835,842** | **0.00%** |
| **EXPENDITURES** | | | | |
| **Construction In Progress** | | | | |
| Construction in Progress | - | 48,477,245 | (48,477,245) | 0.00% |
| **Total Construction In Progress** | - | 48,477,245 | (48,477,245) | 0.00% |
| **TOTAL EXPENDITURES** | **-** | **48,477,245** | **(48,477,245)** | **0.00%** |
| Excess (deficiency) of revenues Over (under) expenditures | - | (47,641,403) | (47,641,403) | 0.00% |
| **OTHER FINANCING SOURCES (USES)** | | | | |
| Interfund Transfer - In | - | 133,760 | 133,760 | 0.00% |
| Operating Transfers-Out | - | (197) | (197) | 0.00% |
| **TOTAL FINANCING SOURCES (USES)** | **-** | **133,563** | **133,563** | **0.00%** |
| Net change in fund balance | $ - | $ (47,507,840) | $ (47,507,840) | 0.00% |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | | **48,318,439** | | |
| **FUND BALANCE, ENDING** | | **$ 810,599** | | |

# Bank Account Statement

Kingston One CDD



| | | | |
|---|---|---|---|
| **Bank Account No.** | 9288 | | |
| **Statement No.** | 06-26 | **Statement Date** | 06/30/2026 |

| | | | |
|---|---|---|---|
| **G/L Account No. 101002 Balance** | 15,185.81 | **Statement Balance** | 2,674,232.12 |
| | | **Outstanding Deposits** | 0.00 |
| **Positive Adjustments** | 0.00 | **Subtotal** | 2,674,232.12 |
| **Subtotal** | 15,185.81 | **Outstanding Checks** | -2,659,046.31 |
| **Negative Adjustments** | 0.00 | **Ending Balance** | 15,185.81 |
| **Ending G/L Balance** | 15,185.81 | | |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|---|---|---|---|---|---|---|---|
| **Adjustments** | | | | | | | |
| **Total Adjustments** | | | | | | | |
| **Outstanding Checks** | | | | | | | |
| 06/26/2026 | Payment | 1092 | KINGSTON ONE CDD | Check for Vendor V00015 | | | -2,658,750. |
| 06/30/2026 | Payment | 1093 | COLEMAN, YOVANOVICH & KOESTER, P.A. | Payment of Invoice 000172 | | | -296.25 |
| **Total Outstanding Checks** | | | | | | | -2,659,046.31 |
| **Outstanding Deposits** | | | | | | | |
| **Total Outstanding Deposits** | | | | | | | |

**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 6/1/2026 to 6/30/2026

(Sorted by Check / ACH No.)

| Fund No. | Check / ACH No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|---|
| **GENERAL FUND - 001** | | | | | | | | |
| 001 | 1088 | 06/10/26 | COLEMAN, YOVANOVICH & KOESTER, P.A. | 26 | Through 03/29/26 - DC Service | District Counsel | 531146-51301 | $237.00 |
| 001 | 1088 | 06/10/26 | COLEMAN, YOVANOVICH & KOESTER, P.A. | 27 | APR 2026 - Legal Services | District Counsel | 531146-51401 | $4,779.50 |
| 001 | 1089 | 06/10/26 | INFRAMARK LLC | 177144 | Inframark Management Inv - March 26 | Postage, Phone, Faxes, Copies | 541024-51301 | $0.74 |
| 001 | 1089 | 06/10/26 | INFRAMARK LLC | 178515 | Inframark Management Inv - May 26 | Accounting Services | 532001-51301 | $1,458.33 |
| 001 | 1089 | 06/10/26 | INFRAMARK LLC | 178515 | Inframark Management Inv - May 26 | Assessment Roll | 531141-51301 | $416.67 |
| 001 | 1089 | 06/10/26 | INFRAMARK LLC | 178515 | Inframark Management Inv - May 26 | Disclosure Report | 531142-51301 | $416.67 |
| 001 | 1089 | 06/10/26 | INFRAMARK LLC | 178515 | Inframark Management Inv - May 26 | District Management | 531150-51301 | $2,083.33 |
| 001 | 1089 | 06/10/26 | INFRAMARK LLC | 178515 | Inframark Management Inv - May 26 | Financial/Revenue Collections | 549150-51301 | $416.67 |
| 001 | 1089 | 06/10/26 | INFRAMARK LLC | 178515 | Inframark Management Inv - May 26 | Website Admin Services | 549936-51301 | $125.00 |
| 001 | 1089 | 06/10/26 | INFRAMARK LLC | 181021 | Inframark Management Inv - June 26 | Accounting Services | 532001-51301 | $1,458.33 |
| 001 | 1089 | 06/10/26 | INFRAMARK LLC | 181021 | Inframark Management Inv - June 26 | Assessment Roll | 531141-51301 | $416.67 |
| 001 | 1089 | 06/10/26 | INFRAMARK LLC | 181021 | Inframark Management Inv - June 26 | Disclosure Report | 531142-51301 | $416.67 |
| 001 | 1089 | 06/10/26 | INFRAMARK LLC | 181021 | Inframark Management Inv - June 26 | District Management | 531150-51301 | $2,083.33 |
| 001 | 1089 | 06/10/26 | INFRAMARK LLC | 181021 | Inframark Management Inv - June 26 | Financial/Revenue Collections | 549150-51301 | $416.67 |
| 001 | 1089 | 06/10/26 | INFRAMARK LLC | 181021 | Inframark Management Inv - June 26 | Website Admin Services | 549936-51301 | $125.00 |
| 001 | 1090 | 06/12/26 | BARRACO & ASSOCIATES INC | 31236 | Through 06/02/26 - DE Services | District Engineer | 531147-51301 | $3,340.00 |
| 001 | 1091 | 06/12/26 | COLEMAN, YOVANOVICH & KOESTER, P.A. | 3A | Through 04/13/26 - DC Service | District Counsel | 531146-51301 | $1,954.25 |
| 001 | 1093 | 06/30/26 | COLEMAN, YOVANOVICH & KOESTER, P.A. | 28 | May 2026 Legal General Rep. Svcs | District Counsel | 531146-51301 | $296.25 |
| | | | | | | | **Fund Total** | **$20,441.08** |
| **SERIES 2025 DEBT SERVICE FUND - 200** | | | | | | | | |
| 200 | 1092 | 06/26/26 | KINGSTON ONE CDD | 06232026-0623 | SERIES 2025 FY26 OFF ROLL | Cash in Transit | 103200 | $2,658,750.06 |
| | | | | | | | **Fund Total** | **$2,658,750.06** |
| | | | | | | | **Total Checks Paid** | **$2,679,191.14** |

# KINGSTON ONE CDD

## Summary of Operations and Maintenance Invoices

| Vendor | Invoice Date | Invoice/Account Number | Amount | Invoice Total | Vendor Total | Comments/Description |
|---|---|---|---|---|---|---|
| **Monthly Contract** | | | | | | |
| INFRAMARK LLC | 6/3/2026 | 181021 | $1,458.33 | | | Accounting Services - June 26 |
| INFRAMARK LLC | 6/3/2026 | 181021 | $416.67 | | | Assessment Roll - June 26 |
| INFRAMARK LLC | 6/3/2026 | 181021 | $416.67 | | | Dissemination Services - June 26 |
| INFRAMARK LLC | 6/3/2026 | 181021 | $2,083.33 | | | District Management - June 26 |
| INFRAMARK LLC | 6/3/2026 | 181021 | $416.67 | | | Financial / Revenue Collections - June 26 |
| INFRAMARK LLC | 6/3/2026 | 181021 | $125.00 | $4,916.67 | $4,916.67 | Website Maintenance / Admin - June 26 |
| **Monthly Contract Subtotal** | | | **$4,916.67** | | | |
| | | | | | | |
| **Variable Contract** | | | | | | |
| BARRACO & ASSOCIATES INC | 6/2/2026 | 31236 | $3,340.00 | | | Through 06/02/26 - DE Services |
| COLEMAN, YOVANOVICH & KOESTER, P.A. | 6/22/2026 | 28 | $296.25 | | | May 2026 Legal General Rep. Svcs |
| **Variable Contract Subtotal** | | | **$3,636.25** | | | |
| | | | | | | |
| **Additional Services** | | | | | | |
| KINGSTON ONE CDD | 6/23/2026 | 06232026-0623 | $2,658,750.06 | | | SERIES 2025 FY26 DS |
| **Additional Services Subtotal** | | | **$2,658,750.06** | | | |
| | | | | | | |
| **TOTAL** | | | **$2,667,302.98** | | | |

INFRAMARK

# INVOICE

**2002 West Grand Parkway North**
**Suite 100**
**Katy, TX 77449**

| INVOICE# | DATE |
|---|---|
| 181021 | 6/3/2026 |
| **CUSTOMER ID** | **NET TERMS** |
| C5066 | Due On Receipt |
| **PO#** | **DUE DATE** |
| | 6/3/2026 |

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

**Services provided for the Month of: June 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 |
| **Subtotal** | | | | | **4,916.67** |

| | |
|---|---|
| **Subtotal** | $4,916.67 |
| **Tax** | $0.00 |
| **Total Due** | $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 31236
Date 06/02/2026

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 | 187.50 | 112.50 | 75.00 |
| G-2026.2 Boundary Amendment | 0.00 | 0.00 | 11,202.50 | 7,937.50 | 3,265.00 |
| G-2026.3 Pods 8A and 8B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 0.00 | 0.00 | 11,390.00 | 8,050.00 | 3,340.00 |

**G-2026.1 General Services**

| | Hours | Rate | Billed Amount |
|---|---|---|---|
| CDD Manager | 0.50 | 150.00 | 75.00 |
| *Prepare for and call into BOS meeting via MS Teams (5/20/26).* | | | |

**G-2026.2 Boundary Amendment**

| | Hours | Rate | Billed Amount |
|---|---|---|---|
| CDD Manager | 6.50 | 150.00 | 975.00 |
| *Locate and provide Exhibit I to CDD counsel. Coordinate internally re: creation of Exhibit J,<br>Coordinate with counsel and internally re: confirmation of documents for boundary amendment.<br>Additional boundary amendment review and revisions - reconcile acreages amonsgt exhibits.<br>Review email correspondence and coordinate internally re: updates to boundary amendment documents.* | | | |
| Project Technician | 2.00 | 120.00 | 240.00 |
| *Prepare Exhibit J – land use map over proposed boundary* | | | |
| Senior Project Services | 0.50 | 100.00 | 50.00 |
| *Coordination assistance regarding boundary amendment.* | | | |
| Principal Professional Engineer | 8.00 | 250.00 | 2,000.00 |
| *Finalize Boundary amendment and process<br>Exhibit review<br>Provide additional information regarding Boundary amendment.<br>Phone calls and emails with County regarding Boundary amendment<br>Boundary amendment to BoCC<br>Phone calls, emails, revise FLUM and Trunkline Utility Exhibit* | | | |
| subtotal | 17.00 | | 3,265.00 |
| Phase subtotal | | | 3,265.00 |
| | | Invoice total | **3,340.00** |

**Aging Summary**

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|---|---|---|---|---|---|---|---|
| 31236 | 06/02/2026 | 3,340.00 | 3,340.00 | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Total | 3,340.00 | 3,340.00 | 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

June 22, 2026
File No: 18650-001M
Statement No: 28

Attn: Teresa Farlow

Gen Rep

SENT VIA EMAIL TO: inframarkcms@payableslockbox.com

| | | | | |
|---|---|---|---|---|
| | | Previous Balance | | $5,667.75 |

Fees

| | | | Hours | |
|---|---|---|---|---|
| 05/17/2026 | GLU | Review and respond to email correspondence from Kelly Dattler on draft resolution; review resolution | 0.25 | 98.75 |
| 05/20/2026 | GLU | Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting | 0.50 | 197.50 |
| | | Professional Fees through 06/22/2026 | 0.75 | 296.25 |

Recapitulation

| Timekeeper | Hours | Rate | Total |
|---|---|---|---|
| Gregory L. Urbancic | 0.75 | $395.00 | $296.25 |

| | | |
|---|---|---|
| | Total Current Work | 296.25 |

Payments

| | | |
|---|---|---|
| 06/15/2026 | Fee payment received ck # 1088 Kingston One CDD | -237.00 |
| 06/15/2026 | Fee payment received ck # 1088 Kingston One CDD | -4,779.50 |
| | Total Payments | -5,016.50 |
| | Balance Due (includes previous balance, if any) | $947.50 |

# KINGSTON ONE CDD
## DISTRICT CHECK REQUEST

| | |
|---|---|
| **Today's Date** | 6/23/2026 |
| **Check Amount** | **$2,658,750.06** |
| **Payable To** | KINGSTON ONE CDD |
| **Check Description** | Series 2025 - FY 26 |
| **Special Instructions** | Do not mail. Please give to Eric |

(Please attach all supporting documentation: invoices, receipts, etc.)

*Eric*
Authorization

DM _____
Fund 001
G/L 20702
Object Code
Chk # _____ Date _____

# KINGSTON ONE
## Community Development District

| Folio | Lot | Unit | Address | Date Collected | O&M collected | O&M check | DS | DS check | Chk date | Prepayment | Interest | PP Chk | Chk Date | Total | Builder | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 26-46-27-L1-0100A.0030 | 3 | 36 | 22108 Rustic Ranch Lane, Estero FL | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $28,048.48 | $1,938.40 | 2845 | 6/15/2026 | $30,056.88 | Lennar | $29,986.88 |
| 26-46-27-L1-0100A.0040 | 4 | 36 | 22112 Rustic Ranch Lane, Estero FL | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $28,048.48 | $1,938.40 | 2845 | 6/15/2026 | $30,056.88 | Lennar | $29,986.88 |
| 26-46-27-L1-0100B.0370 | 37 | 52 | 22248 Rustic Ranch Lane Estero | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $40,514.48 | $2,799.91 | 2845 | 6/15/2026 | $43,384.39 | Lennar | $43,314.39 |
| 26-46-27-L1-0100B.0380 | 38 | 52 | 22252 Rustic Ranch Lane Estero | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $40,514.48 | $2,799.91 | 2845 | 6/15/2026 | $43,384.39 | Lennar | $43,314.39 |
| 26-46-27-L1-0100B.0390 | 39 | 52 | 22256 Rustic Ranch Lane Estero | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $40,514.48 | $2,799.91 | 2845 | 6/15/2026 | $43,384.39 | Lennar | $43,314.39 |
| 26-46-27-L1-0100B.0400 | 40 | 52 | 22260 Rustic Ranch Lane Estero | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $40,514.48 | $2,799.91 | 2845 | 6/15/2026 | $43,384.39 | Lennar | $43,314.39 |
| 26-46-27-L1-0100B.0700 | 70 | 62 | 22215 Bronze Lantern Way Estero | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $48,305.72 | $3,338.36 | 2845 | 6/15/2026 | $51,714.08 | Lennar | $51,644.08 |
| 26-46-27-L1-0100B.0710 | 71 | 62 | 22211 Bronze Lantern Way Estero | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $48,305.72 | $3,338.36 | 2845 | 6/15/2026 | $51,714.08 | Lennar | $51,644.08 |
| 26-46-27-L1-0100B.0720 | 72 | 62 | 22207 Bronze Lantern Way Estero | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $48,305.72 | $3,338.36 | 2845 | 6/15/2026 | $51,714.08 | Lennar | $51,644.08 |
| 26-46-27-L1-0100B.0730 | 73 | 62 | 22199 Bronze Lantern Way Estero | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $48,305.72 | $3,338.36 | 2845 | 6/15/2026 | $51,714.08 | Lennar | $51,644.08 |
| 26-46-27-L1-0100C.1900 | 190 | 36 | 22113 Rustic Ranch Lane Estero | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $28,048.48 | $1,938.40 | 2845 | 6/15/2026 | $30,056.88 | Lennar | $29,986.88 |
| 26-46-27-L1-0100C.1910 | 191 | 36 | 22109 Rustic Ranch Lane Estero | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $28,048.48 | $1,938.40 | 2845 | 6/15/2026 | $30,056.88 | Lennar | $29,986.88 |
| 26-46-27-L2-0100E.3670 | 367 | 72 | 20100 Everwood Drive Estero | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $56,097.77 | $3,876.00 | 2845 | 6/15/2026 | $60,043.77 | Lennar | $59,973.77 |
| 26-46-27-L2-0100E.3680 | 368 | 72 | 20104 Everwood Drive Estero | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $56,097.77 | $3,876.00 | 2845 | 6/15/2026 | $60,043.77 | Lennar | $59,973.77 |
| 26-46-27-L2-0100E.3690 | 369 | 72 | 20108 Everwood Drive Estero | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $56,097.77 | $3,876.00 | 2845 | 6/15/2026 | $60,043.77 | Lennar | $59,973.77 |
| 26-46-27-L2-0100E.4050 | 405 | 72 | 20113 Everwood Drive Estero | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $56,097.77 | $3,876.00 | 2845 | 6/15/2026 | $60,043.77 | Lennar | $59,973.77 |
| 26-46-27-L2-0100E.4060 | 406 | 72 | 20107 Everwood Drive Estero | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $56,097.77 | $3,876.00 | 2845 | 6/15/2026 | $60,043.77 | Lennar | $59,973.77 |
| 26-46-27-L2-0100E.4070 | 407 | 72 | 20101 Everwood Drive Estero | 6/15/2026 | $ 70.00 | 2845 | $ - | 0 | 6/15/2026 | $56,097.77 | $3,876.00 | 2845 | 6/15/2026 | $60,043.77 | Lennar | $59,973.77 |
| | | | | | | | | | | | | | | $0.00 | | |
| | | | | | $ 1,260.00 | | $ - | | | $ 804,061.34 | $ 55,562.68 | | | $ 860,884.02 | | |

NEAL

| Folio | Lot | Unit | Address | Date Collected | O&M collected | O&M check | DS | DS check | Chk date | Prepayment | Interest | PP Chk | Chk Date | Total | Builder |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | $0.00 | |
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| | | | | | | | | | | | | | | $0.00 | |
| | | | | | | | | | | | | | | $0.00 | |
| | | | | | $ - | | $ - | | | $ - | $ - | | | $ - | |

TAYLOR MORRISON

| Folio | Lot | Unit | Address | Date Collected | O&M collected | O&M check | DS | DS check | Chk date | Prepayment | Interest | PP Chk | Chk Date | Total | Builder |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 24-46-27-L4-01000.0230 | 23 | SF 52' | 19672 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 43,314.39 | FALSE | 2851 | 6/16/2026 | $43,384.39 | Taylor Morrison |
| 24-46-27-L4-01000.0240 | 24 | SF 52' | 19668 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 43,314.39 | FALSE | 2851 | 6/16/2026 | $43,384.39 | Taylor Morrison |
| 24-46-27-L4-01000.0250 | 25 | SF 52' | 19664 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 43,314.39 | FALSE | 2851 | 6/16/2026 | $43,384.39 | Taylor Morrison |
| 24-46-27-L4-01000.0410 | 41 | SF 52' | 19600 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 43,314.39 | FALSE | 2851 | 6/16/2026 | $43,384.39 | Taylor Morrison |
| 24-46-27-L4-01000.0420 | 42 | SF 52' | 19596 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 43,314.39 | FALSE | 2851 | 6/16/2026 | $43,384.39 | Taylor Morrison |
| 24-46-27-L4-01000.0560 | 56 | Villa 37' | 19540 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L4-01000.0570 | 57 | Villa 37' | 19536 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0580 | 58 | Villa 37' | 19532 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0590 | 59 | Villa 37' | 19528 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0600 | 60 | Villa 37' | 19524 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0610 | 61 | Villa 37' | 19520 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0620 | 62 | Villa 37' | 19516 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0630 | 63 | Villa 37' | 19512 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0640 | 64 | Villa 37' | 19508 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0650 | 65 | Villa 37' | 19504 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0660 | 66 | Villa 37' | 19500 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0670 | 67 | Villa 37' | 19501 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0680 | 68 | Villa 37' | 19505 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0690 | 69 | Villa 37' | 19509 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0700 | 70 | Villa 37' | 19513 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0710 | 71 | Villa 37' | 19517 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0720 | 72 | Villa 37' | 19521 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0730 | 73 | Villa 37' | 19525 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0740 | 74 | Villa 37' | 19529 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0750 | 75 | Villa 37' | 19533 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L1-01000.0760 | 76 | Villa 37' | 19537 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L4-01000.0770 | 77 | Villa 37' | 19541 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L4-01000.0780 | 78 | Villa 37' | 19545 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L4-01000.0790 | 79 | Villa 37' | 19549 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |
| 24-46-27-L4-01000.0900 | 90 | SF 47' | 19597 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 39,149.55 | FALSE | 2851 | 6/16/2026 | $39,219.55 | Taylor Morrison |
| 24-46-27-L4-01000.0910 | 91 | SF 52' | 19603 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 43,314.39 | FALSE | 2851 | 6/16/2026 | $43,384.39 | Taylor Morrison |
| 24-46-27-L4-01000.1180 | 118 | SF 52' | 19761 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 43,314.39 | FALSE | 2851 | 6/16/2026 | $43,384.39 | Taylor Morrison |
| 24-46-27-L4-01000.1190 | 119 | SF 52' | 19765 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 43,314.39 | FALSE | 2851 | 6/16/2026 | $43,384.39 | Taylor Morrison |
| 24-46-27-L4-01000.1200 | 120 | SF 52' | 19769 Sanctuary Breeze Way Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 43,314.39 | FALSE | 2851 | 6/16/2026 | $43,384.39 | Taylor Morrison |
| 24-46-27-L4-01000.1490 | 149 | SF 62' | 19455 Corkscrew Stand Street Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 51,644.08 | FALSE | 2851 | 6/16/2026 | $51,714.08 | Taylor Morrison |
| 24-46-27-L4-01000.1500 | 150 | SF 62' | 19454 Corkscrew Stand Street Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 51,644.08 | FALSE | 2851 | 6/16/2026 | $51,714.08 | Taylor Morrison |
| 24-46-27-L4-01000.1510 | 151 | SF 62' | 19450 Corkscrew Stand Street Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 51,644.08 | FALSE | 2851 | 6/16/2026 | $51,714.08 | Taylor Morrison |
| 24-46-27-L4-01000.1660 | 166 | SF 47' | 19587 Lana Del Trace Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 39,149.55 | FALSE | 2851 | 6/16/2026 | $39,219.55 | Taylor Morrison |
| 24-46-27-L4-01000.1670 | 167 | SF 47' | 19591 Lana Del Trace Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 39,149.55 | FALSE | 2851 | 6/16/2026 | $39,219.55 | Taylor Morrison |
| 24-46-27-L4-01000.1680 | 168 | SF 52' | 23079 Silver Pearl Key Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 43,314.39 | FALSE | 2851 | 6/16/2026 | $43,384.39 | Taylor Morrison |
| 24-46-27-L4-01000.2260 | 226 | Villa 37' | 23088 Silver Pearl Key Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 1/0/1900 | $ 30,819.85 | FALSE | 2851 | 6/16/2026 | $30,889.85 | Taylor Morrison |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 24-46-27-L4-01000.2270 | 227 | Villa 37' | 23084 Silver Pearl Key Estero | 6/16/2026 | $ | 70.00 | 2851 | $ | - | 0 | 1/0/1900 | $ | 30,819.85 | FALSE | 2851 | 6/16/2026 | 530,889.85 | Taylor Morrison |
| 24-46-27-L4-01000.2400 | 240 | Villa 37' | 23075 Sawgrass Prarie Cove Estero | 6/16/2026 | $ | 70.00 | 2851 | $ | - | 0 | 1/0/1900 | $ | 30,819.85 | FALSE | 2851 | 6/16/2026 | 530,889.85 | Taylor Morrison |
| 24-46-27-L4-01000.2410 | 241 | Villa 37' | 23079 Sawgrass Prarie Cove Estero | 6/16/2026 | $ | 70.00 | 2851 | $ | - | 0 | 1/0/1900 | $ | 30,819.85 | FALSE | 2851 | 6/16/2026 | 530,889.85 | Taylor Morrison |
| 24-46-27-L4-01000.2680 | 268 | SF 47' | 23088 Sawgrass Prarie Cove Estero | 6/16/2026 | $ | 70.00 | 2851 | $ | - | 0 | 1/0/1900 | $ | 39,149.55 | FALSE | 2851 | 6/16/2026 | 539,219.55 | Taylor Morrison |
| 24-46-27-L4-01000.2690 | 269 | SF 47' | 23082 Sawgrass Prarie Cove Estero | 6/16/2026 | $ | 70.00 | 2851 | $ | - | 0 | 1/0/1900 | $ | 39,149.55 | FALSE | 2851 | 6/16/2026 | 539,219.55 | Taylor Morrison |
| 24-46-27-L4-01000.2700 | 270 | SF 47' | 23076 Sawgrass Prarie Cove Estero | 6/16/2026 | $ | 70.00 | 2851 | $ | - | 0 | 1/0/1900 | $ | 39,149.55 | FALSE | 2851 | 6/16/2026 | 539,219.55 | Taylor Morrison |
| | | | | | | | | | | | | | | | | | $0.00 | |
| | | | | | | | | | | | | | | | | | $0.00 | |
| | | | | | $ | 3,290.00 | | $ | - | | | $ | 1,685,929.24 | $ - | | | 51,689,219.24 | |

CONDOS

| | Folio | Lot | Unit | Address | Date Collected | O&M collected | O&M check | DS | DS check | Chk date | Prepayment | Interest | PP Chk | Chk Date | Total | Builder |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BLDG 6 101 | 24-46-27-L3-010M3.0000 | BLDG 6 | Unit 101 | 19551 Lana Del Trace Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 6/16/2026 | $ 14,149.60 | FALSE | 2851 | 6/16/2026 | $14,219.60 | Taylor-Morrison |
| BLDG 6 102 | 24-46-27-L3-010M3.0000 | BLDG 6 | Unit 102 | 19551 Lana Del Trace Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 6/16/2026 | $ 14,149.60 | FALSE | 2851 | 6/16/2026 | $14,219.60 | Taylor-Morrison |
| BLDG 6 103 | 24-46-27-L3-010M3.0000 | BLDG 6 | Unit 103 | 19551 Lana Del Trace Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 6/16/2026 | $ 14,149.60 | FALSE | 2851 | 6/16/2026 | $14,219.60 | Taylor-Morrison |
| BLDG 6 104 | 24-46-27-L3-010M3.0000 | BLDG 6 | Unit 104 | 19551 Lana Del Trace Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 6/16/2026 | $ 14,149.60 | FALSE | 2851 | 6/16/2026 | $14,219.60 | Taylor-Morrison |
| BLDG 6 201 | 24-46-27-L3-010M3.0000 | BLDG 6 | Unit 201 | 19551 Lana Del Trace Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 6/16/2026 | $ 14,149.60 | FALSE | 2851 | 6/16/2026 | $14,219.60 | Taylor-Morrison |
| BLDG 6 202 | 24-46-27-L3-010M3.0000 | BLDG 6 | Unit 202 | 19551 Lana Del Trace Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 6/16/2026 | $ 14,149.60 | FALSE | 2851 | 6/16/2026 | $14,219.60 | Taylor-Morrison |
| BLDG 6 203 | 24-46-27-L3-010M3.0000 | BLDG 6 | Unit 203 | 19551 Lana Del Trace Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 6/16/2026 | $ 14,149.60 | FALSE | 2851 | 6/16/2026 | $14,219.60 | Taylor-Morrison |
| BLDG 6 204 | 24-46-27-L3-010M3.0000 | BLDG 6 | Unit 204 | 19551 Lana Del Trace Estero | 6/16/2026 | $ 70.00 | 2851 | $ - | 0 | 6/16/2026 | $ 14,149.60 | FALSE | 2851 | 6/16/2026 | $14,219.60 | Taylor-Morrison |
| | | | | | | | | | | | | | | | $0.00 | |
| | | | | | | $560.00 | | $0.00 | | | $113,196.80 | $0.00 | | | $113,756.80 | |
| | | | | | $ 5,110.00 | | $ - | | | $ 2,603,187.38 | $ 55,562.68 | | | $ 2,663,860.06 | | |

# KINGSTON ONE
# COMMUNITY DEVELOPMENT DISTRICT

Date: 6/23/2026
To: Teresa
From: Eric
RE: Off-Roll: Deposit to O&M Account_FY 2026

**I. Please deposit to O&M account**

| Builder | Check | Date | | Amount |
|---|---|---|---|---|
| Lennar | 2845 | 6/15/2026 | $ | 70.00 |
| Lennar | 2845 | 6/15/2026 | $ | 70.00 |
| Lennar | 2845 | 6/15/2026 | $ | 70.00 |
| Lennar | 2845 | 6/15/2026 | $ | 70.00 |
| Lennar | 2845 | 6/15/2026 | $ | 70.00 |
| Lennar | 2845 | 6/15/2026 | $ | 70.00 |
| Lennar | 2845 | 6/15/2026 | $ | 70.00 |
| Lennar | 2845 | 6/15/2026 | $ | 70.00 |
| Lennar | 2845 | 6/15/2026 | $ | 70.00 |
| Lennar | 2845 | 6/15/2026 | $ | 70.00 |
| Lennar | 2845 | 6/15/2026 | $ | 70.00 |
| Lennar | 2845 | 6/15/2026 | $ | 70.00 |
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| Lennar | 2845 | 6/15/2026 | $ | 70.00 |
| Lennar | 2845 | 6/15/2026 | $ | 70.00 |
| Lennar | 2845 | 6/15/2026 | $ | 70.00 |
| Lennar | 2845 | 6/15/2026 | $ | 70.00 |
| Taylor Morrison | 2851 | 6/16/2026 | $ | 70.00 |
| Taylor Morrison | 2851 | 6/16/2026 | $ | 70.00 |
| Taylor Morrison | 2851 | 6/16/2026 | $ | 70.00 |
| Taylor Morrison | 2851 | 6/16/2026 | $ | 70.00 |
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| Taylor Morrison | 2851 | 6/16/2026 | $ | 70.00 |

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| Taylor Morrison | 2851 | 6/16/2026 | $ | 70.00 |
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| Taylor Morrison | 2851 | 6/16/2026 | $ | 70.00 |
| Taylor-Morrison | 2851 | 6/16/2026 | $ | 70.00 |
| Taylor-Morrison | 2851 | 6/16/2026 | $ | 70.00 |
| Taylor-Morrison | 2851 | 6/16/2026 | $ | 70.00 |
| Taylor-Morrison | 2851 | 6/16/2026 | $ | 70.00 |
| Taylor-Morrison | 2851 | 6/16/2026 | $ | 70.00 |
| Taylor-Morrison | 2851 | 6/16/2026 | $ | 70.00 |
| Taylor-Morrison | 2851 | 6/16/2026 | $ | 70.00 |
| | | **Total Deposit from Closings:** | **$** | **5,110.00** |

| Allocation of Proceeds Collected at Lot Closing | | | | |
|---|---|---|---|---|
| Date | Lot # | Address | FY 2026 O&M Obligation | Deposit |
| 6/15/2026 | 3 | 22108 Rustic Ranch Lane, Estero FL | | $70.00 |
| 6/15/2026 | 4 | 22112 Rustic Ranch Lane, Estero FL | | $70.00 |
| 6/15/2026 | 37 | 22248 Rustic Ranch Lane Estero | | $70.00 |
| 6/15/2026 | 38 | 22252 Rustic Ranch Lane Estero | | $70.00 |
| 6/15/2026 | 39 | 22256 Rustic Ranch Lane Estero | | $70.00 |
| 6/15/2026 | 40 | 22260 Rustic Ranch Lane Estero | | $70.00 |
| 6/15/2026 | 70 | 22215 Bronze Lantern Way Estero | | $70.00 |
| 6/15/2026 | 71 | 22211 Bronze Lantern Way Estero | | $70.00 |
| 6/15/2026 | 72 | 22207 Bronze Lantern Way Estero | | $70.00 |
| 6/15/2026 | 73 | 22199 Bronze Lantern Way Estero | | $70.00 |
| 6/15/2026 | 190 | 22113 Rustic Ranch Lane Estero | | $70.00 |
| 6/15/2026 | 191 | 22109 Rustic Ranch Lane Estero | | $70.00 |
| 6/15/2026 | 367 | 20100 Everwood Drive Estero | | $70.00 |
| 6/15/2026 | 368 | 20104 Everwood Drive Estero | | $70.00 |
| 6/15/2026 | 369 | 20108 Everwood Drive Estero | | $70.00 |
| 6/15/2026 | 405 | 20113 Everwood Drive Estero | | $70.00 |
| 6/15/2026 | 406 | 20107 Everwood Drive Estero | | $70.00 |

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|---|---|---|---|---|
| 6/15/2026 | 407 | 20101 Everwood Drive Estero | | $70.00 |
| 6/16/2026 | 23 | 19672 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 24 | 19668 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 25 | 19664 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 41 | 19600 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 42 | 19596 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 56 | 19540 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 57 | 19536 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 58 | 19532 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 59 | 19528 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 60 | 19524 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 61 | 19520 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 62 | 19516 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 63 | 19512 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 64 | 19508 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 65 | 19504 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 66 | 19500 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 67 | 19501 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 68 | 19505 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 69 | 19509 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 70 | 19513 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 71 | 19517 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 72 | 19521 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 73 | 19525 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 74 | 19529 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 75 | 19533 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 76 | 19537 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 77 | 19541 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 78 | 19545 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 79 | 19549 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 90 | 19597 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 91 | 19603 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 118 | 19761 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 119 | 19765 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 120 | 19769 Sanctuary Breeze Way Estero | | $70.00 |
| 6/16/2026 | 149 | 19455 Corkscrew Stand Street Estero | | $70.00 |
| 6/16/2026 | 150 | 19454 Corkscrew Stand Street Estero | | $70.00 |
| 6/16/2026 | 151 | 19450 Corkscrew Stand Street Estero | | $70.00 |
| 6/16/2026 | 166 | 19587 Lana Del Trace Estero | | $70.00 |
| 6/16/2026 | 167 | 19591 Lana Del Trace Estero | | $70.00 |
| 6/16/2026 | 188 | 23079 Silver Pearl Key Estero | | $70.00 |
| 6/16/2026 | 226 | 23088 Silver Pearl Key Estero | | $70.00 |
| 6/16/2026 | 227 | 23084 Silver Pearl Key Estero | | $70.00 |
| 6/16/2026 | 240 | 23075 Sawgrass Prarie Cove Estero | | $70.00 |
| 6/16/2026 | 241 | 23079 Sawgrass Prarie Cove Estero | | $70.00 |
| 6/16/2026 | 268 | 23088 Sawgrass Prarie Cove Estero | | $70.00 |
| 6/16/2026 | 269 | 23082 Sawgrass Prarie Cove Estero | | $70.00 |
| 6/16/2026 | 270 | 23076 Sawgrass Prarie Cove Estero | | $70.00 |
| 6/16/2026 | Unit 101 | 19551 Lana Del Trace Estero | | $70.00 |
| 6/16/2026 | Unit 102 | 19551 Lana Del Trace Estero | | $70.00 |
| 6/16/2026 | Unit 103 | 19551 Lana Del Trace Estero | | $70.00 |
| 6/16/2026 | Unit 104 | 19551 Lana Del Trace Estero | | $70.00 |
| 6/16/2026 | Unit 201 | 19551 Lana Del Trace Estero | | $70.00 |
| 6/16/2026 | Unit 202 | 19551 Lana Del Trace Estero | | $70.00 |
| 6/16/2026 | Unit 203 | 19551 Lana Del Trace Estero | | $70.00 |
| 6/16/2026 | Unit 204 | 19551 Lana Del Trace Estero | | $70.00 |
| | | | **$0.00** | **$5,110.00** |