



SCHEDULE OF UNIT OWNER'S ASSESSMENTS

KINGSTON SOUTH

VILLA HOME

January 1, 2027 - December 31, 2027

ASSOCIATION ASSESSMENTS

	<u>Monthly</u>	<u>Quarterly</u>	<u>Annually</u>
Kingston South Master Association ¹	\$ 339.65	\$ 1,018.95	\$ 4,075.80
Food and Beverage Minimum ²	\$ 40.00	\$ 120.00	\$ 480.00
TOTAL ASSOCIATION ASSESSMENTS	\$ 339.65	\$ 1,018.95	\$ 4,075.80

ASSESSMENTS TO APPEAR ON TAX BILL

	<u>Monthly</u>	<u>Quarterly</u>	<u>Annually</u>
Kingston One Community Development District- Debt Services ³	\$ 97.50	\$ 292.50	\$ 1,170.00
Kingston South Community Development District - O & M Fee ³	\$ 12.43	\$ 37.29	\$ 149.15

- 1 Kingston South Master Association fee includes, Master Amenities, Common Area Landscape Maintenance and Irrigation, Homesite Landscape Maintenance and Irrigation, Lake Maintenance, Access Control, and Management Services. Please refer to the Declaration of Covenants, Conditions and Restrictions for Kingston South for information regarding these assessments.
- 2 Food and Beverage (Non-alcoholic) Restaurant minimum- 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.
- 3 Kingston One Community Development District fees are paid annually as part of the individual homeowner's tax bill and are not collected by any of the associations. Please refer to your tax bill for information regarding these assessments. These assessments are paid annually.
- 4 One time fees to be collected at closing include:
- \$1,000.00 Declarate fee payable to CaM7-Sub LLC
 - \$5,000.00 One-time Amenities fee payable to CAM Village Development, LLC
 - \$1,000.00 Builders Fee, One-time payable to Lennar Homes LLC
 - \$1,500.00 Irrigation Hookup fee payable to Lennar Homes, LLC.
 - \$475.00 Final Survey fee payable to Lennar Homes, LLC.
 - \$200.00 Pather Conservation- Payable to Fish and Wildlife Foundation
 - \$750.00 Capital Contribution payable to Verdana Village Master Association

MODEL HOME FURNITURE, ACCESSORIES, WALLCOVERINGS, MODEL LANDSCAPING AND OPTIONS ARE FOR DISPLAY PURPOSES ONLY AND ARE NOT INCLUDED IN THE PRICE OF THE HOME. IF YOU HAVE QUESTIONS, PLEASE SEE YOUR NEW HOME CONSULTANT. OFFERS, INCENTIVES AND SELLER CONTRIBUTIONS ARE SUBJECT TO CERTAIN TERMS, CONDITIONS AND RESTRICTIONS WHICH MAY INCLUDE USING DESIGNATED LENDERS AND AGENTS. LENNAR HOMES, LLC RESERVES THE RIGHT TO CHANGE PRICES OR WITHDRAW ANY OFFER AT ANY TIME. SEE A LENNAR HOMES LLC NEW HOME CONSULTANT FOR FURTHER INFORMATION.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

X: _____

Buyer: _____

Date: _____

X: _____

Buyer: _____

Date: _____

9/14/2026

