KINGSTON ONE
COMMUNITY DEVELOPMENT DISTRICT

MAY 21, 2025

AGENDA PACKAGE

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Kingston One
Community Development District

Board of Supervisors:
Virginia Pena, Chairman
Jeff Krieger, Vice Chairman
Anthony Cameratta, Assistant Secretary
Rendal Sharpe, Assistant Secretary
Cheryl Smith, Assistant Secretary

Staff:
Brian Lamb, District Manager
Bryan Radcliff, District Manager
Greg Urbancic, District Counsel
Carl A. Barraco, District Engineer

Regular Meeting Agenda
Wednesday, May 21, 2025 – 2:00 p.m.

The Regular Meeting of Kingston One Community Development District will be held at **Cameratta Companies' offices located at 21101 Design Parc Lane, Suite 103 Estero, FL 33928.**

Microsoft Teams Meeting: Join the meeting now

Meeting ID: 280 512 848 763 **Call in (audio only):** +1 (646) 838-1601

Passcode: fE3xi3za **Phone Conference ID:** 705 309 656#

1. **Call to Order/Roll Call**
2. **Public Comment Period**
3. **Business Items**
   - **A.** Consideration of the Kingston One FY2026 Proposed Budget
   - **B.** Consideration of Resolution 2025-03; Approving a Proposed Budget for FY2026 and Setting Public Hearing
   - **C.** Consideration of Registered Voter Count
4. **Consent Agenda Items**
   - **A.** Approval of Meeting Minutes *(October 16, 2024 Regular Meeting Minutes)*
   - **B.** Acceptance of Financials *(October 2024 – April 2025)*
   - **C.** Acceptance of the Check Registers *(October 2024 – April 2025)*
   - **D.** Consideration of Operations and Maintenance Invoices *(October 2024 – April 2025)*
5. **Staff Reports**
   - **A.** District Counsel
   - **B.** District Engineer
   - **C.** District Manager

6. Other Business, Updates, and Supervisor Comments

7. Adjournment

Third Order of Business

3A

Kingston One

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Proposed Budget

Prepared by:

INFRAMARK

INFRASTRUCTURE MANAGEMENT SERVICES

Table of Contents

Kingston One

Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February- 9/30/2025	TOTAL PROJECTED FY 2025	% +/(-) Budget	ANNUAL BUDGET FY 2026
REVENUES						
Net Assessments	$ 714,882	$ -	$ 714,882	$ 714,882	0%	$ 714,881
Discounts and Collection Costs	(430,332)	-	(430,332)	(430,332)	0%	(430,331)
Developer Contributions	-	-	-	-	0%	-
Other Miscellaneous Revenues	-	-	-	-	0%	-
TOTAL REVENUES	**$ 284,550**	**$ -**	**$ 284,550**	**$ 284,550**		**$ 284,550**
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	$ -	$ -	$ -	$ -	0%	$ -
Field Management	25,000	-	25,000	25,000	0%	25,000
Financial/Revenue Collections	3,500	-	3,500	3,500	0%	3,500
Accounting Services	17,500	-	17,500	17,500	0%	17,500
Onsite Office Supplies	380	-	380	380	0%	380
Website Admin Services	1,500	-	1,500	1,500	0%	1,500
District Engineer	30,000	-	30,000	30,000	0%	30,000
District Counsel	20,000	-	20,000	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	-	150	150	0%	150
MISC	250	-	250	250	0%	250
Legal Advertising	1,500	-	1,500	1,500	0%	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	-	1,800	1,800	0%	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**	**$ -**	**$ 136,655**	**$ 136,655**		**$ 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	-	60,000	60,000	0%	60,000
Total Insurance	**$ 87,475**	**$ -**	**$ 87,475**	**$ 87,475**		**$ 87,475**

Landscape and Pond Maintenace										
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
Total Landscape and Pond Maintenance	**$**	**60,420**	**$**	**-**	**$**	**60,420**	**$**	**60,420**		**$**	**60,420**
TOTAL EXPENDITURES	**$**	**284,550**	**$**	**-**	**$**	**284,550**	**$**	**284,550**		**$**	**284,550**
Excess (deficiency) of revenues	$	(0)	$	-	$	(0)	$	(0)		$	-
Net change in fund balance	$	(0)	$	-	$	(0)	$	(0)		$	-
FUND BALANCE, BEGINNING	$	15,322	$	15,322	$	15,322	$	15,322		$	15,322
FUND BALANCE, ENDING	**$**	**15,322**	**$**	**15,322**	**$**	**15,322**	**$**	**15,322**		**$**	**15,322**

Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2024 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2023	$	15,322
Less: Forecasted Surplus/(Deficit) as of 9/30/2024		(0)
Estimated Funds Available - 9/30/2024		**15,321**

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	$	15,321
Less: First Quarter Operating Reserve		(71,138) [(1)]
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		-
Estimated Remaining Undesignated Cash as of 9/30/2025		**(55,816)**

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

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 2026

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 2026

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 2026

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 2026

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 2026

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 Maintenace – 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 2026

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 2026

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	Discounts/Fees	FY 2026 Total Assessment
Single Family 19'	0.38	168	$0.00	$68.18	$74.68	$142.86
Single Family 36'	0.72	200	$0.00	$129.18	$79.15	$208.33
Single Family 37'	0.74	158	$0.00	$132.76	$81.22	$213.98
Single Family 37.5'	0.75	210	$0.00	$134.56	$82.26	$216.82
Single Family 42'	0.84	131	$0.00	$150.71	$91.60	$242.31
Single Family 45'	0.90	242	$0.00	$161.47	$97.82	$259.29
Single Family 47'	0.94	231	$0.00	$168.65	$101.97	$270.62
Single Family 52'	1.04	1,147	$0.00	$186.59	$112.34	$298.93
Single Family 57'	1.14	285	$0.00	$204.53	$122.71	$327.24
Single Family 62'	1.24	840	$0.00	$222.47	$133.09	$355.56
Single Family 72'	1.44	453	$0.00	$258.35	$153.83	$412.18
Subtotal		**4,065**				
TOTAL		**4,065**				

Third Order of Business

3B

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025-26 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (the "Board") of Kingston One Community Development District (the "District") prior to June 15, 2025 a proposed operation and maintenance budget (the "Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025-26"); and

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

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

1. Recitals. The foregoing recitals are true and correct and incorporated herein as if written into this Section.

2. Proposed Budget. The Proposed Budget, incorporating any modifications made by the Board, for Fiscal Year 2025-26 and attached hereto as **Exhibit "A"** is hereby approved as the basis for conducting a public hearing to adopt the Proposed Budget.

3. Public Hearing. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 20, 2025
HOUR:	2:00 p.m.
LOCATION:	Offices of Cameratta Companies 21101 Design Parc Lane, Suite 103 Estero, FL 33928

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

5. Publication of Notice. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **Severability.** Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

7. **Conflicts.** All Sections or parts of Sections of any Resolutions or actions of the Board in conflict are hereby repealed to the extent of such conflict.

8. **Effective Date.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 21st day of May, 2025, by the Board of Supervisors of Kingston One Community Development District.

Attest:	**KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Print Name:_____________________	Print Name:_____________________
Secretary/Assistant Secretary	Chair/Vice Chair of the Board of Supervisors

Exhibit A: **Proposed Budget for Fiscal Year 2025-26**

Exhibit “A”

Kingston One

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Proposed Budget

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Table of Contents

Kingston One
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February- 9/30/2025	TOTAL PROJECTED FY 2025	% +/(-) Budget	ANNUAL BUDGET FY 2026
REVENUES						
Net Assessments	$ 714,882	$ -	$ 714,882	$ 714,882	0%	$ 714,881
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Developer Contributions	-	-	-	-	0%	-
Other Miscellaneous Revenues	-	-	-	-	0%	-
TOTAL REVENUES	**$ 284,550**	**$ -**	**$ 284,550**	**$ 284,550**		**$ 284,550**
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	$ -	$ -	$ -	$ -	0%	$ -
Field Management	25,000	-	25,000	25,000	0%	25,000
Financial/Revenue Collections	3,500	-	3,500	3,500	0%	3,500
Accounting Services	17,500	-	17,500	17,500	0%	17,500
Onsite Office Supplies	380	-	380	380	0%	380
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District Counsel	20,000	-	20,000	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	-	150	150	0%	150
MISC	250	-	250	250	0%	250
Legal Advertising	1,500	-	1,500	1,500	0%	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
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Total Financial and Administrative	**$ 136,655**	**$ -**	**$ 136,655**	**$ 136,655**		**$ 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	-	60,000	60,000	0%	60,000
Total Insurance	**$ 87,475**	**$ -**	**$ 87,475**	**$ 87,475**		**$ 87,475**

Landscape and Pond Maintenace											
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
Total Landscape and Pond Maintenance	**$**	**60,420**	**$**	**-**	**$**	**60,420**	**$**	**60,420**		**$**	**60,420**
TOTAL EXPENDITURES	**$**	**284,550**	**$**	**-**	**$**	**284,550**	**$**	**284,550**		**$**	**284,550**
Excess (deficiency) of revenues	$	(0)	$	-	$	(0)	$	(0)		$	-
Net change in fund balance	$	(0)	$	-	$	(0)	$	(0)		$	-
FUND BALANCE, BEGINNING	$	15,322	$	15,322	$	15,322	$	15,322		$	15,322
FUND BALANCE, ENDING	**$**	**15,322**	**$**	**15,322**	**$**	**15,322**	**$**	**15,322**		**$**	**15,322**

Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2024 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2023	$	15,322
Less: Forecasted Surplus/(Deficit) as of 9/30/2024		(0)
Estimated Funds Available - 9/30/2024		**15,321**

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	$	15,321
Less: First Quarter Operating Reserve		(71,138) [(1)]
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		-
Estimated Remaining Undesignated Cash as of 9/30/2025		**(55,816)**

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

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 2026

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 2026

<u>Financial and Administrative</u> (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 2026

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 2026

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 2026

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 Maintenace – 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 2026

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 2026

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	Discounts/Fees	FY 2026 Total Assessment
Single Family 19'	0.38	168	$0.00	$68.18	$74.68	$142.86
Single Family 36'	0.72	200	$0.00	$129.18	$79.15	$208.33
Single Family 37'	0.74	158	$0.00	$132.76	$81.22	$213.98
Single Family 37.5'	0.75	210	$0.00	$134.56	$82.26	$216.82
Single Family 42'	0.84	131	$0.00	$150.71	$91.60	$242.31
Single Family 45'	0.90	242	$0.00	$161.47	$97.82	$259.29
Single Family 47'	0.94	231	$0.00	$168.65	$101.97	$270.62
Single Family 52'	1.04	1,147	$0.00	$186.59	$112.34	$298.93
Single Family 57'	1.14	285	$0.00	$204.53	$122.71	$327.24
Single Family 62'	1.24	840	$0.00	$222.47	$133.09	$355.56
Single Family 72'	1.44	453	$0.00	$258.35	$153.83	$412.18
Subtotal		**4,065**				
TOTAL		**4,065**				

Third Order of Business

3C

INFRAMARK
MANAGEMENT SERVICES

2005 Pan Am Cir., Suite 300
TAMPA FL 33607

Lee County – Community Development Districts **04/15/2025**
FLORIDA

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2025
Corkscrew Farms	2,222
Kingston One	0
V-Dana	1,369

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

Send to: **Kelly Dattler KDattler@inframark.com Phone: 813-873-7300**

Fourth Order of Business

4A

MINUTES OF REGULAR MEETING
KINGSTON ONE
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee, Public Hearing and Regular Meeting of the Kingston One Community Development District was held on Wednesday, October 16, 2024 at 2:00 p.m. at the Offices of Cameratta Companies located at 21101 Design Parc Lane, Suite 103 Estero, FL 33928.

Present and constituting a quorum were:

Virginia Pena	Chairperson
Rendal Sharpe	Assistant Secretary
Anthony Cameratta	Assistant Secretary
Cheryl A. Smith	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
Brian Lamb	District Manager
Gregory L. Urbancic	District Counsel *(via phone)*
Ray Blacksmith	Cameratta Industries

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Public Comments on Agenda Items**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel

B. District Engineer

C. District Manager

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2025-01, for Interlocal Agreement

i. Interlocal Agreement

> On MOTION by Mr. Cameratta seconded by Ms. Pena, with all in favor, Resolution 2025-01, for Interlocal Agreement, was adopted. 5-0

B. Consideration of Resolution 2025-02, FY 2025 Goals & Objectives

ii. HB7013-Special Districts Performance Measures & Standards Memo

- Mr. Urbancic noted that Cobblestone should be replaced with Kingston One in all places in the document.

- Mr. Faircloth inquired if the intent was to have twelve meetings a year or if the Board wished to reduce the number of meetings listed. Mr. Urbancic noted that Goal 1.1 should be adjusted in both the objective and standard line items to reflect two meetings instead of twelve.

> On MOTION by Mr. Cameratta seconded by Ms. Pena, with all in favor, Resolution 2025-02, FY 2025 Goals & Objectives with HB7013-Special Districts Performance Measures & Standards Memo, as amended, was adopted. 5-0

C. General Matters of the District

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS Consent Agenda

A. Approval of Minutes of the September 18, 2024, Regular Meeting

B. Consideration of Operation and Maintenance Expenditures September 2024

C. Acceptance of the Financials and Approval of the Check Register for September 2024

> On MOTION by Mr. Cameratta seconded by Ms. Pena, with all in favor, the Consent Agenda was approved. 5-0

SIXTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS Adjournment

There being no further business,

> On MOTION by Mr. Cameratta seconded by Mr. Sharpe, with all in favor, the meeting was adjourned at 2:08 pm. 5-0

______________________________	______________________________
Justin Faircloth	Virginia Pena
District Manager	Chairperson

Fourth Order of Business

4B

Kingston One
Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2024

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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 October 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION		TOTAL
ASSETS		
Cash In Bank	$	33,790
TOTAL ASSETS	**$**	**33,790**
LIABILITIES		
Accounts Payable	$	22,417
Accrued Expenses		6,416
TOTAL LIABILITIES		**28,833**
FUND BALANCES		
Unassigned:		4,957
TOTAL FUND BALANCES		**4,957**
TOTAL LIABILITIES & FUND BALANCES	**$**	**33,790**

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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
REVENUES				
Special Assmnts- Tax Collector	$ 284,550	$ -	$ (284,550)	0.00%
TOTAL REVENUES	**284,550**	**-**	**(284,550)**	**0.00%**
EXPENDITURES				
Administration				
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	1,925	18,075	9.63%
District Engineer	30,000	225	29,775	0.75%
District Manager	25,000	2,083	22,917	8.33%
Accounting Services	17,500	1,000	16,500	5.71%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	150	-	150	0.00%
Public Officials Insurance	2,475	-	2,475	0.00%
Legal Advertising	1,500	8	1,492	0.53%
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	125	1,375	8.33%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	380	-	380	0.00%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	139,130	5,366	133,764	3.86%
Other Physical Environment				
Insurance - General Liability	25,000	-	25,000	0.00%
Insurance -Property & Casualty	60,000	-	60,000	0.00%
Miscellaneous Services	15,000	-	15,000	0.00%
Total Other Physical Environment	100,000	-	100,000	0.00%
Contingency				
Misc-Contingency	45,420	-	45,420	0.00%
Total Contingency	45,420	-	45,420	0.00%
TOTAL EXPENDITURES	**284,550**	**5,366**	**279,184**	**1.89%**

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues Over (under) expenditures	-	(5,366)	(5,366)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**10,323**		
FUND BALANCE, ENDING		**$ 4,957**		

Bank Account Statement

Kingston One CDD

Bank Account No.	9288
Statement No.	10-24
Statement Date	10/31/2024

GL Balance (LCY)	33,790.30
GL Balance	33,790.30
Positive Adjustments	0.00
Subtotal	33,790.30
Negative Adjustments	0.00
Ending G/L Balance	33,790.30

Statement Balance	40,018.98
Outstanding Deposits	0.00
Subtotal	40,018.98
Outstanding Checks	-6,228.68
Ending Balance	33,790.30

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
Total Deposits						0.00
Checks						
						0.00
08/22/2024	Payment	1018	Check for Vendor V00004	-140.58	-140.58	0.00
Total Checks				-140.58	-140.58	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
08/22/2024	Payment	1017	Check for Vendor V00006			-6,228.68
Total Outstanding Checks						-6,228.68
Outstanding Deposits						
Total Outstanding Deposits						

Kingston One
Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 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 November 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION		TOTAL
ASSETS		
Cash In Bank	$	9,435
TOTAL ASSETS	**$**	**9,435**
LIABILITIES		
Accounts Payable	$	8,648
TOTAL LIABILITIES		**8,648**
FUND BALANCES		
Unassigned:		787
TOTAL FUND BALANCES		**787**
TOTAL LIABILITIES & FUND BALANCES	**$**	**9,435**

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 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
REVENUES				
Special Assmnts- Tax Collector	$ 284,550	$ -	$ (284,550)	0.00%
TOTAL REVENUES	**284,550**	**-**	**(284,550)**	**0.00%**
EXPENDITURES				
Administration				
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	2,495	17,505	12.48%
District Engineer	30,000	2,028	27,972	6.76%
District Manager	25,000	1	24,999	0.00%
Accounting Services	17,500	-	17,500	0.00%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	150	-	150	0.00%
Public Officials Insurance	2,475	-	2,475	0.00%
Legal Advertising	1,500	14	1,486	0.93%
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	-	1,500	0.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	380	-	380	0.00%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	139,130	4,538	134,592	3.26%
Other Physical Environment				
Insurance - General Liability	25,000	-	25,000	0.00%
Insurance -Property & Casualty	60,000	5,000	55,000	8.33%
Miscellaneous Services	15,000	-	15,000	0.00%
Total Other Physical Environment	100,000	5,000	95,000	5.00%

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Contingency				
Misc-Contingency	45,420	-	45,420	0.00%
Total Contingency	45,420	-	45,420	0.00%
TOTAL EXPENDITURES	**284,550**	**9,538**	**275,012**	**3.35%**
Excess (deficiency) of revenues Over (under) expenditures	-	(9,538)	(9,538)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**10,325**		
FUND BALANCE, ENDING		**$ 787**		

Bank Account Statement

Kingston One CDD

Monday, December 9, 2024

Z-SPAWAR

Bank Account No. 9288

Statement No. 11-24 **Statement Date** 11/30/24

G/L Account No. 101002 Balance at 11/30/24	9,435.47	**Statement Balance**	15,664.15
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	15,664.15
Subtotal	9,435.47	**Outstanding Checks**	-6,228.68
Negative Adjustments	0.00	**Ending Balance**	9,435.47
Ending G/L Balance	9,435.47		

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

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
						0.00
11/13/2024		1019	Check for Vendor V00008	-475.00	-475.00	0.00
11/13/2024		1020	Check for Vendor V00006	-3,688.34	-3,688.34	0.00
11/13/2024		1021	Check for Vendor V00004	-1,066.50	-1,066.50	0.00
11/13/2024		1022	Check for Vendor V00005	-14,124.99	-14,124.99	0.00
11/14/2024		1023	Payment of Invoice 000073	-5,000.00	-5,000.00	0.00
Total Checks				-24,354.83	-24,354.83	0.00
Outstanding Checks						
08/22/24	Payment	1017	Check for Vendor V00006			-6,228.68
Total Outstanding Checks						-6,228.68

Kingston One
Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION		TOTAL
ASSETS		
Cash In Bank	$	35,553
TOTAL ASSETS	**$**	**35,553**
LIABILITIES		
Accounts Payable	$	6,062
TOTAL LIABILITIES		**6,062**
FUND BALANCES		
Unassigned:		29,491
TOTAL FUND BALANCES		**29,491**
TOTAL LIABILITIES & FUND BALANCES	**$**	**35,553**

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 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
REVENUES				
Special Assmnts- Tax Collector	$ 284,550	$ -	$ (284,550)	0.00%
Developer Contribution	-	30,000	30,000	0.00%
TOTAL REVENUES	**284,550**	**30,000**	**(254,550)**	**10.54%**
EXPENDITURES				
Administration				
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	2,726	17,274	13.63%
District Engineer	30,000	6,588	23,412	21.96%
District Manager	25,000	1	24,999	0.00%
Accounting Services	17,500	-	17,500	0.00%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	150	2	148	1.33%
Public Officials Insurance	2,475	-	2,475	0.00%
Legal Advertising	1,500	14	1,486	0.93%
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	-	1,500	0.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	380	-	380	0.00%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	139,130	10,831	128,299	7.78%

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Insurance - General Liability	25,000	-	25,000	0.00%
Insurance -Property & Casualty	60,000	5,000	55,000	8.33%
Miscellaneous Services	15,000	-	15,000	0.00%
Total Other Physical Environment	100,000	5,000	95,000	5.00%
Contingency				
Misc-Contingency	45,420	-	45,420	0.00%
Total Contingency	45,420	-	45,420	0.00%
TOTAL EXPENDITURES	**284,550**	**15,831**	**268,719**	**5.56%**
Excess (deficiency) of revenues Over (under) expenditures	-	14,169	14,169	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**15,322**		
FUND BALANCE, ENDING		**$ 29,491**		

Bank Account Statement

Kingston One CDD

Bank Account No.	9288
Statement No.	12-24
Statement Date	12/31/2024

G/L Account No. 101002 Balance	35,553.16
Positive Adjustments	0.00
Subtotal	35,553.16
Negative Adjustments	0.00
Ending G/L Balance	35,553.16

Statement Balance	39,241.66
Outstanding Deposits	0.00
Subtotal	39,241.66
Outstanding Checks	-3,688.50
Ending Balance	35,553.16

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
12/05/2024	Payment	BD00001	Deposit No. BD00001	30,000.00	30,000.00	0.00
Total Deposits				30,000.00	30,000.00	0.00
Checks						
						0.00
12/19/2024	Payment	1026	Check for Vendor V00004	-5.83	-5.83	0.00
12/19/2024	Payment	1027	Check for Vendor V00005	-6,416.66	-6,416.66	0.00
Total Checks				-6,422.49	-6,422.49	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
12/19/2024	Payment	1024	Check for Vendor V00008			-1,802.50
12/19/2024	Payment	1025	Check for Vendor V00006			-1,886.00
Total Outstanding Checks						-3,688.50
Outstanding Deposits						
Total Outstanding Deposits						

Kingston One
Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

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 January 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
ASSETS	
Cash In Bank	$ 26,283
TOTAL ASSETS	**$ 26,283**
FUND BALANCES	
Unassigned:	26,283
TOTAL FUND BALANCES	**26,283**

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025

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				
Special Assmnts- Tax Collector	$ 284,550	$ -	$ (284,550)	0.00%
Developer Contribution	-	30,000	30,000	0.00%
TOTAL REVENUES	**284,550**	**30,000**	**(254,550)**	**10.54%**
EXPENDITURES				
Administration				
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	2,726	17,274	13.63%
District Engineer	30,000	6,588	23,412	21.96%
District Manager	25,000	2,084	22,916	8.34%
Accounting Services	17,500	1,000	16,500	5.71%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	150	2	148	1.33%
Public Officials Insurance	2,475	-	2,475	0.00%
Legal Advertising	1,500	14	1,486	0.93%
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	125	1,375	8.33%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	380	-	380	0.00%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	139,130	14,039	125,091	10.09%

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Insurance - General Liability	25,000	-	25,000	0.00%
Insurance -Property & Casualty	60,000	5,000	55,000	8.33%
Miscellaneous Services	15,000	-	15,000	0.00%
Total Other Physical Environment	100,000	5,000	95,000	5.00%
Contingency				
Misc-Contingency	45,420	-	45,420	0.00%
Total Contingency	45,420	-	45,420	0.00%
TOTAL EXPENDITURES	**284,550**	**19,039**	**265,511**	**6.69%**
Excess (deficiency) of revenues Over (under) expenditures	-	10,961	10,961	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**15,322**		
FUND BALANCE, ENDING		**$ 26,283**		

Bank Account Statement

Kingston One CDD

Bank Account No.	9288		
Statement No.	01-25	**Statement Date**	01/31/2025

G/L Account No. 101002 Balance	26,282.76	**Statement Balance**	26,282.76
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	26,282.76
Subtotal	26,282.76	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	26,282.76
Ending G/L Balance	26,282.76		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
12/19/2024	Payment	1024	BARRACO & ASSOCIATES INC	Check for Vendor V00008	-1,802.50	-1,802.50	0.00
12/19/2024	Payment	1025	COLEMAN, YOVANOVICH & KOESTER, P.A.	Check for Vendor V00006	-1,886.00	-1,886.00	0.00
01/13/2025	Payment	1028	ADA SITE COMPLIANCE	Check for Vendor V00003	-1,500.00	-1,500.00	0.00
01/13/2025	Payment	1029	BARRACO & ASSOCIATES INC	Check for Vendor V00008	-4,560.00	-4,560.00	0.00
01/13/2025	Payment	1030	INFRAMARK LLC	Check for Vendor V00005	-3,210.40	-3,210.40	0.00
Total Checks					-12,958.90	-12,958.90	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Kingston One
Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION		TOTAL
ASSETS		
Cash In Bank	$	3,137
TOTAL ASSETS	**$**	**3,137**
LIABILITIES		
Accounts Payable	$	1
TOTAL LIABILITIES		**1**
FUND BALANCES		
Unassigned:		3,136
TOTAL FUND BALANCES		**3,136**
TOTAL LIABILITIES & FUND BALANCES	**$**	**3,137**

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025

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				
Special Assmnts- Tax Collector	$ 284,550	$ -	$ (284,550)	0.00%
Developer Contribution	-	30,000	30,000	0.00%
TOTAL REVENUES	**284,550**	**30,000**	**(254,550)**	**10.54%**
EXPENDITURES				
Administration				
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	2,726	17,274	13.63%
District Engineer	30,000	26,523	3,477	88.41%
District Manager	25,000	4,167	20,833	16.67%
Accounting Services	17,500	2,000	15,500	11.43%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	150	6	144	4.00%
Public Officials Insurance	2,475	-	2,475	0.00%
Legal Advertising	1,500	14	1,486	0.93%
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	250	1,250	16.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	380	-	380	0.00%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	139,130	37,186	101,944	26.73%

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Insurance - General Liability	25,000	-	25,000	0.00%
Insurance -Property & Casualty	60,000	5,000	55,000	8.33%
Miscellaneous Services	15,000	-	15,000	0.00%
Total Other Physical Environment	100,000	5,000	95,000	5.00%
Contingency				
Misc-Contingency	45,420	-	45,420	0.00%
Total Contingency	45,420	-	45,420	0.00%
TOTAL EXPENDITURES	**284,550**	**42,186**	**242,364**	**14.83%**
Excess (deficiency) of revenues Over (under) expenditures	-	(12,186)	(12,186)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**15,322**		
FUND BALANCE, ENDING		**$ 3,136**		

Bank Account Statement

Kingston One CDD

Bank Account No.	9288		
Statement No.	02-2025	**Statement Date**	02/28/2025

G/L Account No. 101002 Balance	3,136.67	**Statement Balance**	23,071.67
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	23,071.67
Subtotal	3,136.67	**Outstanding Checks**	-19,935.00
Negative Adjustments	0.00	**Ending Balance**	3,136.67
Ending G/L Balance	3,136.67		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
02/13/2025	Payment	1031	INFRAMARK LLC	Check for Vendor V00005	-3,211.09	-3,211.09	0.00
Total Checks					-3,211.09	-3,211.09	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
02/27/2025	Payment	1032	BARRACO & ASSOCIATES INC	Check for Vendor V00008			-19,935.00
Total Outstanding Checks							-19,935.00
Outstanding Deposits							
Total Outstanding Deposits							

Kingston One
Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION		TOTAL
ASSETS		
Cash In Bank	$	3,137
TOTAL ASSETS	**$**	**3,137**
LIABILITIES		
Accounts Payable	$	3,210
TOTAL LIABILITIES		**3,210**
FUND BALANCES		
Unassigned:		(73)
TOTAL FUND BALANCES		**(73)**
TOTAL LIABILITIES & FUND BALANCES	**$**	**3,137**

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

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				
Special Assmnts- Tax Collector	$ 284,550	$ -	$ (284,550)	0.00%
Developer Contribution	-	30,000	30,000	0.00%
TOTAL REVENUES	**284,550**	**30,000**	**(254,550)**	**10.54%**
EXPENDITURES				
Administration				
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	2,726	17,274	13.63%
District Engineer	30,000	26,523	3,477	88.41%
District Manager	25,000	7,376	17,624	29.50%
Accounting Services	17,500	2,000	15,500	11.43%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	150	6	144	4.00%
Public Officials Insurance	2,475	-	2,475	0.00%
Legal Advertising	1,500	14	1,486	0.93%
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	250	1,250	16.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	380	-	380	0.00%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	139,130	40,395	98,735	29.03%

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Insurance - General Liability	25,000	-	25,000	0.00%
Insurance -Property & Casualty	60,000	5,000	55,000	8.33%
Miscellaneous Services	15,000	-	15,000	0.00%
Total Other Physical Environment	100,000	5,000	95,000	5.00%
Contingency				
Misc-Contingency	45,420	-	45,420	0.00%
Total Contingency	45,420	-	45,420	0.00%
TOTAL EXPENDITURES	**284,550**	**45,395**	**239,155**	**15.95%**
Excess (deficiency) of revenues Over (under) expenditures	-	(15,395)	(15,395)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**15,322**		
FUND BALANCE, ENDING		**$ (73)**		

Bank Account Statement

Kingston One CDD

Bank Account No.	9288		
Statement No.	03-25	**Statement Date**	03/31/2025

G/L Account No. 101002 Balance	3,136.67	**Statement Balance**	3,136.67
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	3,136.67
Subtotal	3,136.67	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	3,136.67
Ending G/L Balance	3,136.67		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
02/27/2025	Payment	1032	BARRACO & ASSOCIATES INC	Check for Vendor V00008	-19,935.00	-19,935.00	0.00
Total Checks					-19,935.00	-19,935.00	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Kingston One
Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION		TOTAL
ASSETS		
Cash In Bank	$	3,807
TOTAL ASSETS	**$**	**3,807**
LIABILITIES		
Accounts Payable	$	3,210
TOTAL LIABILITIES		**3,210**
FUND BALANCES		
Unassigned:		597
TOTAL FUND BALANCES		**597**
TOTAL LIABILITIES & FUND BALANCES	**$**	**3,807**

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

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				
Special Assmnts- Tax Collector	$ 284,550	$ -	$ (284,550)	0.00%
Developer Contribution	-	30,000	30,000	0.00%
TOTAL REVENUES	**284,550**	**30,000**	**(254,550)**	**10.54%**
EXPENDITURES				
Administration				
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	2,726	17,274	13.63%
District Engineer	30,000	26,523	3,477	88.41%
District Manager	25,000	7,376	17,624	29.50%
Accounting Services	17,500	2,000	15,500	11.43%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	150	6	144	4.00%
Public Officials Insurance	2,475	-	2,475	0.00%
Legal Advertising	1,500	(656)	2,156	-43.73%
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	250	1,250	16.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	380	-	380	0.00%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	139,130	39,725	99,405	28.55%
Other Physical Environment				
Insurance - General Liability	25,000	-	25,000	0.00%
Insurance -Property & Casualty	60,000	5,000	55,000	8.33%
Miscellaneous Services	15,000	-	15,000	0.00%
Total Other Physical Environment	100,000	5,000	95,000	5.00%
Contingency				
Misc-Contingency	45,420	-	45,420	0.00%
Total Contingency	45,420	-	45,420	0.00%
TOTAL EXPENDITURES	**284,550**	**44,725**	**239,825**	**15.72%**
Excess (deficiency) of revenues Over (under) expenditures	-	(14,725)	(14,725)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**15,322**		
FUND BALANCE, ENDING		**$ 597**		

Bank Account Statement

Kingston One CDD

Bank Account No.	9288		
Statement No.	04-2025	**Statement Date**	04/30/2025

G/L Account No. 101002 Balance	3,806.53	**Statement Balance**	3,806.53
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	3,806.53
Subtotal	3,806.53	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	3,806.53
Ending G/L Balance	3,806.53		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/28/2025	Payment	BD00002	Legal Advertising	Deposit No. BD00002	669.86	669.86	0.00
Total Deposits					669.86	669.86	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Fourth Order of Business

4C

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2024 to 10/31/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid

Total Checks Paid	**$0.00**

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2024 to 11/30/2024

(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	1019	11/13/24	BARRACO & ASSOCIATES INC	28110	PROFESSIONAL SERVICES	District Counsel	531146-51401	$250.00
001	1019	11/13/24	BARRACO & ASSOCIATES INC	28622	ENG SRVCS SEPT 2024	ENGINEERING SER	531147-51301	$225.00
001	1020	11/13/24	COLEMAN, YOVANOVICH & KOESTER, P.A.	9	PROF SVCS THRU JULY 2024	PROF SVCS- JULY 2024	531146-51401	$1,617.00
001	1020	11/13/24	COLEMAN, YOVANOVICH & KOESTER, P.A.	10	LEGAL SRVC THRU 8/30/24	PROF SVCS- AUG 2024	531146-51401	$866.25
001	1020	11/13/24	COLEMAN, YOVANOVICH & KOESTER, P.A.	11	PROFESSIONAL SERVICES	PROF SVCS-	531146-51401	$1,058.75
001	1020	11/13/24	COLEMAN, YOVANOVICH & KOESTER, P.A.	4 042424	PROFESSIONAL SERVICES	PROF SVCS	531146-51401	$146.34
001	1021	11/13/24	GANNETT FLORIDA LOCALIQ	0006583822	Invoice 000058	JULY 2024 LEGAL AD	548002-51301	$529.28
001	1021	11/13/24	GANNETT FLORIDA LOCALIQ	0006646684	LEGAL AD AUG2024	LEGAL AD AUG 2024	548002-51301	$529.28
001	1021	11/13/24	GANNETT FLORIDA LOCALIQ	0006706271	AD SERVICES	Legal Advertising	548002-51301	$7.94
001	1022	11/13/24	INFRAMARK LLC	128890	JULY 2024 MGMNT SVCS	JULY 2024 DISTRICT MANAGER	531150-51301	$2,083.33
001	1022	11/13/24	INFRAMARK LLC	128890	JULY 2024 MGMNT SVCS	JULY 2024 WEBSITE MAINT	549936-51301	$125.00
001	1022	11/13/24	INFRAMARK LLC	128890	JULY 2024 MGMNT SVCS	JULY 2024 ACCOUNTING SVCS	532001-51301	$1,000.00
001	1022	11/13/24	INFRAMARK LLC	132438	DISTRICT INVOICE	SEPT. 2024	531150-51301	$2,083.33
001	1022	11/13/24	INFRAMARK LLC	132438	DISTRICT INVOICE	SEPT. 2024	549936-51301	$125.00
001	1022	11/13/24	INFRAMARK LLC	132438	DISTRICT INVOICE	SEPT. 2024	532001-51301	$1,000.00
001	1022	11/13/24	INFRAMARK LLC	108851	Invoice 000060	NOV 2023 DISTRICT MANAGER	531150-51301	$4,500.00
001	1022	11/13/24	INFRAMARK LLC	#130527	AUG 2024 MGMNT SVCS	AUG 2024 DISTRICT MANAGER	531150-51301	$2,083.33
001	1022	11/13/24	INFRAMARK LLC	#130527	AUG 2024 MGMNT SVCS	AUG 2024 WEBSITE MAINT	549936-51301	$125.00
001	1022	11/13/24	INFRAMARK LLC	#130527	AUG 2024 MGMNT SVCS	AUG 2024 ACCOUNTING SVCS	532001-51301	$1,000.00
001	1023	11/14/24	EGIS INSURANCE ADVISORS	24420	INSURANCE	Insurance -Property & Casualty	545009-51301	$5,000.00
							Fund Total	**$24,354.83**

Total Checks Paid	**$24,354.83**

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2024 to 12/31/2024

(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	1024	12/19/24	BARRACO & ASSOCIATES INC	28511	PROFESSIONAL SERVICES	ENGINEERING SER	531147-51301	$1,802.50
001	1025	12/19/24	COLEMAN, YOVANOVICH & KOESTER, P.A.	7	Invoice 000051	PROF SVCS- JUNE 2024	531146-51401	$885.00
001	1025	12/19/24	COLEMAN, YOVANOVICH & KOESTER, P.A.	072024	Invoice 000056	LEGAL SVCS- JULT 2024	531146-51401	$346.50
001	1025	12/19/24	COLEMAN, YOVANOVICH & KOESTER, P.A.	12	LEGAL SERVICE THRU 10/25/24	LEGAL COUNSEL	531146-51401	$423.50
001	1025	12/19/24	COLEMAN, YOVANOVICH & KOESTER, P.A.	6	Professional Services Through 04.15.2024	PROF SVCS- JUNE 2024	531146-51401	$231.00
001	1026	12/19/24	GANNETT FLORIDA LOCALIQ	0006769156	LEGAL AD	Legal Advertising	548002-51301	$5.83
001	1027	12/19/24	INFRAMARK LLC	135258	MANAGEMENT FEE OCT 2024	DISTRICT MANAGER	531150-51301	$2,083.33
001	1027	12/19/24	INFRAMARK LLC	135258	MANAGEMENT FEE OCT 2024	WEBSITE MAINT	549936-51301	$125.00
001	1027	12/19/24	INFRAMARK LLC	135258	MANAGEMENT FEE OCT 2024	ACCOUNTING SVCS	532001-51301	$1,000.00
001	1027	12/19/24	INFRAMARK LLC	136786	NOV 2024 MGMNT FEES	NOV 2024 DISTRICT MANAGER	531150-51301	$2,083.33
001	1027	12/19/24	INFRAMARK LLC	136786	NOV 2024 MGMNT FEES	NOV 2024 WEBSITE MAINT	549936-51301	$125.00
001	1027	12/19/24	INFRAMARK LLC	136786	NOV 2024 MGMNT FEES	NOV 2024 ACCOUNTING SVCS	532001-51301	$1,000.00
							Fund Total	**$10,110.99**

Total Checks Paid	**$10,110.99**

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2025 to 01/31/2025

(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	1028	01/13/25	ADA SITE COMPLIANCE	INV-11580	WEBSITE COMPLIANCE	Website Compliance	534397-51301	$1,500.00
001	1029	01/13/25	BARRACO & ASSOCIATES INC	28894	ENGINEERING SERV	ENGINEERING SER	531147-51301	$4,560.00
001	1030	01/13/25	INFRAMARK LLC	139860A	11/2024 POSTAGE	POSTAGE	541024-51301	$2.07
001	1030	01/13/25	INFRAMARK LLC	141120	DISTRICT MANAGEMENT JAN 2025	DISTRICT MANAGER	531150-51301	$2,083.33
001	1030	01/13/25	INFRAMARK LLC	141120	DISTRICT MANAGEMENT JAN 2025	WEBSITE MAINT	549936-51301	$125.00
001	1030	01/13/25	INFRAMARK LLC	141120	DISTRICT MANAGEMENT JAN 2025	ACCOUNTING SVCS	532001-51301	$1,000.00
							Fund Total	**$9,270.40**
							Total Checks Paid	**$9,270.40**

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2025 to 02/28/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1031	02/13/25	V00005	INFRAMARK LLC	142101	postage	Postage, Phone, Faxes, Copies	541024-51301	$2.76
001	1031	02/13/25	V00005	INFRAMARK LLC	142887	Management fee monthly	DISTRICT MANAGER	531150-51301	$2,083.33
001	1031	02/13/25	V00005	INFRAMARK LLC	142887	Management fee monthly	WEBSITE MAINT	549936-51301	$125.00
001	1031	02/13/25	V00005	INFRAMARK LLC	142887	Management fee monthly	ACCOUNTING SVCS	532001-51301	$1,000.00
001	1032	02/27/25	V00008	BARRACO & ASSOCIATES INC	29184	1st Supplemental Eng Report, Prof. Eng. Services, Project Services Project Technician	ENGINEERING SER	531147-51301	$16,955.00
001	1032	02/27/25	V00008	BARRACO & ASSOCIATES INC	29185	Engineering Services	ENGINEERING SER	531147-51301	$2,980.00
								Fund Total	**$23,146.09**
								Total Checks Paid	**$23,146.09**

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2025 to 03/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid

Total Checks Paid	**$0.00**

KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid

Total Checks Paid	**$0.00**

Fourth Order of Business

4D

KINGSTON ONE CDD

BARRACO & ASSOCIATES INC	1	$225.00
COLEMAN, YOVANOVICH & KOESTER, P.A.	4	$8,300.02
EGIS INSURANCE ADVISORS	1	$5,000.00
GANNETT FLORIDA LOCALIQ	2	$537.22
INFRAMARK LLC	1	$3,208.33
Total	9	$17,270.57

KINGSTON ONE CDD

Invoice / Account	Date	Due	Pay By	Pay Date	Status	Distributions		Amount
BARRACO & ASSOCIATES INC (1 invoices. Total: $225.00)								
28622 NOTES: REQUEST GL ADDED	10/14/2024	10/14/2024	Check		Final Release In- House	531147 District Engineer	$225.00	$225.00
COLEMAN, YOVANOVICH & KOESTER, P.A. (4 invoices. Total: $8,300.02)								
10 / 18650-001M	09/30/2024	10/15/2024	Check		Final Release In- House	531146 District Counsel	$866.25	$866.25
082224-	08/22/2024	09/06/2024	Check		Deleted	531146 District Counsel	$6,228.68	$6,228.68
11 / 18650-001M	10/22/2024	10/22/2024	Check		Final Release In- House	531146 District Counsel	$1,058.75	$1,058.75
4 / 18650-003M	04/24/2024	04/24/2024	Check		Final Release In- House	531146 District Counsel	$146.34	$146.34
EGIS INSURANCE ADVISORS (1 invoices. Total: $5,000.00)								
24420 / 1485	08/16/2024	08/31/2024	Check		Final Release In- House	545009 Insurance - Property & Casualty	$5,000.00	$5,000.00
GANNETT FLORIDA LOCALIQ (2 invoices. Total: $537.22)								
0006583822 / 1138392 NOTES: Duplicate	07/31/2024	08/20/2024	Check		Deleted			$529.28
0006706271 / 1138392	09/30/2024	10/20/2024	Check		Final Release In- House	548002 Legal Advertising	$7.94	$7.94
INFRAMARK LLC (1 invoices. Total: $3,208.33)								
135258 / C5066	10/15/2024	11/14/2024	1027a	12/19/2024	Paid	531150 District Manager 549936 Website Administration 532001 Accounting Services	$2,083.33 $125.00 $1,000.00	$3,208.33

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 28622
Date 10/14/2024

Project **24093 Kingston Master CDD**

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
2022.1 (TM) Miscellaneous Professional Services	0.00	0.00	22,737.50	22,512.50	225.00
2022.2 (TM) Reimbursable Expenses	0.00	0.00	38.54	38.54	0.00
Total	0.00	0.00	22,776.04	22,551.04	225.00

2022.1 (TM) Miscellaneous Professional Services

	Hours	Rate	Billed Amount
CDD Manager	1.50	150.00	225.00

Prepare for and attend meeting (via teams) re: agreement in lieu of performance bond for Lee County plat requirements.

Invoice total **225.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
28110	06/26/2024	250.00				250.00	
28511	09/05/2024	1,802.50		1,802.50			
28622	10/14/2024	225.00	225.00				
	Total	2,277.50	225.00	1,802.50	0.00	250.00	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

September 30, 2024
File No: 18650-001M
Statement No: 10

Attn: Teresa Farlow

Gen Rep

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance $3,080.00

Fees

Date	Timekeeper	Description	Hours	Amount
08/16/2024	GLU	Initial review of email correspondence from County Attorney regarding interlocal agreement	0.20	77.00
08/20/2024	GLU	Review email correspondence from County and Ray Blacksmith regarding interlocal agreement; review and revise interlocal agreement; Draft email correspondence to Ray Blacksmith with revisions	0.75	288.75
08/21/2024	GLU	Review email correspondence from Ray Blacksmith on revised version of agreement	0.20	77.00
	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	0.40	154.00
08/26/2024	GLU	Review and respond to email correspondence from David Halverson on interlocal agreement	0.20	77.00
08/29/2024	GLU	Exchange multiple email correspondence with Ray Blacksmith	0.30	115.50
08/30/2024	GLU	Exchange multiple email correspondence regarding financial assurance discussion	0.20	77.00
		Professional Fees through 09/30/2024	2.25	866.25

Recapitulation

Timekeeper	Hours	Rate	Total
Gregory L. Urbancic	2.25	$385.00	$866.25

Total Current Work 866.25

Balance Due (includes previous balance, if any) $3,946.25

KINGSTON ONE CDD

V00006: COLEMAN, YOVANOVICH & KOESTER, P.A. Check Date: 08/22/2024 Check No. 1017

Invoice No.	Description	Invoice Date	Net Amount
003 M 4	PROFESSIONAL FEES THRU -	4/24/2024	146.34
042424 18650.003	PROFESSIONAL SERVICES -	4/24/2024	146.34
051024 18650.001	PROFESSIONAL SERVICES -	5/10/2024	231.00
18650 003M 3 18650.003	PROFESSIONAL SERVICES	3/13/2024	4,473.50
7 18650.001	Invoice 000051	6/12/2024	885.00
072024 18650.001	Invoice 000056	7/9/2024	346.50

file 18650.001 :
$231.00
$885.50
$346.50

file 18650.003:
$146.34 x2
$4,473.50

Total 6,228.68

KINGSTON ONE CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

Truist Bank

Check No. 1017

Date: 08/22/2024

Amount
$*******6,228.68

****SIX THOUSAND TWO HUNDRED TWENTY EIGHT AND 68/100 DOLLARS

Pay To The Order Of

COLEMAN, YOVANOVICH &
NORTHERN TRUST BUILDING
4001 TAMIAMI TRAIL N. SUITE 300
NAPLES, FL 34103

Authorized Signature

Authorized Signature

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

October 22, 2024
File No: 18650-001M
Statement No: 11

Attn: Teresa Farlow

Gen Rep

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance $3,946.25

Fees

			Hours	
09/06/2024	GLU	Prep for call on interlocal agreement and agreement with developer; Conference call with developer team and district engineers; Prepare resolution for board meeting; follow-up email to Brian Lamb on agenda item; Follow-up email to summarize call	2.00	770.00
09/11/2024	GLU	Review email correspondence from Brian Lamb on agenda	0.10	38.50
09/12/2024	GLU	Exchange email correspondence regarding agenda	0.20	77.00
09/17/2024	GLU	Review and respond to email correspondence from Ray Blacksmith	0.10	38.50
09/18/2024	GLU	Review and respond to email correspondence from Ray Blacksmith on interlocal agreement; Review multiple email correspondence from Ray Blacksmith and Brian Lamb.	0.25	96.25
09/27/2024	GLU	Review and respond to email correspondence from Ray Blacksmith	0.10	38.50
		Professional Fees through 10/22/2024	2.75	1,058.75

Recapitulation

Timekeeper	Hours	Rate	Total
Gregory L. Urbancic	2.75	$385.00	$1,058.75

Total Current Work 1,058.75

Balance Due (includes previous balance, if any) $5,005.00

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

April 24, 2024
File No: 18650-003M
Statement No: 4

Attn: Teresa Farlow

Bond Validation

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance $11,593.51

Fees

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

Recapitulation

Timekeeper	Hours	Rate	Total
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)	$4,619.84

INVOICE

Egis Insurance & Risk Advisors

Customer	Kingston One Community Development District
Acct #	1485
Date	08/16/2024
Customer Service	Christina Wood
Page	1 of 1

Kingston One Community Development District
c/o Inframark Tampa
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Payment Information	
Invoice Summary	$ 5,000.00
Payment Amount	
Payment for:	Invoice#24420
1001241121	

Thank You

Please detach and return with payment

Customer: Kingston One Community Development District

Invoice	Effective	Transaction	Description	Amount
24420	10/01/2024	Renew policy	Policy #1001241121 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 8/16/2024	5,000.00

Total
$ 5,000.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors (321)233-9939
P.O. Box 748555
Atlanta, GA 30374-8555
sclimer@egisadvisors.com

Date
08/16/2024

LocaliQ
Florida
GANNETT

ACCOUNT NAME		ACCOUNT #	PAGE #
Kingston One CDD		1138392	1 of 1
INVOICE #	**BILLING PERIOD**	**PAYMENT DUE DATE**	
0006583822	Jul 1- Jul 31, 2024	August 20, 2024	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	$529.28	

BILLING ACCOUNT NAME AND ADDRESS

Kingston One CDD
2005 Pan Am CIR # 300
Tampa, FL 33607-6008

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com | **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
7/1/24	Balance Forward	-$1,863.46
7/10/24	7.5.24 Check refund	$1,863.46

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/24/24-7/31/24	10287533	FNP Fort Myers News-Press	10287533	2024-2025 Budget	$529.28

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	$529.28
Service Fee 3.99%	$21.12
*Cash/Check/ACH Discount	-$21.12
*Payment Amount by Cash/Check/ACH	$529.28
Payment Amount by Credit Card	$550.40

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT PAID
Kingston One CDD	1138392	0006583822	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$529.28	$0.00	$0.00	$0.00	$0.00	$0.00	$529.28

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

Gannett Florida LocaliQ
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612

TOTAL CREDIT CARD AMT DUE $550.40

To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com

0001138392000000000000658382200052928671 79

LocaliQ
Florida
GANNETT

ACCOUNT NAME		ACCOUNT #	PAGE #
Kingston One CDD		1138392	1 of 1
STATEMENT #	BILLING PERIOD	PAYMENT DUE DATE	
0006706271	Sep 1- Sep 30, 2024	October 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
$0.00	$0.00	**$537.22**	

BILLING ACCOUNT NAME AND ADDRESS

Kingston One CDD
2005 Pan Am CIR # 300
Tampa, FL 33607-6008

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
9/1/24	Balance Forward	$529.28
9/30/24	Finance Charge	$7.94

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	$537.22
Service Fee 3.99%	$21.44
*Cash/Check/ACH Discount	-$21.44
*Payment Amount by Cash/Check/ACH	$537.22
Payment Amount by Credit Card	$558.66

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	STATEMENT NUMBER	AMOUNT PAID
Kingston One CDD	1138392	0006706271	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$7.94	$0.00	$529.28	$0.00	$0.00	$0.00	**$537.22**

REMITTANCE ADDRESS (Include Account# & Statement# on check)

Gannett Florida LocaliQ
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE CALL:

1-877-736-7612

TOTAL CREDIT CARD AMT DUE

$558.66

To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com

0001138392000000000000067062710005372267178

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#135258	10/15/2024
CUSTOMER ID	**NET TERMS**
C5066	Net 30
PO#	**DUE DATE**
	11/14/2024

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: October 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	1,000.00		1,000.00
Subtotal					**3,208.33**

Subtotal	$3,208.33
Tax	$0.00
Total Due	$3,208.33

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

KINGSTON ONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BARRACO & ASSOCIATES INC	10/14/2024	28622	$225.00	$225.00	ENGINEERING SER
BARRACO & ASSOCIATES INC	9/5/2024	28511	$1,802.50	$1,802.50	ENGINEERING SER
GANNETT FLORIDA LOCALIQ	7/31/2024	0006583822	$529.28	$529.28	JULY 2024 LEGAL AD
INFRAMARK LLC	7/31/2024	128890	$2,083.33		JULY 2024 DISTRICT MANAGER
INFRAMARK LLC	7/31/2024	128890	$125.00		JULY 2024 WEBSITE MAINT
INFRAMARK LLC	7/31/2024	128890	$1,000.00	$3,208.33	JULY 2024 ACCOUNTING SVCS
INFRAMARK LLC	9/5/2024	132438	$2,083.33		SEPT. 2024
INFRAMARK LLC	9/5/2024	132438	$125.00		SEPT. 2024
INFRAMARK LLC	9/5/2024	132438	$1,000.00	$3,208.33	SEPT. 2024
INFRAMARK LLC	1/30/2024	108851	$4,500.00	$4,500.00	NOV 2023 DISTRICT MANAGER
INFRAMARK LLC	8/2/2024	#130527	$2,083.33		AUG 2024 DISTRICT MANAGER
INFRAMARK LLC	8/2/2024	#130527	$125.00		AUG 2024 WEBSITE MAINT
INFRAMARK LLC	8/2/2024	#130527	$1,000.00	$3,208.33	AUG 2024 ACCOUNTING SVCS
INFRAMARK LLC	10/15/2024	135258	$2,083.33		DISTRICT MANAGER
INFRAMARK LLC	10/15/2024	135258	$1,000.00	$3,083.33	ACCOUNTING SVCS
INFRAMARK LLC	11/5/2024	136786	$2,083.33		NOV 2024 DISTRICT MANAGER
INFRAMARK LLC	11/5/2024	136786	$125.00		NOV 2024 WEBSITE MAINT
INFRAMARK LLC	11/5/2024	136786	$1,000.00	$3,208.33	NOV 2024 ACCOUNTING SVCS
Monthly Contract Subtotal			**$22,973.43**	**$22,973.43**	
Regular Services					
BARRACO & ASSOCIATES INC	6/26/2024	28110	$250.00	$250.00	PROFESSIONAL SERVICES
COLEMAN, YOVANOVICH & KOESTER, P.A.	8/15/2024	9	$1,617.00	$1,617.00	PROF SVCS- JULY 2024
COLEMAN, YOVANOVICH & KOESTER, P.A.	10/22/2024	11	$1,058.75	$1,058.75	PROF SVCS-
COLEMAN, YOVANOVICH & KOESTER, P.A.	4/24/2024	4 042424	$146.34	$146.34	PROF SVCS
EGIS INSURANCE ADVISORS	8/16/2024	24420	$5,000.00	$5,000.00	insurance
GANNETT FLORIDA LOCALIQ	8/31/2024	0006646684	$529.28	$529.28	LEGAL AD AUG 2024

KINGSTON ONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
GANNETT FLORIDA LOCALIQ	9/30/2024	0006706271	$7.94	$7.94	AD SERVICES
GANNETT FLORIDA LOCALIQ	10/31/2024	0006769156	$5.83	$5.83	LEGAL AD
Regular Services Subtotal			**$8,615.14**	**$8,615.14**	
TOTAL			**$31,588.57**	**$31,588.57**	

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 28622
Date 10/14/2024

Project **24093 Kingston Master CDD**

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
2022.1 (TM) Miscellaneous Professional Services	0.00	0.00	22,737.50	22,512.50	225.00
2022.2 (TM) Reimbursable Expenses	0.00	0.00	38.54	38.54	0.00
Total	0.00	0.00	22,776.04	22,551.04	225.00

2022.1 (TM) Miscellaneous Professional Services

	Hours	Rate	Billed Amount
CDD Manager	1.50	150.00	225.00

Prepare for and attend meeting (via teams) re: agreement in lieu of performance bond for Lee County plat requirements.

Invoice total **225.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
28110	06/26/2024	250.00				250.00	
28511	09/05/2024	1,802.50		1,802.50			
28622	10/14/2024	225.00	225.00				
	Total	2,277.50	225.00	1,802.50	0.00	250.00	0.00

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

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

Invoice number 28511
Date 09/05/2024

Project **24093 Kingston Master CDD**

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
2022.1 (TM) Miscellaneous Professional Services	0.00	0.00	22,512.50	20,710.00	1,802.50
2022.2 (TM) Reimbursable Expenses	0.00	0.00	38.54	38.54	0.00
Total	0.00	0.00	22,551.04	20,748.54	1,802.50

2022.1 (TM) Miscellaneous Professional Services

	Hours	Rate	Billed Amount
CDD Manager	3.75	150.00	562.50
Review draft language of interlocal agreement between Lee County and Kingston One CDD. Attend MS Teams meeting to discuss agreement. Create sample artifact and circulate to parties as example. Review various correspondence and coordination re: consideration of CDD agreement in lieu of plat surety with Lee County. Review agenda book and call into CDD BOS meeting 8/21/2024. Internal coordination re: supplemental engineer's report.			
Project Technician	2.00	120.00	240.00
Internal Reseach Coordination for supplemental report. Research for Supplemental Report #1			
Principal Professional Engineer	4.00	250.00	1,000.00
Phone call and consideration of bonding form CDD Review potential plat bonding procedure.			
subtotal	9.75		1,802.50
Phase subtotal			1,802.50

Invoice total **1,802.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
28110	06/26/2024	250.00			250.00		
28511	09/05/2024	1,802.50	1,802.50				
	Total	2,052.50	1,802.50	0.00	250.00	0.00	0.00

LocaliQ
Florida
GANNETT

ACCOUNT NAME		ACCOUNT #	PAGE #
Kingston One CDD		1138392	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006583822	Jul 1- Jul 31, 2024	August 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
$0.00	$0.00	**$529.28**	

BILLING ACCOUNT NAME AND ADDRESS

Kingston One CDD
2005 Pan Am CIR # 300
Tampa, FL 33607-6008

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com | **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
7/1/24	Balance Forward	-$1,863.46
7/10/24	7.5.24 Check refund	$1,863.46

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/24/24-7/31/24	10287533	FNP Fort Myers News-Press	10287533	2024-2025 Budget	$529.28

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	$529.28
Service Fee 3.99%	$21.12
*Cash/Check/ACH Discount	-$21.12
*Payment Amount by Cash/Check/ACH	$529.28
Payment Amount by Credit Card	$550.40

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT PAID
Kingston One CDD	1138392	0006583822	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$529.28	$0.00	$0.00	$0.00	$0.00	$0.00	**$529.28**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

Gannett Florida LocaliQ
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE CALL:
1-877-736-7612

TOTAL CREDIT CARD AMT DUE
$550.40

To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com

000113839200000000000000658382200052928671 79

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#128890	7/31/2024
CUSTOMER ID	**NET TERMS**
C5066	Net 30
PO#	**DUE DATE**
	8/30/2024

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: July 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	1,000.00		1,000.00
Subtotal					**3,208.33**

Subtotal	$3,208.33
Tax	$0.00
Total Due	$3,208.33

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INVOICE

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#132438	9/5/2024
CUSTOMER ID	**NET TERMS**
C5066	Net 30
PO#	**DUE DATE**
	10/5/2024

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: September 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	1,000.00		1,000.00
Subtotal					**3,208.33**

Subtotal	$3,208.33
Tax	$0.00
Total Due	$3,208.33

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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.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#108851	1/30/2024
CUSTOMER ID	**NET TERMS**
C5066	Net 30
PO#	**DUE DATE**
	2/29/2024

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: November 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	4,500.00		4,500.00
Subtotal					**4,500.00**

Subtotal	$4,500.00
Tax	$0.00
Total Due	$4,500.00

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.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#130527	8/2/2024
CUSTOMER ID	**NET TERMS**
C5066	Net 30
PO#	**DUE DATE**
	9/1/2024

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: August 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	1,000.00		1,000.00
Subtotal					**3,208.33**

Subtotal	$3,208.33
Tax	$0.00
Total Due	$3,208.33

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.

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Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INVOICE

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#135258	10/15/2024
CUSTOMER ID	**NET TERMS**
C5066	Net 30
PO#	**DUE DATE**
	11/14/2024

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: October 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	1,000.00		1,000.00
Subtotal					**3,208.33**

Subtotal	$3,208.33
Tax	$0.00
Total Due	$3,208.33

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INVOICE

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
136786	11/5/2024
CUSTOMER ID	**NET TERMS**
C5066	Net 30
PO#	**DUE DATE**
	12/5/2024

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: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	1,000.00		1,000.00
Subtotal					**3,208.33**

Subtotal	$3,208.33
Tax	$0.00
Total Due	$3,208.33

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

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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

Received
JUN 28

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

Invoice number 28110
Date 06/26/2024

Project **24093 Kingston Master CDD**

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
2022.1 (TM) Miscellaneous Professional Services	0.00	0.00	20,710.00	20,460.00	250.00
2022.2 (TM) Reimbursable Expenses	0.00	0.00	38.54	38.54	0.00
Total	0.00	0.00	20,748.54	20,498.54	250.00

2022.1 (TM) Miscellaneous Professional Services

	Hours	Rate	Billed Amount
Principal Professional Engineer	1.00	250.00	250.00
Prepare for and attend 5-15-24 BOS meeting.			

Invoice total **250.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
28110	06/26/2024	250.00	250.00				
	Total	250.00	250.00	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

August 15, 2024
File No: 18650-001M
Statement No: 9

Attn: Teresa Farlow

Gen Rep

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance $1,463.00

Fees

Date	Initials	Description	Hours	Amount
07/23/2024	GLU	Review and respond to email correspondence from Ray Blacksmith on proposed interlocal agreement; Review and respond to email correspondence from Dominic Cameratta; Review and respond to email correspondence from Carl Barraco; Initial review of proposed interlocal agreement; Conference call regarding interlocal	1.50	577.50
07/25/2024	GLU	review and comment on interlocal agreement; Draft email correspondence to Dominic Cameratta	1.50	577.50
07/29/2024	GLU	Review and respond to email correspondence from Carl Barraco regarding interlocal agreement; update same; Exchange email correspondence with Dominic Cameratta; Prepare version of agreement with comments; Exchange email correspondence with Ray Blacksmith; update form	1.00	385.00
07/30/2024	GLU	Review email correspondence from Raymond Blacksmith to County	0.20	77.00
		Professional Fees through 08/15/2024	4.20	1,617.00

Recapitulation

Timekeeper	Hours	Rate	Total
Gregory L. Urbancic	4.20	$385.00	$1,617.00

Total Current Work 1,617.00

Balance Due (includes previous balance, if any) $3,080.00

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

October 22, 2024
File No: 18650-001M
Statement No: 11

Attn: Teresa Farlow

Gen Rep

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance $3,946.25

Fees

			Hours	
09/06/2024	GLU	Prep for call on interlocal agreement and agreement with developer; Conference call with developer team and district engineers; Prepare resolution for board meeting; follow-up email to Brian Lamb on agenda item; Follow-up email to summarize call	2.00	770.00
09/11/2024	GLU	Review email correspondence from Brian Lamb on agenda	0.10	38.50
09/12/2024	GLU	Exchange email correspondence regarding agenda	0.20	77.00
09/17/2024	GLU	Review and respond to email correspondence from Ray Blacksmith	0.10	38.50
09/18/2024	GLU	Review and respond to email correspondence from Ray Blacksmith on interlocal agreement; Review multiple email correspondence from Ray Blacksmith and Brian Lamb.	0.25	96.25
09/27/2024	GLU	Review and respond to email correspondence from Ray Blacksmith	0.10	38.50
		Professional Fees through 10/22/2024	2.75	1,058.75

Recapitulation

Timekeeper	Hours	Rate	Total
Gregory L. Urbancic	2.75	$385.00	$1,058.75

Total Current Work 1,058.75

Balance Due (includes previous balance, if any) $5,005.00

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

April 24, 2024
File No: 18650-003M
Statement No: 4

Attn: Teresa Farlow

Bond Validation

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance $11,593.51

Fees

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

Recapitulation

Timekeeper	Hours	Rate	Total
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)	$4,619.84

INVOICE

Egis Insurance & Risk Advisors

Customer	Kingston One Community Development District
Acct #	1485
Date	08/16/2024
Customer Service	Christina Wood
Page	1 of 1

Kingston One Community Development District
c/o Inframark Tampa
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Payment Information	
Invoice Summary	$ 5,000.00
Payment Amount	
Payment for:	Invoice#24420
1001241121	

Thank You

Please detach and return with payment

Customer: Kingston One Community Development District

Invoice	Effective	Transaction	Description	Amount
24420	10/01/2024	Renew policy	Policy #1001241121 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 8/16/2024	5,000.00

Total
$ 5,000.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors (321)233-9939
P.O. Box 748555
Atlanta, GA 30374-8555
sclimer@egisadvisors.com

Date
08/16/2024

LocaliQ
Florida
GANNETT

ACCOUNT NAME	ACCOUNT #	PAGE #
Kingston One CDD	1138392	1 of 1

STATEMENT #	BILLING PERIOD	PAYMENT DUE DATE
0006646684	Aug 1- Aug 31, 2024	September 20, 2024

PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*
$0.00	$0.00	**$529.28**

BILLING ACCOUNT NAME AND ADDRESS

Kingston One CDD
2005 Pan Am CIR # 300
Tampa, FL 33607-6008

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com | **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
8/1/24	Balance Forward	$529.28

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	$529.28
Service Fee 3.99%	$21.12
*Cash/Check/ACH Discount	-$21.12
*Payment Amount by Cash/Check/ACH	$529.28
Payment Amount by Credit Card	$550.40

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	STATEMENT NUMBER	AMOUNT PAID
Kingston One CDD	1138392	0006646684	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$0.00	$529.28	$0.00	$0.00	$0.00	$0.00	**$529.28**

REMITTANCE ADDRESS (Include Account# & Statement# on check)	TO PAY WITH CREDIT CARD PLEASE CALL:	TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244	1-877-736-7612	**$550.40**

To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com

0001138392000000000000066466840005292867171

LocaliQ
Florida
GANNETT

ACCOUNT NAME	ACCOUNT #	PAGE #
Kingston One CDD	1138392	1 of 1

STATEMENT #	BILLING PERIOD	PAYMENT DUE DATE
0006706271	Sep 1- Sep 30, 2024	October 20, 2024

PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*
$0.00	$0.00	**$537.22**

BILLING ACCOUNT NAME AND ADDRESS

Kingston One CDD
2005 Pan Am CIR # 300
Tampa, FL 33607-6008

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
9/1/24	Balance Forward	$529.28
9/30/24	Finance Charge	$7.94

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	$537.22
Service Fee 3.99%	$21.44
*Cash/Check/ACH Discount	-$21.44
*Payment Amount by Cash/Check/ACH	$537.22
Payment Amount by Credit Card	$558.66

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	STATEMENT NUMBER	AMOUNT PAID
Kingston One CDD	1138392	0006706271	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$7.94	$0.00	$529.28	$0.00	$0.00	$0.00	**$537.22**

REMITTANCE ADDRESS (Include Account# & Statement# on check)

Gannett Florida LocaliQ
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE CALL:

1-877-736-7612

TOTAL CREDIT CARD AMT DUE

$558.66

To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com

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LocaliQ
Florida
GANNETT

ACCOUNT NAME		ACCOUNT #	PAGE #
Kingston One CDD		1138392	1 of 1
STATEMENT #	**BILLING PERIOD**	**PAYMENT DUE DATE**	
0006769156	Oct 1- Oct 31, 2024	November 20, 2024	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$402.47**	

BILLING ACCOUNT NAME AND ADDRESS

Kingston One CDD
2005 Pan Am CIR # 300
Tampa, FL 33607-6008

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
10/1/24	Balance Forward	$537.22
10/22/24	PAYMENT - THANK YOU	-$140.58
10/31/24	Finance Charge	$5.83

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	$402.47
Service Fee 3.99%	$16.06
*Cash/Check/ACH Discount	-$16.06
*Payment Amount by Cash/Check/ACH	$402.47
Payment Amount by Credit Card	$418.53

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	STATEMENT NUMBER	AMOUNT PAID
Kingston One CDD	1138392	0006769156	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$5.83	$7.94	$0.00	$388.70	$0.00	$0.00	**$402.47**

REMITTANCE ADDRESS (Include Account# & Statement# on check)

Gannett Florida LocaliQ
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE CALL:

1-877-736-7612

TOTAL CREDIT CARD AMT DUE

$418.53

To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com

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KINGSTON ONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	12/20/2024	139860A	$2.07	$2.07	POSTAGE
Monthly Contract Subtotal			**$2.07**	**$2.07**	
Variable Contract					
BARRACO & ASSOCIATES INC	12/12/2024	28894	$4,560.00	$4,560.00	ENGINEERING SER
Variable Contract Subtotal			**$4,560.00**	**$4,560.00**	
Regular Services					
ADA SITE COMPLIANCE	11/3/2024	INV-11580	$1,500.00	$1,500.00	WEBSITE COMPLIANCE
COLEMAN, YOVANOVICH & KOESTER, P.A.	11/20/2024	12	$423.50	$423.50	LEGAL COUNSEL
COLEMAN, YOVANOVICH & KOESTER, P.A.	5/10/2024	6	$231.00	$231.00	PROF SVCS- JUNE 2024
Regular Services Subtotal			**$2,154.50**	**$2,154.50**	
TOTAL			**$6,716.57**	**$6,716.57**	

INVOICE

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
139860	12/20/2024
CUSTOMER ID	**NET TERMS**
C5066	Net 30
PO#	**DUE DATE**
	1/19/2025

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: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.69		2.07
Subtotal					**2.07**

Subtotal	$2.07
Tax	$0.00
Total Due	$2.07

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

RECEIVED
DEC 16 2024
By______

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

Invoice number 28894
Date 12/12/2024

Project **24093 Kingston Master CDD**

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
2022.1 (TM) Miscellaneous Professional Services	0.00	0.00	22,737.50	22,737.50	0.00
2022.2 (TM) Reimbursable Expenses	0.00	0.00	38.54	38.54	0.00
2024.1 First Supplemental Engineer's Report	0.00	0.00	4,560.00	0.00	4,560.00
Total	0.00	0.00	27,336.04	22,776.04	4,560.00

2024.1 First Supplemental Engineer's Report

	Hours	Rate	Billed Amount
CDD Manager	18.50	150.00	2,775.00
First Supplemental Engineer's Report. Ongoing updates to first supplemental engineer's report. Updates to order of magnitude cost opinion. Ongoing coordination and preparation of first supplemental enigineer's report (2025 project).			
Professional Engineer	3.00	195.00	585.00
EOPCs			
Senior Project Services	12.00	100.00	1,200.00
Phase 1 POD 3 EOPC's.			
subtotal	33.50		4,560.00
Phase subtotal			4,560.00

Invoice total **4,560.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
28511	09/05/2024	1,802.50				1,802.50	
28894	12/12/2024	4,560.00	4,560.00				
	Total	6,362.50	4,560.00	0.00	0.00	1,802.50	0.00

ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com

Invoice

BILL TO
Billing Inframark Kingston One CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-11580	11/03/2024	$1,500.00	11/17/2024	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
For Kingston One CDD: new, compliant and accessible website, quarterly software-based audits, customized accessibility policy, Compliance Shield, and two hours of annual tech support.	1	1,500.00	1,500.00

BALANCE DUE **$1,500.00**

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

November 20, 2024
File No: 18650-001M
Statement No: 12

Attn: Teresa Farlow

Gen Rep

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance $5,005.00

Fees

			Hours	
10/11/2024	GLU	Exchange multiple email correspondence with Brian Lamb on agenda matters and draft agenda; update resolution	0.30	115.50
10/16/2024	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting; Coordinate on interlocal signature	0.60	231.00
10/17/2024	GLU	Review and respond to email correspondence from Dominic Cameratta on executed interlocal	0.10	38.50
10/25/2024	GLU	Review email correspondence from Ray Blacksmith regarding interlocal agreement	0.10	38.50
		Professional Fees through 11/20/2024	1.10	423.50

Recapitulation

Timekeeper	Hours	Rate	Total
Gregory L. Urbancic	1.10	$385.00	$423.50

Total Current Work 423.50

Payments

11/19/2024	Fee payment received ck # 1020 Kingston One CDD	-1,617.00
11/19/2024	Fee payment received ck # 1020 Kingston One CDD	-866.25
11/19/2024	Fee payment received ck # 1020 Kingston One CDD	-1,058.75
	Total Payments	-3,542.00

Balance Due (includes previous balance, if any) $1,886.50

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

May 10, 2024
File No: 18650-001M
Statement No: 6

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

Timekeeper	Hours	Rate	Total
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

KINGSTON ONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
INFRAMARK LLC	1/3/2025	141120	$2,083.33		DISTRICT MANAGER
INFRAMARK LLC	1/3/2025	141120	$125.00		WEBSITE MAINT
INFRAMARK LLC	1/3/2025	141120	$1,000.00	$3,208.33	ACCOUNTING SVCS
Regular Services Subtotal			**$3,208.33**	**$3,208.33**	
TOTAL			**$3,208.33**	**$3,208.33**	

INVOICE

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
141120	1/3/2025
CUSTOMER ID	**NET TERMS**
C5066	Net 30
PO#	**DUE DATE**
	2/2/2025

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: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	1,000.00		1,000.00
Subtotal					**3,208.33**

Subtotal	$3,208.33
Tax	$0.00
Total Due	$3,208.33

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

KINGSTON ONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BARRACO & ASSOCIATES INC	2/19/2025	29185	$2,980.00	$2,980.00	ENGINEERING SER
INFRAMARK LLC	2/1/2025	142887	$2,083.33		DISTRICT MANAGER
INFRAMARK LLC	2/1/2025	142887	$125.00		WEBSITE MAINT
INFRAMARK LLC	2/1/2025	142887	$1,000.00	$3,208.33	ACCOUNTING SVCS
INFRAMARK LLC	2/18/2025	143805	$1.38	$1.38	POSTAGE
Monthly Contract Subtotal			**$6,189.71**	**$6,189.71**	
Variable Contract					
BARRACO & ASSOCIATES INC	2/19/2025	29184	$16,955.00	$16,955.00	ENGINEERING SER
Variable Contract Subtotal			**$16,955.00**	**$16,955.00**	
Regular Services					
INFRAMARK LLC	1/27/2025	142101	$2.76	$2.76	POSTAGE
Regular Services Subtotal			**$2.76**	**$2.76**	
TOTAL			**$23,147.47**	**$23,147.47**	

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

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FEB 24 2025
By__________

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

Invoice number 29185
Date 02/19/2025

Project **24093 Kingston Master CDD**

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
2025.1 Miscellaneous Professional Services	0.00	0.00	2,980.00	0.00	2,980.00
Total	0.00	0.00	2,980.00	0.00	2,980.00

2025.1 Miscellaneous Professional Services

	Hours	Rate	Billed Amount
CDD Manager	1.00	150.00	150.00
Prepare for and attend virtual meeting with staff re: ongoing CDD tasks and timelines.			
Project Technician	21.50	120.00	2,580.00
Revise sidewalk and sod exhibits *Water and sewer service quantities* *Spine road quantities* *CDD phasing exhibits (overall & by pod)* *CDD phasing exhibit*			
Principal Professional Engineer	1.00	250.00	250.00
Phone call to discuss potential boundary amendment			
subtotal	23.50		2,980.00
Phase subtotal			2,980.00
Invoice total			**2,980.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
29185	02/19/2025	2,980.00	2,980.00				
	Total	2,980.00	2,980.00	0.00	0.00	0.00	0.00

INVOICE

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
142887	2/1/2025
CUSTOMER ID	**NET TERMS**
C5066	Net 30
PO#	**DUE DATE**
	3/3/2025

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: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	1,000.00		1,000.00
Subtotal					**3,208.33**

Subtotal	$3,208.33
Tax	$0.00
Total Due	$3,208.33

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INVOICE

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
143805	2/18/2025
CUSTOMER ID	**NET TERMS**
C5066	Net 30
PO#	**DUE DATE**
	3/20/2025

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: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.69		1.38
Subtotal					**1.38**

Subtotal	$1.38
Tax	$0.00
Total Due	$1.38

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 29184
Date 02/19/2025

Project **24093 Kingston Master CDD**

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
2022.1 (TM) Miscellaneous Professional Services	0.00	0.00	22,737.50	22,737.50	0.00
2022.2 (TM) Reimbursable Expenses	0.00	0.00	38.54	38.54	0.00
2024.1 First Supplemental Engineer's Report	0.00	0.00	21,515.00	4,560.00	16,955.00
Total	0.00	0.00	44,291.04	27,336.04	16,955.00

2024.1 First Supplemental Engineer's Report

	Hours	Rate	Billed Amount
CDD Manager	24.00	150.00	3,600.00
Ongoing coordination and preparation of first supplemental enigineer's report (2025 project). *Ongoing updates to draft supplemental engineer's report.* *Ongoing revisions to draft first supplement to master engineer's report.* *Revisions to order of magnitude cost and narrative to incorporate eligible phase 1 for Pods 1. 2 and 3.* *Review/clean up draft and send to developer for internal review.* *Receive and review preliminary feedback provided by developer.* *Review feedback to First Supplemental Engineer's Report provided by developer and ongoing updates to report.* *Supplemental report updates, review comments and attend meeting with developer to review feedback.*			
Professional Engineer	36.00	195.00	7,020.00
EOPCs *Phase 1 Quanitity Per Phase Breakdown* *EOPC Phase Breakdown - Bonding/CDD* *EOPC Bid Details*			
Project Services	18.00	100.00	1,800.00
Update and enter Landscape Quantities to EOPC. *Phase 1 POD 3 EOPC's.* *Update Kingston EOPC's.*			
Project Technician	23.00	120.00	2,760.00
EOPC for all phases seperately *Kingston CDD phasing exhibit* *CDD phasing exhibits*			
Senior Project Services	17.75	100.00	1,775.00
Pod 3 Phase 1 Linked EOPC's			
subtotal	118.75		16,955.00
Phase subtotal			16,955.00

Invoice total **16,955.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
29184	02/19/2025	16,955.00	16,955.00				
	Total	16,955.00	16,955.00	0.00	0.00	0.00	0.00

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
142101	1/27/2025
CUSTOMER ID	**NET TERMS**
C5066	Net 30
PO#	**DUE DATE**
	2/26/2025

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: December 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.69		2.76
Subtotal					**2.76**

Subtotal	$2.76
Tax	$0.00
Total Due	$2.76

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

KINGSTON ONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	3/3/2025	144980	$3,208.33	$3,208.33	March 25 MGMNT SVCS
Monthly Contract Subtotal			**$3,208.33**	**$3,208.33**	
TOTAL			**$3,208.33**	**$3,208.33**	

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
144980	3/3/2025
CUSTOMER ID	**NET TERMS**
C5066	Net 30
PO#	**DUE DATE**
	4/2/2025

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: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	1,000.00		1,000.00
Subtotal					**3,208.33**

Subtotal	$3,208.33
Tax	$0.00
Total Due	$3,208.33

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

KINGSTON ONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			**$0.00**			

Fifth Order of Business

5A

Fifth Order of Business

5B

Fifth Order of Business

5C