Knightsbridge
Community Development District

Agenda

August 7, 2023

AGENDA

Knightsbridge
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

July 31, 2023

Board of Supervisors
Knightsbridge Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Knightsbridge Community Development District will be held **Monday, August 7, 2023 at 2:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 1, 2023 Meeting
4. Public Hearing
    A. Consideration of 2023-12 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations
    B. Consideration of 2023-13 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Deficit Funding Agreement for Fiscal Year 2024
6. Consideration of Resolution 2023-14 Designating Assistant Treasurer of the District
7. Staff Reports
    A. Attorney
        i. Memorandum Regarding Required Ethics Training and Other Legislative Updates
    B. Engineer
        i. Approval of Assignment and Assumption of District Engineering Agreement with Madden, Moorhead & Stokes, LLC
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
        iii. Ratification of Funding Request #8 - #13
        iv. Presentation of Number of Registered Voters – 0
        v. Approval of Fiscal Year 2024 Meeting Schedule
8. Other Business
    A. Discussion of Pending Plat Conveyances
    B. Status of Permit Transfers
9. Supervisor's Requests
10. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Davie Reid, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, May 1, 2023 at 2:00 p.m. at the Oasis Club at ChampionsGate at 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Steve Greene	Assistant Secretary
Harry Kaplan	Assistant Secretary
Nicole Henley	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Amanda Udstad	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll. All five members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint: No members of the public are present to provide comments.

THIRD ORDER OF BUSINESS **Approval of Minutes of the March 6, 2023 Meeting**

Mr. Flint: You have the minutes from March 6th, are there any comments or corrections to those?

Mr. Morgan: They look fine, I make a motion to accept.

> On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the Minutes of the March 6, 2023 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2023-11 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing**

Mr. Flint: Next is Resolution 2023-11 approving the proposed budget and setting the time of the public hearing. We are recommending August 7th for your public hearing at 2:00 p.m. at this location. Exhibit 'A' which is attached to the resolution as the proposed budget, we still have a portion of the project as developer contribution. So, what we have done is we estimated a buildout budget and we included the phases. Phase one that is currently owned by Lennar is being assessed and phase two we are showing as developer contribution. We don't anticipate that there will be $264,000 in developer contributions, we are just balancing the total buildout budget against the assessments and the developer contributions.

Mr. Morgan: Understood. I make a motion to approve based on amending the time of the meeting.

> On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, Resolution 2023-11 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for August 7, 2023 at 2:00 p.m., was approved.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Flint: Next is staff reports. Kristen, any attorney's report?

Ms. Trucco: My only update is we have sent the conveyance documents to Toho Water Authority for the lift station along with the title work, so we are just waiting for comments back on that one.

Mr. Bonin: So, the full packet went into them there too?

Ms. Trucco: Yes. They have the title work and the conveyance documents. As we get closer to completion, we'll need you guys to order that survey and a cost estimate from the District Engineer. My understanding is that we are not quite there yet.

Mr. Morgan: How far are we on that station?

Mr. Bonin: We are close. The pumps and panels are there. Just not by the fence. That reminds me, the fence. If you do a concrete fence, it has to be eight-feet instead of six-feet. I have to talk back to the engineer. His plans had on there a six-foot concrete fence. The city of Kissimmee and Toho's requirement if you do a concrete fence it's got to be eight feet. I didn't really want to do a six-foot fence let a lone an eight-foot concrete fence. So, if they're going to require eight feet, then we're back to the vinyl dipped chain-link. I need to find out the answer.

Mr. Morgan: Thank you Kristen.

Ms. Trucco: Absolutely, thank you.

B. Engineer

Mr. Flint: Engineer's report, anything?

Ms. Udstad: I don't have anything.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register.

On MOTION by Mr. Morgan, seconded by Mr. Kaplan, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: The unaudited financials through the end of March are in your agenda. If there are any questions, we can discuss those. It's pretty straight forward.

iii. Ratification of Funding Request #7

Mr. Flint: Hearing none, we have funding request number seven that was submitted to the developer under the developer funding agreement for $5,145.73. Any questions on the funding request? If not, is there a motion to ratify it?

On MOTION by Mr. Morgan, seconded by Mr. Kaplan, with all in favor, Funding Request #7, was ratified.

SIXTH ORDER OF BUSINESS **Other Business**

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Any discussion of any palts, conveyances, or permit transfers?

Mr. Morgan: I think we're good on that.

SEVENTH ORDER OF BUSINESS **Supervisor's Requests**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

Mr. Flint: If there is nothing else is there a motion to adjourn?

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2023-12

THE ANNUAL APPROPRIATION RESOLUTION OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Knightsbridge Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 7, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT;

Section 1. Budget

a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2023 and/or revised projections for Fiscal Year 2024.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Knightsbridge Community Development District for the Fiscal Year Ending September 30, 2024," as adopted by the Board of Supervisors on August 7, 2023.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Knightsbridge Community Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of **$**_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$_____
TOTAL ALL FUNDS	$_____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

b. Board may authorize an appropriation from the unappropriated balance of any fund.

c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand ($10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than

$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 7th day of August, 2023.

ATTEST:

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/ Assistant Secretary

By:_____

Its:_____

Knightsbridge

Community Development District

Proposed Budget

FY2024

Table of Contents

Knightsbridge

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Asessments	$ -	$ -	$ -	$ -	$ 151,677
Developer Contributions	$ 143,178	$ 60,431	$ 26,804	$ 87,235	$ 264,083
Total Revenues	**$ 143,178**	**$ 60,431**	**$ 26,804**	**$ 87,235**	**$ 415,760**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ 6,600	$ 3,000	$ 9,600	$ 12,000
FICA Expenditures	$ 918	$ 505	$ 230	$ 734	$ 918
Engineering	$ 15,000	$ 1,300	$ 2,250	$ 3,550	$ 10,000
Attorney	$ 25,000	$ 10,203	$ 3,000	$ 13,203	$ 20,000
Annual Audit	$ 4,000	$ -	$ -	$ -	$ 5,000
Assessment Administration	$ 5,000	$ -	$ -	$ -	$ 5,000
Arbitrage	$ 450	$ -	$ -	$ -	$ 900
Dissemination	$ 5,000	$ -	$ -	$ -	$ 7,000
Trustee Fees	$ 4,050	$ -	$ -	$ -	$ 8,142
Management Fees	$ 40,000	$ 30,000	$ 10,000	$ 40,000	$ 40,000
Information Technology	$ 1,800	$ 1,350	$ 450	$ 1,800	$ 1,800
Website Maintenance	$ 1,200	$ 2,450	$ 300	$ 2,750	$ 1,200
Telephone	$ 300	$ -	$ -	$ -	$ 300
Postage & Delivery	$ 1,000	$ 172	$ 75	$ 247	$ 1,000
Insurance	$ 5,000	$ 5,000	$ -	$ 5,000	$ 5,750
Copies	$ 1,000	$ 133	$ 105	$ 238	$ 1,000
Legal Advertising	$ 15,000	$ 5,257	$ 4,500	$ 9,757	$ 5,000
Other Current Charges	$ 5,000	$ 70	$ 105	$ 175	$ 2,500
Office Supplies	$ 625	$ 2	$ 3	$ 5	$ 625
Travel Per Diem	$ 660	$ -	$ -	$ -	$ 660
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative	**$ 143,178**	**$ 63,218**	**$ 24,018**	**$ 87,235**	**$ 128,970**

Knightsbridge

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Operations & Maintenance					
Field Expenditures					
Property Insurance	$ -	$ -	$ -	$ -	$ 10,000
Field Management	$ -	$ -	$ -	$ -	$ 15,000
Landscape Maintenance	$ -	$ -	$ -	$ -	$ 119,700
Landscape Replacement	$ -	$ -	$ -	$ -	$ 10,000
Pond Maintenance	$ -	$ -	$ -	$ -	$ 8,026
Streetlights	$ -	$ -	$ -	$ -	$ 53,064
Electric	$ -	$ -	$ -	$ -	$ 10,000
Water	$ -	$ -	$ -	$ -	$ 30,000
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ 10,000
Irrigation Repairs	$ -	$ -	$ -	$ -	$ 6,000
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ 5,000
Stormwater Maintenance	$ -	$ -	$ -	$ -	$ 5,000
Field Contingency	$ -	$ -	$ -	$ -	$ 5,000
Total Operations & Maintenance	**$ -**	**$ -**	**$ -**	**$ -**	**$ 286,790**
Total Expenditures	**$ 143,178**	**$ 63,218**	**$ 24,018**	**$ 87,235**	**$ 415,760**
Excess Revenues/(Expenditures)	$ -	$ (2,786)	$ 2,786	$ -	$ -

Gross Assessments	$ 161,359
(Less: Discounts & Collections 6%)	$ (9,682)
Net Assessments	$ 151,677

Product	ERU's	Units	ERU/Unit	Net Total	Net Per Unit	Gross Per Unit
Phase 1	127	127	1.00	$ 151,677	$ 1,194.31	$ 1,270.54
Totals	**127**	**127**		**$ 151,677**		

Knightsbridge
Community Development District
General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive $200 per meeting, not to exceed $4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer, Hamilton Engineering & Surveying LLC, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine LLP, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuances.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuances.

Trustee Fees

The District will incur trustee related costs with the issuance of its' anticipated issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost with Governmental Management Services-Central Florida, LLC of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for $175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's estimated property insurance coverages with Florida Insurance Alliance.

Field Management

Represents the estimated costs of onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping with Frank Polly Sod within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Pond Maintenance

Represents the estimated costs to maintain the ponds within the District's boundaries.

Streetlights

Represents the estimated cost to maintain street lights within the District Boundaries that are expected to be placed.

Electric

Represents estimated electric charges of common areas throughout the District.

Water

Represents estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Stormwater Maintenance

Represents estimated costs for stormwater repair and maintenance in the District's care.

Field Contingency

Represents funds allocated to expenditures that the District could incur throughout the fiscal year that do not fit into any field category.

SECTION B

RESOLUTION 2023-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Knightsbridge Community Development District ("the District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2023-2024 ("Operations and Maintenance Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2023-2024; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit "A", and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to collected special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Knightsbridge Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the flowing schedule: 50% due no later than November 1, 2023, 25% due no later than February 1, 2024 and

25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2024 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Knightsbridge Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Knightsbridge Community Development District.

PASSED AND ADOPTED this 7th day of August, 2023.

ATTEST:

KNIGHTSBRIGDE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____

Its:_____

SECTION V

FISCAL YEAR 2024 DEFICIT FUNDING AGREEMENT

This Agreement ("**Agreement**") is made and entered into this ___ day of _____ 2023, by and between:

Knightsbridge Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Kissimmee, Osceola County Florida ("**District**"), and

Lennar Homes, LLC, a Florida limited liability company, the primary developer of lands within the District, and whose mailing address is 6675 Westwood Blvd., 5th Floor, Orlando, Florida 32821 ("**Developer**").

Recitals

WHEREAS, the District was established by ordinance of the City Commissioners of the City of Kissimmee, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has adopted the District's operations and maintenance budget ("**O&M Budget**") for the fiscal year ending September 30, 2024 ("**FY 2024**") in the amount of $_____ and is levying special assessments ("**O&M Assessments**") in the amount of $_____ within the District to fund a portion of the O&M Budget; and

WHEREAS, in connection with the adoption of the O&M Budget and the levy of the O&M Assessments, the Developer has agreed to fund the difference, on an as-needed basis between the amount levied and the amount of the actual O&M Budget ("**O&M Deficit**"); and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. FUNDING OBLIGATION. The Developer agrees to make available to the District any monies necessary to fund the any O&M Deficit for FY 2024, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District's O&M Budget. The Developer agrees to fund any O&M Deficit for actual expenses of the District and up to the total amount of the O&M Budget; provided, however, that the Developer shall not be

responsible for any O&M Deficit resulting from amendments to the O&M Budget, unless the Developer approves of such amendments. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District.

3. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

6. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

7. ATTORNEY'S FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

8. BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for Orange County, Florida.

10. ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the

interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
By:_____
Its:_____

LENNAR HOMES, LLC,
a Florida limited liability company

_____
Witness

_____
By:_____
Its:_____

EXHIBIT A: O&M Budget with Assessment Schedule

EXHIBIT A

O&M Budget with Assessment Schedule

SECTION VI

RESOLUTION 2023-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Knightsbridge Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Kissimmee, Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Darrin Mossing, Sr. is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of August, 2023.

ATTEST:

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

SECTION VII

SECTION A

SECTION 1

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
DANIEL H. COULTOFF
JENNIFER S. EDEN
DOROTHY F. GREEN
BRUCE D. KNAPP
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801
WWW.LATHAMLUNA.COM

JAY E. LAZAROVICH
MARC L. LEVINE
JUSTIN M. LUNA
LORI T. MILVAIN
BENJAMIN R. TAYLOR
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

To: CDD Board of Supervisors

From: District Counsel (Jan Albanese Carpenter, Jay Lazarovich and Kristen Trucco)

Re: New Law Requiring Ethics Training for Elected Officials and Other Legislative Updates

Date: July 6, 2023

We are providing you with information about a new law which affects all CDD Board of Supervisors, as elected local officers of independent special districts.

Beginning on January 1, 2024, Section 112.3142, *Florida Statutes*, requires each elected local officer of an independent special district and each person who is appointed to fill a vacancy for an unexpired term to complete **four (4) hours of ethics training each calendar year**. This ethics training must address, at a minimum: Section 8, Article II of the Florida Constitution; the Code of Ethics for Public Officers and Employees; and Florida's public records and public meetings laws. A copy of Section 112.3142, *Florida Statutes* is attached to this document.

The required ethics training may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar or presentation, so long as the required subject matter is covered. We strongly recommend that you keep track of all of the ethics training you complete since you will be required to self-certify on your annual Form 1 that you have completed the required ethics training for that year.

There are ethics training resources available online at no cost to you. Specifically, FLC University is offering a virtual training on July 12, 2023, that will fulfill the four (4) hour requirement (https://register.gotowebinar.com/register/1108128928632648288), and Florida's Commission on Ethics (the "Commission") has provided several video links and other resources on their website to assist you in meeting this new requirement (https://ethics.state.fl.us/Training/Training.aspx).

According to the Commission, training "hours" may be measured in 50-minute increments and a combination two hours of ethics training, one hour of open meetings training and one hour of public records training is sufficient to satisfy the four-hour requirement (*See* CEO 13-15 and CEO 13-24).

We recommended that you complete this training requirement by July 1st each year in order to verify your compliance with the law on your Form 1 (Statement of Financial Interests). For new

Supervisors, the Legislature intends for this ethics training to be completed as close as possible to the date of assuming office. For Supervisors elected or appointed on or before March 31st of any given year, the annual training is required to be completed on or before December 31st. For Supervisors assuming a new office after March 31st, ethics training is not required for the calendar year in which his/her term of office began.

Other Legislative Updates:

Concealed Carry: There was a change in the law regarding concealed carry of firearms; however, we would like to remind you that under Section 790.06 (12)(a)(7), *Florida Statutes*, open carry of a handgun, concealed weapons and firearms are still prohibited in meetings of the governing body of a special district.

Technology Transparency: Beginning July 1, 2023, Section 112.23, *Florida Statutes*, prohibits any officer of a district from communicating with a social media platform to request removal of content or accounts from a social media platform, as well as initiating or maintaining any agreements or working relationships with a social media platform for the purpose of content moderation. We recommend any CDDs that maintain a Facebook page or any other social media account refrain from the prohibited conduct, unless it meets one of the exceptions as listed under Section 112.23(4), *Florida Statutes*, such as routine account management, including, but not limited to, the removal or revision of the governmental entity's content or account or identification of accounts falsely posing as a governmental entity or officer; an attempt to remove content or an account that pertains to the commission of a crime or violation of Florida's public records law; or an investigation or inquiry related to an effort to prevent imminent bodily harm, loss of life or property damage.

Government and Corporate Activism: Beginning on July 1, 2023, Section 287.05701, *Florida Statutes*, prohibits requesting documentation or consideration of a vendor's social, political or ideological interests and giving preference to a vendor based on the same, when considering government contracts. This section further requires any solicitation for the procurement of contractual services by the governing body of a special district to include a provision notifying vendors of the provisions of this section.

Please feel free to contact the District Manager or our office should you have any questions on these new laws or their requirements.

Thank you.

CHAPTER 2023-121

Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency <u>is</u> ~~shall~~ not ~~be~~ prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section<u>, including conduct that violates subsections (6) and (8), is</u> ~~shall be~~ deemed a conflict of interest in violation of the standards of conduct set forth by this section.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, ~~and~~ commissioners <u>of community redevelopment agencies, and elected local officers of independent special districts</u>.—

(2)

<u>(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.</u>

<u>(f)</u>~~(e)~~ The Legislature intends that a constitutional officer<u>,</u> ~~or~~ elected municipal officer<u>, or elected local officer of an independent special district</u> who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer<u>,</u> ~~or~~ elected municipal officer<u>, or elected local officer of an independent special district</u> assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer<u>,</u> ~~or~~ elected municipal officer<u>, or elected local officer of an independent special district</u> assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.

SECTION B

SECTION 1

Fremont-Wright, LLC
813 Ridge Lake Blvd.
Memphis, TN 38120
Phone: (901) 425-9204
www.fremontwright.com

June 28, 2023

Stoneybrook South at ChampionsGate Community Development District
Stoneybrook South Community Development District
Shingle Creek Community Development District
Shingle Creek at Bronson Community Development District
Old Hickory Community Development District
Knightsbridge Community Development District

219 E. Livingston Street
Orlando, FL 32801
Attn: District Manager

Latham, Luna, Eden & Beaudine
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
Attn: Jan A. Carpenter

To Whom It May Concern:

On June 3, 2019, Stoneybrook South at ChampionsGate Community Development District (the "District") entered an Agreement for Professional Engineering Services with Hamilton Engineering & Surveying, Inc. ("Agreement"). Hamilton Engineering & Surveying, Inc. ("Hamilton") is a wholly owned subsidiary of Fremont-Wright, LLC ("Freemont-Wright"), which owns various architecture, engineering, and surveying companies across the country. Freemont-Wright recently transferred some of the Hamilton employees to an affiliate, Madden, Moorhead, & Stokes, LLC ("MMS"), which is also a wholly owned subsidiary of Freemont-Wright. Accordingly, we are writing to request that the District consent in writing pursuant to Article 21 of the Agreement to an assignment of the Agreement from Hamilton to MMS. There will be no change or disruption in the professionals working on the project. The sole reason for this request is for billing and accounting efficiency, as the alternative is for Hamilton to enter a subcontractor agreement with MMS for the ongoing project. Thank you in advance for the consideration, and please let me know if any additional information is needed.

Sincerely,

Geoff Wyonzek
Chief Operating Officer
Fremont-Wright, LLC

SECTION C

SECTION 1

Knightsbridge
Community Development District

Summary of Check Register

May 1 , 2023 through July 28, 2023

Fund	Date	Check No.'s		Amount
General Fund	5/12/23	23 - 25	$	5,205.43
	6/5/23	26 - 27	$	4,959.60
	6/29/23	28	$	3,591.32
	7/6/23	29	$	448.00
	7/27/23	30	$	11,279.56
		Total Amount	**$**	**25,483.91**

*** CHECK DATES 05/01/2023 - 07/28/2023 *** KNIGHTSBRIDGE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/12/23	00001	4/01/23	11	202304	310-51300-34000		*	3,333.33		
			MANAGEMENT FEES-APR23							
		4/01/23	11	202304	310-51300-35200		*	100.00		
			WEBSITE MANAGEMENT-APR23							
		4/01/23	11	202304	310-51300-35100		*	150.00		
			INFORMATION TECH-APR23							
		4/01/23	11	202304	310-51300-51000		*	.30		
			OFFICE SUPPLIES							
		4/01/23	11	202304	310-51300-42000		*	4.50		
			POSTAGE							
		4/01/23	11	202304	310-51300-42500		*	16.80		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-			3,604.93	000023
5/12/23	00007	4/03/23	69804	202303	310-51300-31100		*	1,300.00		
			ENGINEERING SVCS-MAR23							
						HAMILTON ENGINEERING & SURVEYING			1,300.00	000024
5/12/23	00003	4/05/23	111250	202303	310-51300-31500		*	300.50		
			ATTORNEY SVCS-MAR23							
						LATHAM, LUNA, EDEN & BEAUDINE LLP			300.50	000025
6/05/23	00001	5/01/23	12	202305	310-51300-34000		*	3,333.33		
			MANAGEMENT FEES MAY23							
		5/01/23	12	202305	310-51300-35200		*	100.00		
			WEBSITE MANAGEMENT MAY23							
		5/01/23	12	202305	310-51300-35100		*	150.00		
			INFORMATION TECH MAY23							
		5/01/23	12	202305	310-51300-51000		*	.03		
			OFFICE SUPPLIES MAY23							
		5/01/23	12	202305	310-51300-42000		*	.24		
			POSTAGE MAY23							
						GOVERNMENTAL MANAGEMENT SERVICES-			3,583.60	000026
6/05/23	00003	5/03/23	112640	202304	310-51300-31500		*	1,376.00		
			GENERAL COUNSEL - APR23							
						LATHAM, LUNA, EDEN & BEAUDINE LLP			1,376.00	000027
6/29/23	00001	6/01/23	13	202306	310-51300-34000		*	3,333.33		
			MANAGEMNET FEES JUN23							
		6/01/23	13	202306	310-51300-35200		*	100.00		
			WEBSITE ADMIN JUN23							
		6/01/23	13	202306	310-51300-35100		*	150.00		
			INFORMATION TECH JUN23							
		6/01/23	13	202306	310-51300-51000		*	.27		
			OFFICE SUPPLIES JUN23							

*** CHECK DATES 05/01/2023 - 07/28/2023 ***
KNIGHTSBRIDGE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		6/01/23	13	202306	310-51300-42000		*	3.82		
			POSTAGE JUN23							
		6/01/23	13	202306	310-51300-42500		*	3.90		
			COPIES JUN23							
						GOVERNMENTAL MANAGEMENT SERVICES-			3,591.32	000028
7/06/23	00003	6/05/23	114599	202305	310-51300-31500		*	448.00		
			GENERAL COUNSEL MAY23							
						LATHAM, LUNA, EDEN & BEAUDINE LLP			448.00	000029
7/27/23	00007	8/09/22	67670	202307	300-20700-10100		*	8,697.50		
			ENGINEERS REPORT JUL22							
		10/03/22	68182	202307	300-20700-10100		*	830.00		
			ENGINEERS REPORT SEP22							
		11/07/22	68491	202307	300-20700-10100		*	1,707.50		
			ENGINEERS REPORT OCT22							
		3/31/23	69780	202307	300-20700-10100		*	44.56		
			ENGINEERS REPORT DEC22							
						HAMILTON ENGINEERING & SURVEYING			11,279.56	000030

TOTAL FOR BANK A 25,483.91

TOTAL FOR REGISTER 25,483.91

SECTION 2

Knightsbridge

Community Development District

Unaudited Financial Reporting

June 30, 2023

Table of Contents

Knightsbridge

Community Development District

Combined Balance Sheet

June 30, 2023

		General Fund
Assets:		
Cash:		
Operating Account	$	8,158
Due from Developer	$	448
Total Assets	**$**	**8,606**
Liabilities:		
Accounts Payable	$	2,829
Total Liabilites	**$**	**2,829**
Fund Balance:		
Unassigned	$	5,777
Total Fund Balances	**$**	**5,777**
Total Liabilities & Fund Balance	$	8,606

Knightsbridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
Revenues:				
Developer Contributions	$ 143,178	$ 60,431	$ 60,431	$ -
Total Revenues	**$ 143,178**	**$ 60,431**	**$ 60,431**	**$ -**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 9,000	$ 6,600	$ 2,400
FICA Expenditures	$ 918	$ 689	$ 505	$ 184
Engineering	$ 15,000	$ 11,250	$ 1,300	$ 9,950
Attorney	$ 25,000	$ 18,750	$ 10,203	$ 8,547
Annual Audit	$ 4,000	$ -	$ -	$ -
Assessment Administration	$ 5,000	$ -	$ -	$ -
Arbitrage	$ 450	$ -	$ -	$ -
Dissemination	$ 5,000	$ -	$ -	$ -
Trustee Fees	$ 4,050	$ -	$ -	$ -
Management Fees	$ 40,000	$ 30,000	$ 30,000	$ 0
Information Technology	$ 1,800	$ 1,350	$ 1,350	$ -
Website Maintenance	$ 1,200	$ 900	$ 2,450	$ (1,550)
Telephone	$ 300	$ 225	$ -	$ 225
Postage & Delivery	$ 1,000	$ 750	$ 172	$ 578
Insurance	$ 5,000	$ 5,000	$ 5,000	$ -
Copies	$ 1,000	$ 750	$ 133	$ 617
Legal Advertising	$ 15,000	$ 5,257	$ 5,257	$ -
Other Current Charges	$ 5,000	$ 3,750	$ 70	$ 3,680
Office Supplies	$ 625	$ 469	$ 2	$ 466
Travel Per Diem	$ 660	$ 495	$ -	$ 495
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Expenditures	**$ 143,178**	**$ 88,810**	**$ 63,218**	**$ 25,592**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (2,786)	
Fund Balance - Beginning	$ -		$ 8,563	
Fund Balance - Ending	$ -		$ 5,777	

Knightsbridge

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	$ 9,896	$ 6,287	$ 13,835	$ 5,309	$ 4,678	$ 5,146	$ 5,205	$ 6,036	$ 4,039	$ -	$ -	$ -	$ 60,431
Total Revenues	**$ 9,896**	**$ 6,287**	**$ 13,835**	**$ 5,309**	**$ 4,678**	**$ 5,146**	**$ 5,205**	**$ 6,036**	**$ 4,039**	**$ -**	**$ -**	**$ -**	**$ 60,431**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 1,600	$ 1,000	$ 1,000	$ -	$ 1,000	$ 1,000	$ -	$ 1,000	$ -	$ -	$ -	$ 6,600
FICA Expenditures	$ -	$ 122	$ 77	$ 77	$ -	$ 77	$ 77	$ -	$ 77	$ -	$ -	$ -	$ 505
Engineering	$ -	$ -	$ -	$ -	$ -	$ 1,300	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,300
Attorney	$ 1,855	$ 2,308	$ 1,100	$ 64	$ 371	$ 301	$ 1,376	$ 448	$ 2,381	$ -	$ -	$ -	$ 10,203
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Management Fees	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ -	$ -	$ -	$ 30,000
Information Technology	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ -	$ -	$ -	$ 1,350
Website Maintenance	$ -	$ 1,750	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ -	$ -	$ -	$ 2,450
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ -	$ 4	$ 71	$ 66	$ 18	$ 5	$ 5	$ 0	$ 4	$ -	$ -	$ -	$ 172
Insurance	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000
Printing & Binding	$ -	$ 19	$ 38	$ 10	$ -	$ 46	$ 17	$ -	$ 4	$ -	$ -	$ -	$ 133
Legal Advertising	$ 702	$ 4,556	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,257
Other Current Charges	$ -	$ -	$ 35	$ 35	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 70
Office Supplies	$ -	$ 0	$ 0	$ 1	$ 0	$ 0	$ 0	$ 0	$ 0	$ -	$ -	$ -	$ 2
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Expenditures	**$ 11,214**	**$ 13,842**	**$ 5,904**	**$ 4,835**	**$ 3,973**	**$ 6,311**	**$ 6,057**	**$ 4,032**	**$ 7,049**	**$ -**	**$ -**	**$ -**	**$ 63,218**
Excess Revenues (Expenditures)	$ (1,319)	$ (7,555)	$ 7,930	$ 474	$ 706	$ (1,166)	$ (852)	$ 2,005	$ (3,010)	$ -	$ -	$ -	$ (2,786)

SECTION 3

Knightsbridge
Community Development District

FY23 Funding Request #8
April 26, 2023

Bill to: Lennar

General Fund
FY2023

1	**Governmental Management Services - CF** Invoice #11 - Management Fees - April 2023	$	3,604.93
2	**Latham, Luna, Eden & Beaudine LLP** Invoice #111250 - General Counsel - March 2023	$	300.50
3	**Hamilton Engineering & Surveying, LLC** Invoice # 69804 - March 2023	$	1,300.00
	Total:	**$**	**5,205.43**

Please make check payable to:

Knightsbridge Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC # 1
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 11
Invoice Date: 4/1/23
Due Date: 4/1/23
Case:
P.O. Number:

Bill To:

Knightsbridge CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED
APR 10 2023

310-513-

Description	Hours/Qty	Rate	Amount
Management Fees - April 2023 340		3,333.33	3,333.33
Website Administration - April 2023 352		100.00	100.00
Information Technology - April 2023 351		150.00	150.00
Office Supplies 510		0.30	0.30
Postage 420		4.50	4.50
Copies 425		16.80	16.80

Total	$3,604.93
Payments/Credits	$0.00
Balance Due	$3,604.93

LATHAM, LUNA, EDEN & BEAUDINE, LLP #3

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

April 5, 2023

Invoice #: 111250
Federal ID #:59-3366512

Knightsbridge CDD
c/o GMS-CFL, LLC
219 East Livingston Street
Orlando, FL 32801

RECEIVED
APR 24 2023
By

Matter ID: 10120-001 General

For Professional Services Rendered: 310-513-315

3/1/2023	jms	Email regarding agenda for upcoming Board of Supervisors meeting, saved, printed and added to attorney calendar	0.10	$12.50
3/6/2023	KET	Review of Agenda in preparation of Board of Supervisors meeting. Attended Board of Supervisors' meeting. Preparation of task list.	0.80	$256.00
3/27/2023	KET	Downloaded and reviewed the executed Resolution 2023-10 for the conveyance of a lift station tract to Tohopekaliga Water Authority.	0.10	$32.00
Total Professional Services:			**1.00**	**$300.50** *

For Disbursements Incurred:

Total	$300.50
Previous Balance	$434.96 on file
Total Due	**$735.46**

Invoice

HAMILTON #1
ENGINEERING & SURVEYING, LLC

RECEIVED
APR 10 2023

TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

Knightsbridge CDD
1408 Hamlin Avenue
Unit E
St. Cloud, FL 32821

April 3, 2023
Project No: 04157.0001
Invoice No: 69804
Project Manager: David Reid

Project 04157.0001 Knightsbridge CDD FY2022 O&M

Professional Services for the Period: February 26, 2023 to March 25, 2023

Phase 030A Administration

Professional Personnel

		Hours	Rate	Amount	
Construction Administration Director					
Porpora, Amanda	3/3/2023	1.00	135.00	135.00	
permit transfer					
Porpora, Amanda	3/8/2023	1.00	135.00	135.00	
Permit transfer research					
Porpora, Amanda	3/10/2023	1.00	135.00	135.00	
Permit transfer					
Totals		3.00		405.00	
Total Labor					**405.00**
			Total for this Section:		**$405.00**

Phase 030B CDD BOS Meetings

Professional Personnel

		Hours	Rate	Amount	
Construction Administration Director					
Porpora, Amanda	2/6/2023	1.00	135.00	135.00	
CDD meeting					
Udstad, Amanda	12/5/2022	4.00	135.00	540.00	
CDD meetings					
Civil Designer					
Valentin, Juan	12/22/2022	2.00	110.00	220.00	
Totals		7.00		895.00	
Total Labor					**895.00**
			Total for this Section:		**$895.00**

TOTAL DUE THIS INVOICE: $1,300.00

Billed-to-Date

	Current	Prior	Total
Labor	1,300.00	0.00	1,300.00
Totals	**1,300.00**	**0.00**	**1,300.00**

PLEASE INCLUDE INVOICE # ON CHECK. Thank you. **Billing Questions: Accounts Receivable 813.250.3535** All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

Knightsbridge
Community Development District

FY23 Funding Request #9
May 12, 2023

Bill to: Lennar

			General Fund FY2023
1	**Governmental Management Services - CF**		
	Invoice #12 - Management Fees - May 2023	$	3,583.60
2	**Latham, Luna, Eden & Beaudine LLP**		
	Invoice #112640 - General Counsel - April 2023	$	1,376.00
3	**Supervisor Fees - Board of Supervisors Meeting 05/01/23**		
	Adam Morgan	$	215.30
	Rob Bonin	$	215.30
	Steve Greene	$	215.30
	Nicole Henley	$	215.30
	Harry Kaplan	$	215.30
	Total:	**$**	**6,036.10**

Please make check payable to:

Knightsbridge Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC #1
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 12
Invoice Date: 5/1/23
Due Date: 5/1/23
Case:
P.O. Number:

Bill To:
Knightsbridge CDD
219 E. Livingston St.
Orlando, FL 32801

310 - 513 · Description	Hours/Qty	Rate	Amount
Management Fees - May 2023 340		3,333.33	3,333.33
Website Administration - May 2023 352		100.00	100.00
Information Technology - May 2023 351		150.00	150.00
Office Supplies 516		0.03	0.03
Postage 420		0.24	0.24

RECEIVED
MAY 05 2023
By

Total	$3,583.60
Payments/Credits	$0.00
Balance Due	$3,583.60

LATHAM, LUNA, EDEN & BEAUDINE, LLP #3
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

May 3, 2023

Invoice #: 112640
Federal ID #:59-3366512

Knightsbridge CDD
c/o GMS-CFL, LLC
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-001 General

For Professional Services Rendered: 310-513-315.

4/3/2023	KET	Email correspondence with Fidelity to request updated title commitment for lift station conveyance from Developer to the District and from the District to Tohopekaliga Water Authority. Finalized draft documents for such conveyance and email correspondence to Tohopekaliga Water Authority regarding review of same.	0.70	$224.00
4/4/2023	KET	Review of the draft Knightsbridge Phase 2 plat and provided comments to Lennar regarding same. Participated in roundtable conference regarding the Knightsbridge Phase 2 plat. Email correspondence with Allen-Co. regarding wetland dedication.	2.60	$832.00
4/24/2023	KET	Review of pending items on task list in preparation for upcoming scheduled Board of Supervisor meeting.	0.20	$64.00
4/27/2023	KET	Email correspondence with Tohopekaliga Water Authority regarding title documents related to the conveyance of the lift station tract from the Developer to the District and from the District to Tohopekaliga Water Authority. Reviewed status of same.	0.30	$96.00
4/28/2023	KET	Email correspondence with Tohopekaliga Water Authority regarding title documents for the lift station conveyance from the Developer to the District and from the District to Tohopekaliga Water Authority. Review of Agenda in preparation of upcoming Board of Supervisors meeting.	0.50	$160.00
Total Professional Services:			**4.30**	**$1,376.00**

Total $1,376.00
Previous Balance $300.50 pd 5/12

Payments & Credits

Date	Type	Notes		Amount
			Payments & Credits	$0.00
			Total Due	**$1,676.50**

RECEIVED
MAY 10 2023
By_____

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED
MAY 04 2023
By_____

District Name: Knightsbridge CDD

Board Meeting Date: May 1, 2023

	Name	*In Attendance Please √*	*Fee Involved Yes / No*
1	Adam Morgan	✓	Yes ($200)
2	Rob Bonin	✓	Yes ($200)
3	Steve Greene	✓	Yes ($200)
4	Nicole Henley	✓	Yes ($200)
5	Harry Kaplan	✓	Yes ($200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:

District Manager Signature

5/1/23
Date

*****RETURN SIGNED DOCUMENT TO DISTRICT ACCOUNTANT*****

Knightsbridge
Community Development District

FY23 Funding Request #10
June 8, 2023

Bill to: Lennar

			General Fund FY2023
1	**Governmental Management Services - CF** Invoice #13 - Management Fees - June 2023	$	3,591.32
	Total:	**$**	**3,591.32**

Please make check payable to:

Knightsbridge Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 13
Invoice Date: 6/1/23
Due Date: 6/1/23
Case:
P.O. Number:

Bill To:
Knightsbridge CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - June 2023		3,333.33	3,333.33
Website Administration - June 2023		100.00	100.00
Information Technology - June 2023		150.00	150.00
Office Supplies		0.27	0.27
Postage		3.82	3.82
Copies		3.90	3.90

Total	$3,591.32
Payments/Credits	$0.00
Balance Due	$3,591.32

RECEIVED
JUN 08 2023

Knightsbridge
Community Development District

FY23 Funding Request #11
June 22, 2023

Bill to: Lennar

General Fund
FY2023

1	**Latham, Luna, Eden & Beaudine LLP** Invoice # 114599 - General Counsel - May 2023	$	448.00
	Total:	**$**	**448.00**

Please make check payable to:

Knightsbridge Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

June 5, 2023

Invoice #: 114599
Federal ID #:59-3366512

Knightsbridge CDD
c/o GMS-CFL, LLC
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-001 General

For Professional Services Rendered:

5/1/2023	KET	Review of Agenda items in preparation of Board of Supervisors' meeting. Attended Board of Supervisors' meeting. Preparation of task list.	1.10	$352.00
5/10/2023	KET	Email correspondence with District Manager regarding the conveyance of stormwater ponds to the District.	0.20	$64.00
5/23/2023	KET	Review of Florida legislative updates relating to the District.	0.10	$32.00
Total Professional Services:			**1.40**	**$448.00**

Total	$448.00
Previous Balance	$0.00

Payments & Credits

Date	Type	Notes		Amount
			Payments & Credits	$0.00
			Total Due	**$448.00**

Knightsbridge
Community Development District

FY23 Funding Request #12

July 7, 2023

Bill to: Lennar

CAPITAL PROJECTS

FY2023

1	**Hamilton Engineering & Suveying, LLC**		
	Invoice # 67670 - Engineering Services - July 2022	$	8,697.50
	Invoice # 68182 - Engineering Services - September 2022	$	830.00
	Invoice # 68491 - Engineering Services - October 2022	$	1,707.50
	Invoice # 69780 - Engineering Services - December 2022	$	44.56
	Total:	**$**	**11,279.56**

Please make check payable to:

Knightsbridge Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Invoice

HAMILTON
ENGINEERING & SURVEYING, LLC

TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

Knightsbridge CDD

August 9, 2022
Project No: 53509.0018
Invoice No: 67670
Project Manager: David Reid

Project 53509.0018 Knightsbridge CDD

Professional Services for the Period: June 26, 2022 to July 30, 2022

Phase 032 Engineer's Report

Professional Personnel

		Hours	Rate	Amount
Engineer Director, PE, Senior VP				
Reid, David	7/18/2022	2.00	215.00	430.00
Engineer's Report				
Reid, David	7/20/2022	1.00	215.00	215.00
Engineer's Report edits				
Reid, David	7/21/2022	2.00	215.00	430.00
Engineer's Report edits				
Reid, David	7/22/2022	1.00	215.00	215.00
Engineer's Report review and edits, email out				
Reid, David	7/25/2022	2.50	215.00	537.50
comments & report, Ph 1 revisions, legal desc emails				
Reid, David	7/29/2022	2.00	215.00	430.00
revised legals, report and cost estimate based on new Ph2 layout				
Construction Administration Director				
Udstad, Amanda	6/28/2022	4.00	130.00	520.00
Engineer's Report for establishment of Knightsbridge CDD				
Udstad, Amanda	7/6/2022	2.00	130.00	260.00
Determine cost for the roads in phase 1 and 2				

24 - Udstad, Amanda	7/25/2022	1.00	130.00	130.00	
Engineer's report					
24 - Udstad, Amanda	7/28/2022	4.00	130.00	520.00	
Engineer's report/exhibits					
24 - Udstad, Amanda	7/29/2022	4.00	130.00	520.00	
Engineer's report					
Civil Designer					
18 - Valentin, Juan	7/27/2022	8.00	110.00	880.00	
modified cdd exhibits					
18 - Valentin, Juan	7/28/2022	8.00	110.00	880.00	
modified cdd exhibits					
Totals		62.50		8,697.50	
Total Labor					**8,697.50**
			Total for this Section:		**$8,697.50**
			Total this Report		**$8,697.50**

Invoice

HAMILTON
ENGINEERING & SURVEYING, LLC

TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

Knightsbridge CDD

October 3, 2022
Project No: 53509.0018
Invoice No: 68182
Project Manager: David Reid

Project 53509.0018 Knightsbridge CDD

Professional Services for the Period: August 28, 2022 to September 24, 2022

Phase 032 Engineer's Report

Professional Personnel

		Hours	Rate	Amount	
Construction Administration Director					
Udstad, Amanda	8/31/2022	3.00	130.00	390.00	
RFQ and Engineer's report					
Civil Designer					
Valentin, Juan	9/20/2022	2.00	110.00	220.00	
modified report exhibits					
Valentin, Juan	9/22/2022	2.00	110.00	220.00	
modified exhibits					
Totals		7.00		830.00	
Total Labor					**830.00**

Total for this Section: $830.00

TOTAL DUE THIS INVOICE: $830.00

PLEASE INCLUDE INVOICE # ON CHECK. Thank you. **Billing Questions: Accounts Receivable 813.250.3535** All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

Invoice

HAMILTON
ENGINEERING & SURVEYING, LLC

TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

Knightsbridge CDD

November 7, 2022
Project No: 53509.0018
Invoice No: 68491
Project Manager: David Reid

Project 53509.0018 Knightsbridge CDD

Professional Services for the Period: September 25, 2022 to October 29, 2022

Phase 032 Engineer's Report

Professional Personnel

		Hours	Rate	Amount	
Engineer Director, PE, Senior VP					
Reid, David	9/27/2022	1.50	215.00	322.50	
revised Engineer's Report - legals					
Reid, David	10/6/2022	1.00	215.00	215.00	
legal description issues					
Construction Administration Director					
Udstad, Amanda	9/27/2022	1.00	130.00	130.00	
Review RFQ and Engineer's Report					
Udstad, Amanda	10/3/2022	1.00	130.00	130.00	
CDD meeting					
Udstad, Amanda	10/5/2022	1.00	130.00	130.00	
Engineer's report					
Udstad, Amanda	10/6/2022	4.00	130.00	520.00	
Engineer's report					
Udstad, Amanda	10/7/2022	1.00	130.00	130.00	
Engineers report					
Udstad, Amanda	10/26/2022	1.00	130.00	130.00	
Engineer's report revisions					
Totals		11.50		1,707.50	
Total Labor					**1,707.50**
			Total for this Section:		**$1,707.50**
		TOTAL DUE THIS INVOICE:			**$1,707.50**

Billed-to-Date

	Current	Prior	Total
Labor	1,707.50	22,177.50	23,885.00
Totals	**1,707.50**	**22,177.50**	**23,885.00**

Outstanding Invoices

Number	Date	Balance
67670	8/9/2022	9,880.00
67961	9/9/2022	605.00

PLEASE INCLUDE INVOICE # ON CHECK. Thank you. **Billing Questions: Accounts Receivable 813.250.3535** All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

68182	10/3/2022	1,265.00
Total		**11,750.00**

Invoice

HAMILTON
ENGINEERING & SURVEYING, LLC

TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

Knightsbridge CDD

March 31, 2023
Project No: 53509.0018
Invoice No: 69780
Project Manager: David Reid

Project 53509.0018 Knightsbridge CDD

Professional Services for the Period: February 26, 2023 to March 25, 2023

Phase 032 Engineer's Report

Reimbursable Expenses

Travel/Mileage

12/5/2022	Udstad, Amanda	CDD meetings		38.75	
	Total Reimbursables		**1.15 times**	**38.75**	**44.56**

Total for this Section: $44.56

TOTAL DUE THIS INVOICE: $44.56

PLEASE INCLUDE INVOICE # ON CHECK. Thank you. **Billing Questions: Accounts Receivable 813.250.3535** All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

Knightsbridge
Community Development District

FY23 Funding Request #13
July 20, 2023

Bill to: Lennar

			General Fund FY2023
1	**Governmental Management Services - CF**		
	Invoice # 14 - Management Fees - July 2023	$	3,587.11
2	**Latham, Luna, Eden & Beaudine LLP**		
	Invoice # 118251 - General Counsel - June 2023	$	2,381.18
	Total:	**$**	**5,968.29**

Please make check payable to:

Knightsbridge Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 14
Invoice Date: 7/1/23
Due Date: 7/1/23
Case:
P.O. Number:

Bill To:

Knightsbridge CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - July 2023		3,333.33	3,333.33
Website Administration - July 2023		100.00	100.00
Information Technology - July 2023		150.00	150.00
Office Supplies		0.18	0.18
Postage		3.60	3.60

Total	$3,587.11
Payments/Credits	$0.00
Balance Due	$3,587.11

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

July 5, 2023

Invoice #: 118251
Federal ID #:59-3366512

Knightsbridge CDD
c/o GMS-CFL, LLC
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-001 General

For Professional Services Rendered:

6/12/2023	KET	Review of Attorney General Opinions and legislative updates regarding new applicable laws, including continued meeting requirements.	0.20	$64.00
6/21/2023	KET	Sent follow-up email correspondence to the City of Kissimmee regarding the Interlocal Agreement with the District.	0.20	$64.00
6/22/2023	KET	Email correspondence and telephone conference with Lennar's corporate counsel regarding installation of telecom communication infrastructure. Review of public records and easements related to same.	1.50	$480.00
6/26/2023	KET	Review of title commitment for the conveyance of lift station tract LS-1 of the Phase 1 plat to Tohopekaliga Water Authority. Email correspondence with Fidelity regarding certain requirements in title commitment. Telephone conference with David Ross at Fidelity regarding same. Collected due diligence items for conveyance.	1.60	$512.00
6/27/2023	KET	Review of email correspondence from Mark McDonald and corporate counsel for Lennar regarding telecommunication infrastructure and Easement with Sabetis regarding same. Sent email response to same.	1.30	$416.00
6/28/2023	KET	Review and analysis of request from the District Engineer regarding change in his employer.	0.10	$32.00
6/30/2023	KET	Receipt and review of revised title commitment from Fidelity and forwarded same to Tohopekaliga Water Authority. Email correspondence to Lennar regarding Notice of Termination needed for lift station conveyance to Tohopekaliga Water Authority. Gathered due diligence items needed to satisfy title commitment requirements.	1.70	$544.00
6/30/2023	JEL	Research on 2023 legislative session; Preparation of Ethics Training Memo and Memo regarding changes to law	0.40	$88.00
Total Professional Services:			**7.00**	**$2,200.00**

For Disbursements Incurred:

12/30/2022	Payment disbursement sent to Fidelity National Title Insurance Company for Title search for the conveyance of lift tract (LS-1) in Knightsbridge Phase 1 plat to Tohopekaliga Water Authority; on 12.30.2022 IN#10890481	$175.00
5/1/2023	Payment disbursement sent to Kristen Trucco for Kristen Trucco travel to and from Board Meeting on 05.01.2023.	$6.18
Total Disbursements Incurred:		**$181.18**

Total	$2,381.18
Previous Balance	$0.00

Payments & Credits

Date	Type	Notes	Amount
		Payments & Credits	$0.00

Total Due **$2,381.18**

SECTION 4

MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

June 05, 2023

Ms. Stacie Vanderbilt
Recording Secretary
Knightsbridge Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Knightsbridge Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the Knightsbridge Community Development District as of April 15, 2023.

The number of registered voters within the Knightsbridge CDD is zero as of April 15, 2023.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

RECEIVED
JUN 12 2023
GMS-CF, LLC

2509 East Irlo Bronson Memorial Highway • Kissimmee, FL 34744
407.742.6000 • Fax: 407.742.6001 • www.voteosceola.com

SECTION 5

BOARD OF SUPERVISORS MEETING DATES
KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024

The Board of Supervisors of the **Knightsbridge Community Development District will hold their regular meetings for Fiscal Year 2024 at 11:30 a.m., at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896**, on the third Monday of the month, unless otherwise indicated, as follows:

October 16, 2023
November 20, 2023
December 18, 2023
January 15, 2024 (*National Holiday – Consider Rescheduling*)
February 19, 2024
March 18, 2024
April 15, 2024
May 20, 2024
June 17, 2024
July 15, 2024
August 19, 2024
September 16, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services – Central Florida, LLC