

**KINGSTON ONE
COMMUNITY DEVELOPMENT
DISTRICT**

**AUGUST 21, 2024
AGENDA PACKAGE**



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

Kingston One Community Development District

Board of Supervisors

Virginia “Ginny” Pena, Chairman
Jeff Krieger, Vice-Chairman
Rendal Sharpe, Assistant Secretary
Anthony Cameratta, Assistant Secretary
Cheryl A. Smith, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Gregory L. Urbancic, District Counsel
Carl A. Barraco, District Engineer

Public Hearing & Regular Meeting Agenda Wednesday, August 21, 2024 at 2:00 p.m.

The Public Hearing & Regular Meetings of Kingston One Community Development District will be held on **August 21, 2024, at 2:00 p.m. at the offices of Cameratta Companies located at 21101 Design Parc Lane, Suite 103 Estero, FL 33928.** For those who intend to call in please let us know at least 24 hours in advance if you are planning to call into the meeting.

[Join the meeting now](#)

Meeting ID: 288 594 397 68 Passcode: pSDHqG

Dial in by phone [+1 646-838-1601](tel:+16468381601) Phone conference ID: 327 593 941#

All cellular phones and pagers must be turned off during the meeting.

PUBLIC HEARING & REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2025 FINAL BUDGET**
 - A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2024-31; Adopting Final Fiscal Year 2025 Budget
 - E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2024-32; Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 8. BUSINESS ITEMS**
 - A. Consideration of Resolution 2024-33; Setting the Fiscal Year 2025 Meeting Schedule
 - B. General Matters of the District
- 9. CONSENT AGENDA**
 - A. Approval of Minutes of the May 15, 2024; Regular Meeting – *Under Separate Cover*
 - B. Consideration of Operation and Maintenance Expenditures May 2024
 - C. Acceptance of the Financials and Approval of the Check Register for May 2024
- 10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 11. ADJOURNMENT**

RESOLUTION 2024-31

THE ANNUAL APPROPRIATION RESOLUTION OF THE KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025 APPROVING A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors (“**Board**”) a proposed budget for the budget year beginning October 1, 2024, and ending September 30, 2025, along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District filed a copy of the proposed budget (the “**Proposed Budget**”) with the 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 Board set August 21, 2024, 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, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

WHEREAS, the District Manager has prepared a Proposed Budget, 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, in order for the Developer to fund a portion of the Budget, the Board desires to approve a form of the Budget Funding Agreement.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted 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 subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024/2025.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Budget for the Kingston One Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025,” as adopted by the Board of Supervisors on August 21, 2024.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2024 and ending September 30, 2025, the sum of \$284,550.00* to be raised by the levy of assessments and otherwise, which sum is deemed by the Board 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 \$284,550.00

TOTAL ALL FUNDS **\$284,550.00**

*Not inclusive of any collection costs.

Section 3. Budget Amendments

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District’s website within five (5) days after adoption.

Section 4. Budget Funding Agreement

The form of the Budget Funding Agreement, attached as **Exhibit “B”** hereto, is hereby approved in order to fund the Developer’s portion of the budget for Fiscal Year 2024/2025.

Section 5. Effective Date.

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the KINGSTON ONE Community Development District.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2024.

ATTEST:

**KINGSTON ONE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Print Name: _____
Assistant Secretary

By: _____
Print Name: _____
Chair / Vice Chair

Exhibit A: 2024/2025 Budget
Exhibit B: Budget Funding Agreement

Kingston One
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Kingston One

Community Development District

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Kingston One
Community Development District

Operating Budget
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	May-	PROJECTED	% +/-)	BUDGET
	FY 2024	4/30/24	10/1/2024	FY 2024	Budget	FY 2025
REVENUES						
Net Assessments	\$ 714,882	\$ -	\$ 714,882	\$ 714,882	0%	\$ 702,714
Discounts and Collection Costs	(430,332)	-	-	-	-100%	(418,164)
Developer Contributions	-	100,306	-	100,306	0%	-
TOTAL REVENUES	\$ 284,550	\$ 100,306	\$ 714,882	\$ 815,188		\$ 284,550
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Field Management	25,000	10,417	14,583	25,000	0%	25,000
Financial/Revenue Collections	3,500	-	3,500	3,500	0%	3,500
Accounting Services	17,500	5,000	12,500	17,500	0%	17,500
Onsite Office Supplies	380	-	380	380	0%	380
Website Admin Services	1,500	625	875	1,500	0%	1,500
District Engineer	30,000	-	30,000	30,000	0%	30,000
District Counsel	20,000	16,730	3,270	20,000	0%	20,000
Trustees Fees	12,000	-	12,000	12,000	0%	12,000
Auditing Services	5,200	-	5,200	5,200	0%	5,200
Postage, Phone, Faxes, Copies	150	3	147	150	0%	150
MISC	250	-	250	250	0%	250
Legal Advertising	1,500	13,534	-	13,534	802%	1,500
Bank Fees	200	-	200	200	0%	200
Dues, Licenses & Fees	175	-	175	175	0%	175
Special Projects	2,500	-	2,500	2,500	0%	2,500
Website ADA Compliance	1,800	2,900	-	2,900	61%	1,800
Disclosure Report	10,000	-	10,000	10,000	0%	10,000
Assessment Roll	5,000	-	5,000	5,000	0%	5,000
Total Financial and Administrative	\$ 136,655	\$ 49,209	\$ 100,580	\$ 149,789		\$ 136,655
Insurance						
General Liability	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	0%	\$ 25,000
Public Officials Insurance	2,475	-	2,475	2,475	0%	2,475
Property & Casualty Insurance	60,000	3,315	56,685	60,000	0%	60,000
Total Insurance	\$ 87,475	\$ 3,315	\$ 84,160	\$ 87,475		\$ 87,475

Kingston One
Community Development District

General Fund

Landscape and Pond Maintenance

Landscape Maintenance - Contract	\$ -	\$ -	\$ -	\$ -	0%	\$ -
MISC Maintenance	15,000	-	15,000	15,000	0%	15,000
MISC Contingency	45,420	-	45,420	45,420	0%	45,420
<i>Total Landscape and Pond Maintenance</i>	\$ 60,420	\$ -	\$ 60,420	\$ 60,420		\$ 60,420
TOTAL EXPENDITURES	\$ 284,550	\$ 52,524	\$ 245,160	\$ 297,684		\$ 284,550
Excess (deficiency) of revenues	\$ (0)	\$ 47,782	\$ 469,722	\$ 517,504		\$ -
Net change in fund balance	\$ (0)	\$ 47,782	\$ 469,722	\$ 517,504		\$ -
FUND BALANCE, BEGINNING	\$ 1	\$ 1	\$ 47,783	\$ 1		\$ 517,505
FUND BALANCE, ENDING	\$ 1	\$ 47,783	\$ 517,505	\$ 517,505		\$ 517,505

Budget Narrative
Fiscal Year 2025

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 four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

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.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

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.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

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.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

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 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2025**Financial and Administrative** (continued)**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.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

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

Legal Advertising

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

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

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

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

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.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

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.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

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.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

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.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2025

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2025

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

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

Aquatics – Contract

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

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

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

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Kingston One

Community Development District

Supporting Budget Schedules

Fiscal Year 2025

Kingston One

Community Development District

All Funds

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	Discounts/Fees	FY 2025 Total Assessment	FY 2024 Total Assessment
Single Family 19'	0.38	168	\$0.00	\$70.00	\$74.68	\$144.68	\$144.68
Single Family 36'	0.72	200	\$0.00	\$70.00	\$79.15	\$149.15	\$149.15
Single Family 37'	0.74	158	\$0.00	\$70.00	\$81.22	\$151.22	\$151.22
Single Family 37.5'	0.75	210	\$0.00	\$70.00	\$82.26	\$152.26	\$152.26
Single Family 42'	0.84	131	\$0.00	\$70.00	\$91.60	\$161.60	\$161.60
Single Family 45'	0.90	242	\$0.00	\$70.00	\$97.82	\$167.82	\$167.82
Single Family 47'	0.94	231	\$0.00	\$70.00	\$101.97	\$171.97	\$171.97
Single Family 52'	1.04	1,147	\$0.00	\$70.00	\$112.34	\$182.34	\$182.34
Single Family 57'	1.14	285	\$0.00	\$70.00	\$122.71	\$192.71	\$192.71
Single Family 62'	1.24	840	\$0.00	\$70.00	\$133.09	\$203.09	\$203.09
Single Family 72'	1.44	453	\$0.00	\$70.00	\$153.83	\$223.83	\$223.83
Subtotal		4,065					
TOTAL		4,065					

RESOLUTION 2024-32

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 2023/2024; 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 2024/2025 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 2024/2025; 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 an assessment 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 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 operation assessments, taking into consideration other revenue sources during Fiscal Year 2024/2025 (defined as October 1, 2024, through September 30, 2025, will amount to \$284,550.00 (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 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", and is hereby found to be fair and reasonable.

Section 3. Assessment Imposition. Pursuant to Chapters 170, 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, 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.

a. 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.”

b. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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 Kingston One Community Development District. The Chairman of the Board designates the District Manager to perform the certification duties. A copy of this Resolution 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 of Supervisors 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 21st day of August 2024.

**KINGSTON ONE COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Brian Lamb, Secretary

Joseph Cameratta, Chairman

RESOLUTION 2024-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; 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.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year 2024 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 Fiscal Year 2025 annual public meeting schedule to Lee County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2024

ATTEST:

**KINGSTON ONE
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT
THE FISCAL YEAR 2024/2025**

October	21, 2024	2:00 p.m.
November	18, 2024	2:00 p.m.
December	23, 2024	2:00 p.m.
January	20, 2025	2:00 p.m.
February	17, 2025	2:00 p.m.
March	17, 2025	2:00 p.m.
April	21, 2025	2:00 p.m.
May	19, 2025	2:00 p.m.
June	16, 2025	2:00 p.m.
July	21, 2025	2:00 p.m.
August	18, 2025	2:00 p.m.
September	15, 2025	2:00 p.m.

All meetings will convene at the offices of Cameratta Companies located at 21101 Design Parc Ln.
Suite #103, Estero, FL 33928.

KINGSTON ONE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
COLEMAN, YOVANOVICH & KOESTER, P.A.	003 M 4	\$146.34		PROFESSIONAL SERVICES
COLEMAN, YOVANOVICH & KOESTER, P.A.	042424	\$146.34		PROFESSIONAL SERVICES
COLEMAN, YOVANOVICH & KOESTER, P.A.	051024	\$231.00		PROFESSIONAL SERVICES
COLEMAN, YOVANOVICH & KOESTER, P.A.	18650 003M 3	\$4,473.50	\$4,997.18	PROFESSIONAL SERVICES
Regular Services Subtotal		\$4,997.18		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$4,997.18		

Approved (with any necessary revisions noted):

Signature: _____

KINGSTON ONE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

Chariman Vice Chariman Assistant Secretary

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

Page: 1
 April 24, 2024

File No: 18650-003M
 Statement No: 4

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

Attn: Teresa Farlow

Bond Validation

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance \$11,593.51

Fees

		<u>Hours</u>		
03/14/2024	MEM File Certification of No Appeal	0.50		125.00
	Professional Fees through 04/24/2024	0.50		125.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Meagan E. Magaldi	0.50	\$250.00	\$125.00

Expenses

03/14/2024	FedEx (7039) from 34103/ MEM to 33901/ Lee County Clerk of Court : Circuit Civil Filing (Attn. Kevin C. Karnes)		21.34
	Total Expenses		21.34
	Total Current Work		146.34

Payments

04/01/2024	Fee payment received ck # 1009 Kingston One CDD		-5,045.25
04/01/2024	Cost payment received		-40.00
04/01/2024	Advance payment received		-2,034.76
	Total Payments		-7,120.01
	Balance Due (includes previous balance, if any)		<u>\$4,619.84</u>

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

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

Attn: Teresa Farlow

Bond Validation

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance \$11,593.51

Fees

		<u>Hours</u>		
03/14/2024	MEM File Certification of No Appeal	0.50		125.00
	Professional Fees through 04/24/2024	0.50		125.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Meagan E. Magaldi	0.50	\$250.00	\$125.00

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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

Attn: Teresa Farlow

Gen Rep

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance \$1,147.25

Fees

			Hours		
04/09/2024	GLU	Review email correspondence from manager on meeting schedule	0.10		38.50
04/15/2024	GLU	Review and respond to email correspondence from Dominic Cameratta on CDD boundary question; Review questions	0.50		192.50
		Professional Fees through 05/10/2024	0.60		231.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	0.60	\$385.00	\$231.00

Total Current Work 231.00

Payments

04/01/2024 Fee payment received ck # 1009 Kingston One CDD -1,147.25

Balance Due (includes previous balance, if any) \$231.00

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

Page: 1
 March 13, 2024
 File No: 18650-003M
 Statement No: 3

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

Attn: Teresa Farlow

Bond Validation

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance \$7,120.01

Fees

			Hours	
02/01/2024	MEM	Email correspondence with ASA Becker regarding joint stipulation	0.50	125.00
02/05/2024	MEM	Email correspondence with ASA Becker regarding proposed joint stipulation; work on compiling joint stipulation documents for e-filing	0.80	200.00
02/06/2024	GLU	Telephone call regarding validation hearing matters; Conference to discuss outstanding items	0.50	192.50
	MEM	File memorandum of law; phone and email correspondence with ASA Becker regarding proposed joint stipulation; file joint stipulation	3.30	825.00
02/08/2024	MEM	Phone call with Clerk of Court regarding status and processing time for filed Joint Stipulation	0.50	125.00
02/09/2024	MEM	Finalize binder and materials for validation hearing; office discussion with G. Urbancic regarding same	0.50	125.00
02/10/2024	GLU	Initial prep for validation hearing	1.00	385.00
02/11/2024	GLU	Continue preparation for validation hearing	1.75	673.75
02/12/2024	GLU	Attendance at validation hearing	3.50	1,347.50
02/13/2024	GLU	Follow-up on validation judgment; Receive and circulate final judgment	0.25	96.25
	MEM	Follow up regarding final judgment and review same; email correspondence with ASA Becker regarding final judgment; calendar date for no appeal filing	0.40	100.00
02/14/2024	MEM	Coordinate payment of court reporter	0.30	75.00
02/16/2024	GLU	Review and respond to email correspondence from Ginny Pena	0.10	38.50
		Professional Fees through 03/13/2024	13.40	4,308.50

Bond Validation

<u>Timekeeper</u>	<u>Recapitulation</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic		7.10	\$385.00	\$2,733.50
Meagan E. Magaldi		6.30	250.00	1,575.00

Expenses

02/15/2024	Veritext Court Reporter Fee			165.00
	Total Expenses			165.00
	Total Current Work			4,473.50
	Balance Due (includes previous balance, if any)			<u>\$11,593.51</u>

Kingston One Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2024

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 47,926
TOTAL ASSETS	\$ 47,926
<u>LIABILITIES</u>	
Accounts Payable	\$ 5,140
TOTAL LIABILITIES	5,140
<u>FUND BALANCES</u>	
Unassigned:	42,786
TOTAL FUND BALANCES	42,786
 TOTAL LIABILITIES & FUND BALANCES	 \$ 47,926

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2024
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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 284,550	\$ -	\$ (284,550)	0.00%
Developer Contribution	-	100,306	100,306	0.00%
TOTAL REVENUES	284,550	100,306	(184,244)	35.25%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	12,000	-	12,000	0.00%
Assessment Roll	5,000	-	5,000	0.00%
Disclosure Report	10,000	-	10,000	0.00%
District Counsel	20,000	21,727	(1,727)	108.64%
District Engineer	30,000	-	30,000	0.00%
District Manager	25,000	10,417	14,583	41.67%
Accounting Services	17,500	5,000	12,500	28.57%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,800	2,900	(1,100)	161.11%
Postage, Phone, Faxes, Copies	150	3	147	2.00%
Public Officials Insurance	2,475	-	2,475	0.00%
Legal Advertising	1,500	13,534	(12,034)	902.27%
Misc-Special Projects	2,500	-	2,500	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	3,500	-	3,500	0.00%
Website Administration	1,500	625	875	41.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	380	-	380	0.00%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	139,130	54,206	84,924	38.96%
<u>Other Physical Environment</u>				
Insurance - General Liability	25,000	-	25,000	0.00%
Insurance -Property & Casualty	60,000	3,315	56,685	5.53%
Miscellaneous Services	15,000	-	15,000	0.00%
Total Other Physical Environment	100,000	3,315	96,685	3.32%
<u>Contingency</u>				
Misc-Contingency	45,420	-	45,420	0.00%
Total Contingency	45,420	-	45,420	0.00%
TOTAL EXPENDITURES	284,550	57,521	227,029	20.21%

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2024
General Fund (001)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Excess (deficiency) of revenues				
Over (under) expenditures	-	42,785	42,785	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1		
FUND BALANCE, ENDING		<u><u>\$ 42,786</u></u>		

Bank Account Statement

Kingston One CDD

Monday, June 3, 2024

Page 1

Bank Account Statement: Bank Account No.: 9288, Statement No.: 04-25

Currency Code

Statement Date	05/31/24	Statement Balance	47,926.21
Balance Last Statement	47,926.21	Outstanding Bank Transactions	0.00
Statement Ending Balance	47,926.21	Subtotal	47,926.21
G/L Balance at 05/31/24	47,926.21	Outstanding Checks	0.00
		Bank Account Balance	47,926.21

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 05/31/24	04-25 Bank Account Ledger Entry		Autogenerated blank entry		0	0.00	0.00
					Total	0.00	0.00