

Kingston One
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved FY2026 Proposed Operations Budget

Prepared by:



Kingston One

Community Development District

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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	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	February-	PROJECTED	% +/-	BUDGET
	FY 2025	1/31/25	9/30/2025	FY 2025	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

Kingston One
Community Development District

General Fund

Landscape and Pond Maintenance

Landscape Maintenance - Contract	\$ -	\$ -	\$ -	\$ -	0%	\$ -
MISC Maintenance	15,000	-	15,000	15,000	0%	15,000
MISC Contingency	45,420	-	45,420	45,420	0%	45,420
<i>Total Landscape and Pond Maintenance</i>	\$ 60,420	\$ -	\$ 60,420	\$ 60,420		\$ 60,420
TOTAL EXPENDITURES	\$ 284,550	\$ -	\$ 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 Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

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

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

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

Landscape Maintenance - Contract

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

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 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				