



2026 Fees Summary

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Kingston South Master Association, Inc.

Includes: Master Amenities, Common Area Landscape Maintenance and Irrigation, Homesite Landscape Maintenance and Irrigation, Lake Maintenance, Staffed Vehicular Access Control, and Professional Property Management Company.

Master Association Monthly HOA Fees for 2026 (Per Lot Product)

- Twin Villa (Attached Product) (36' and 37.5' Lot Home) \$339.65
- 42' Lot Home \$373.75
- 45' Lot Home \$377.85
- 52' Lot Home \$382.95
- 57' Lot Home \$388.05
- 62' Lot Home \$392.15
- 72' Lot Home \$406.15
- 90' Lot Home \$426.25

Initial and Other Contributions (fees paid at closing)

- Amenity Fee \$5,000.00
- Initial Contribution (Master Association) \$750.00
- Irrigation Fee \$1,500.00
- FWS Panther Mitigation Fee \$200.00
- Annual F&B minimum (Prorated from date of closing for remainder of year) \$480.00**

**Food and Beverage Minimum per year – to be paid with the first quarter assessments and will be credited towards the members Food and Beverage account. Must be used within the same calendar year, any remaining amount will be forfeited by the member.

Notes:

1. Re-Sale Contribution (Master Association) \$3,500.00
2. Re-Sale Irrigation Fee \$1,500.00
3. Re-Sale FWS Panther Mitigation Fee \$200.00



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Kingston One Community Development District (“CDD”)

Community Development District Annual Assessments (Phases 1)

Product Type	Annual Assessment	O & M*	Total Estimated Annual Assessment
Twin Villa (36’ Lot Home)	\$1,170.00	\$149.15	\$1,319.15
Twin Villa (37.5’ Lot Home)	\$1,218.75	\$152.26	\$1,371.01
42’ Lot Home	\$1,365.00	\$161.60	\$1,526.60
45’ Lot Home	\$1,462.50	\$167.82	\$1,630.32
52’ Lot Home	\$1,690.00	\$182.34	\$1,872.34
57’ Lot Home	\$1,852.50	\$192.71	\$2,045.21
62’ Lot Home	\$2,015.00	\$203.09	\$2,218.09
72’ Lot Home	\$2,340.00	\$223.83	\$2,563.83
90’ Lot Home	TBD	TBD	TBD

*Operating and Maintenance Costs (O&M) are estimated and subject to change. Based on Fiscal year end September 30th.