

*Knightsbridge
Community Development District*

Agenda

September 11, 2023

AGENDA

Knightsbridge

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

September 4, 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, September 11, 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 August 7, 2023 Meeting
4. Consideration of Interlocal Agreement with City of Kissimmee Regarding Maintenance and Ownership of Golden Knight Boulevard
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Ratification of Funding Requests #14 - #15
6. Other Business
 - A. Discussion of Pending Plat Conveyances
 - B. Status of Permit Transfers
7. Supervisor's Requests
8. 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

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, August 7, 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 <i>by phone</i>	Hamilton Engineering & Surveying
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 comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 1, 2023 Meeting

Mr. Flint: You have the minutes from May 1, 2023 meeting. Are there any comments or corrections to those?

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the Minutes of the May 1, 2023 Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Flint: Next is the public hearings to adopt the budget and impose the assessments. Is there is a motion to open the hearing?

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Public Hearing was opened.

A. Consideration of Resolution 2023-12 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations

Mr. Flint: Resolution 2023-12 adopts the 2024 budget. You previously approved a proposed budget and set the public hearing for today. The budget is attached as exhibit ‘A’ to the resolution. We have updated the current year actuals. The numbers for next year have not changed significantly. It is pretty straight forward. If there are any questions, we can discuss those. There is no public here to provide comment.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, Resolution 2023-12 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2023-13 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: Resolution 2023-13 imposes the assessments related to the budget that you just approved. The budget and the assessment roll are attached to this resolution. Are there any questions?

On MOTION by Mr. Morgan, seconded by Mr. Kaplan, with all in favor, Resolution 2023-13 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: Is there is a motion to close the public hearing?

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the Public Hearing was closed.

FIFTH ORDER OF BUSINESS

Consideration of Deficit Funding Agreement for Fiscal Year 2024

Mr. Flint: We are including developer contributions to balance the budget and in order to do that we have to enter into an agreement with the developer for that. This is the same form of funding agreement that the developer has seen in the past.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the Deficit Funding Agreement for Fiscal Year 2024, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-14 Designating Assistant Treasurer of the District

Mr. Flint: Resolution 2023-14 designates Darrin Mossing as an Assistant Treasurer of the District.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, Resolution 2023-14 Designating Darrin Mossing as Assistant Treasurer, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding Ethics Training and Other Legislative Updates

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

Ms. Trucco: The legislative update included in the memorandum that is in the agenda. On the first page is a revision as of January of next year all Supervisors will be required to complete four hours of ethics training each year. I have included the URL for the Commission on Ethics website that has several links. The requirement has to cover certain topics such as public records law, ethics law, and Sunshine law. There are free videos on their website now which can be watched to complete the requirement. You will be required to self-certify, check off in the Form 1 box that you completed the training.

Mr. Greene: Do we need to have the training in December considering the January 1st date?

Ms. Trucco: Just January 1, 2024 and for Form 1 choose July 1st. It is going to start in 2024.

Mr. Morgan: You have to get it done by July 1st.

Mr. Trucco: Also there is a change of law regarding concealed carrying of weapons in Florida that we wanted to include for the Board that carrying firearms to CDD Board meetings is still prohibited under a separate statute section. There is also a technology transparency revision to the ethics code that prohibits Board members from contacting social media platforms for contact removal of content moderation of any type. Also Board Supervisors are prohibited from requesting documents for considering a vendor social, political or ideological interest and giving preference to that vendor based on those things. The only other update is that I am moving forward with the

lift station conveyance for Knightsbridge. We have already gotten comments back from TWA. We just need the survey at this time. I have already been in contact with the Lennar team.

B. Engineer

i. Approval of Assignment and Assumption of District Engineering Agreement with Madden, Moorhead & Stokes, LLC

Mr. Flint: Amanda, should I just handle this?

Ms. Udstad: Yes.

Mr. Flint: Hamilton Engineering is asking that we assign and assume an agreement for District Engineering to Madden, Moorhead & Stokes which are both owned by the same parent company and Amanda will continue to serve as District Engineer under that agreement. It is just changing it from Hamilton to Madden and Moorhead which are affiliated companies.

Mr. Morgan: Make a motion to approve transfer.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Assignment and Assumption of District Engineering Agreement with Madden, Moorhead & Stokes, LLC, was approved.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register. Any questions on that?

Mr. Morgan: No, make a motion to approve.

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

ii. Balance Sheet and Income Statement

Mr. Flint: The unaudited financials through the end of June. No action is required. If there are any questions, we can discuss those. Hearing none.

iii. Ratification of Funding Request #8 - #13

Mr. Flint: Funding Request #8 is for \$5,205.43, #9 for \$6,036.10, #10 for \$3,591.00, #11 for \$448.00, #12 for \$11,279.00, and #13 for \$5,968.00.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Funding Requests #8 - #13, were ratified.

iv. Presentation of Number of Registered Voters – 0

Mr. Flint: Each year we are required to announce the number of registered voters in the District. You can see there are zero registered voters.

v. Approval of Fiscal Year 2024 Meeting Schedule

Mr. Flint: We are recommending this meeting be moved from the first Monday to the third Monday. We would advertise it at 10:00 a.m. or soon thereafter as practical. There will be Storey Creek, Old Hickory, Bridgewalk and Knightsbridge will be moved to the third Monday at 10:00 a.m. We will just roll from one to the next.

On MOTION by Mr. Morgan, seconded by Mr. Kaplan, with all in favor, the Fiscal Year 2024 Meeting Schedule, was approved.

EIGHTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Any plats, conveyances, or permit transfers?

Mr. Morgan: We talked about the lift station and that is about it.

Ms. Trucco: That is already in motion.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

THIS INSTRUMENT PREPARED BY

AND TO BE RETURNED TO:

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
P.O. Box 3353
Orlando, Florida 32802

**INTERLOCAL AGREEMENT
BETWEEN THE CITY OF KISSIMMEE, FLORIDA AND
THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
REGARDING THE MAINTENANCE AND OWNERSHIP OF
GOLDEN KNIGHT BOULEVARD**

THIS INTERLOCAL AGREEMENT BETWEEN THE CITY OF KISSIMMEE, FLORIDA AND THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE MAINTENANCE AND OWNERSHIP OF GOLDEN KNIGHT BOULEVARD (the “Interlocal Agreement”), dated as of September 12, 2023, is entered into by and between the **CITY OF KISSIMMEE, FLORIDA** (the “City”), a political subdivision of the State of Florida, organized and existing under the laws of the State of Florida, whose mailing address is 101 Church Street, Kissimmee, Florida, 34741, and the **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT** (the “District”), a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

RECITALS:

WHEREAS, the District is an independent special district and a local unit of special-purpose government which is created pursuant to the Chapter 190, *Florida Statutes* (the “Act”), and is limited to the performance of those specialized functions authorized by the Act and the City’s Ordinance No. 3062 establishing the District (the “Ordinance”);

WHEREAS, pursuant to the Ordinance and the Act, the District is presently authorized to finance, fund, acquire, construct, operate and maintain systems, facilities and infrastructure as set forth in section 190.012, *Florida Statutes*;

WHEREAS, after the construction of Golden Knight Boulevard, as depicted on SHEET 2 of the KNIGHTSBRIDGE PHASE 1 plat, recorded in Plat Book 32, Page 190 of the Official

Records of Osceola County, Florida (the “Boulevard”), is completed the City requires the District to own and maintain the Boulevard;

WHEREAS, the City shall not be responsible for the maintenance of the Boulevard;

WHEREAS, this Interlocal Agreement shall serve as the “agreement between the District and a governmental entity” required by section 190.012(g) of the Act; and

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the District agree as follows:

1. **Recitals**. The foregoing recitals are true and correct and form a material part of this Interlocal Agreement.

2. **Ownership and Maintenance Responsibilities of Golden Knight Boulevard**. The City and the District agree that the District shall own and maintain, and finance as needed, the Boulevard after construction of the Boulevard is completed. The City and District agree and consent that at no time shall the City own the Boulevard nor be responsible for maintenance of the Boulevard.

3. **Modification**. This Interlocal Agreement may not be amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the City and the District, and recorded in the Official Records of Osceola County, Florida.

4. **Successors and Assigns**. The terms and conditions of this Interlocal Agreement shall constitute covenants running with the land, and all rights and privileges granted herein shall be appurtenant to the lands herein described and, except as hereinafter set forth, shall run with said lands forever and be binding upon and inure to the benefit of and be enforceable by the heirs, legal representatives, successors and assigns of the parties hereto and shall continue in perpetuity, unless otherwise modified in writing by the parties hereto.

5. **Notice**. Notices related to this Interlocal Agreement shall be in writing and shall be given when received by the addressee. Notices shall be addressed as follows:

If to the City: City of Kissimmee
101 Church Street
Kissimmee, Florida 34741
Attention: Kalanit Oded, Deputy City Attorney
Telephone: (407) 518-2311

If to the District: Knightsbridge Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: George S. Flint, District Manager

Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, District Counsel
Telephone: (407) 481-5800

6. **Entire Agreement.** This Interlocal Agreement constitutes the entire agreement between the parties hereto with respect to the transactions contemplated herein, and it supersedes all prior understandings or agreements between the parties.

7. **Section Headings.** The section headings as used herein are for convenience of reference only and shall not be deemed to vary the content of this Interlocal Agreement or the covenants, agreements, representations and warranties herein set forth, or limit the provisions or scope of any section herein.

8. **Governing Law.** This Interlocal Agreement shall be governed by and construed under the laws of the State of Florida.

9. **Sovereign Immunity.** Nothing in this Interlocal Agreement shall be deemed a waiver of sovereign immunity or limit of liability of the District or the City, including their respective supervisors, commissioners, officers, agents or employees, beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Interlocal Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

10. **Effective Date.** The effective date of this Interlocal Agreement is the date on which the last party executes this Interlocal Agreement and delivers a fully executed counterpart hereof to the other party.

[Signature pages to follow]

**CITY SIGNATURE PAGE TO INTERLOCAL AGREEMENT
BETWEEN THE CITY OF KISSIMMEE, FLORIDA AND THE KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT REGARDING THE MAINTENANCE AND
OWNERSHIP OF GOLDEN KNIGHT BOULEVARD**

IN WITNESS WHEREOF, the parties hereto, by and through the undersigned, have entered into this Interlocal Agreement on this date and year first above written.

CITY OF KISSIMMEE

By: _____

Name: _____

Title: _____

ATTEST:

Name:
Title: City Clerk

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

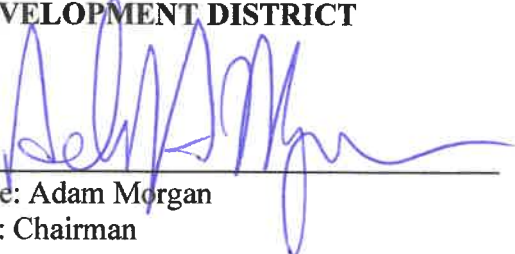
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2023, by _____ and _____, as the _____ and City Clerk of the City of Kissimmee, Florida, and who have acknowledged that they executed the same on behalf of the City of Kissimmee, Florida and that each was authorized to do so. Each is personally known to me or has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____


**DISTRICT SIGNATURE PAGE TO INTERLOCAL AGREEMENT
BETWEEN THE CITY OF KISSIMMEE, FLORIDA AND THE KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT REGARDING THE MAINTENANCE AND
OWNERSHIP OF GOLDEN KNIGHT BOULEVARD**

IN WITNESS WHEREOF, the parties hereto, by and through the undersigned, have entered into this Interlocal Agreement on this date and year first above written.

**KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**


By: 
Name: Adam Morgan
Title: Chairman

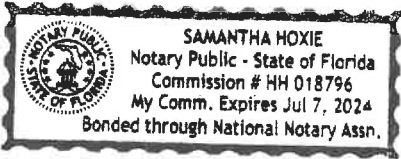
ATTEST:


Name: George S. Flint
Title: Secretary

STATE OF FLORIDA)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization this 28th day of August, 2023, by Adam Morgan, as Chairman of the Board of Supervisors, and by George S. Flint, as Secretary, of **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida, on behalf of the community development district. They are both personally known to me or [] has produced valid identification.


Notary Public; State of Florida
Print Name: Samantha Hoxie
My Commission Expires: July 7, 2024
My Commission No.: HH 018796



SECTION V

SECTION C

SECTION 1

Knightsbridge Community Development District

Summary of Check Register

July 29, 2023 through August 25, 2023

Fund	Date	Check No.'s	Amount
General Fund	8/3/23	31 - 33	\$ 8,049.29
	8/10/23	34	\$ 2,081.00
Total Amount			\$ 10,130.29

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/03/23	00001	7/01/23	14	202307	310	51300	34000		MANAGEMENT FEES JUL23	*	3,333.33		
		7/01/23	14	202307	310	51300	35200		WEBSITE ADMIN JUL23	*	100.00		
		7/01/23	14	202307	310	51300	35100		INFORMATION TECH JUL23	*	150.00		
		7/01/23	14	202307	310	51300	51000		OFFICE SUPPLIES JUL23	*	.18		
		7/01/23	14	202307	310	51300	42000		POSTAGE JUL23	*	3.60		
GOVERNMENTAL MANAGEMENT SERVICES-											3,587.11	000031	
8/03/23	00003	7/05/23	118251	202306	310	51300	31500		GENERAL COUNSEL JUN23	*	2,381.18		
LATHAM, LUNA, EDEN & BEAUDINE LLP											2,381.18	000032	
8/03/23	00002	7/16/23	07628308	202307	310	51300	48000		NOT OF BUDGET FY24	*	2,081.00		
TRIBUNE PUBLISHING COMPANY LLC DBA											2,081.00	000033	
8/10/23	00002	7/23/23	07664608	202307	310	51300	48000		NOT OF HEARING 07/19/23	*	2,081.00		
TRIBUNE PUBLISHING COMPANY LLC DBA											2,081.00	000034	
TOTAL FOR BANK A											10,130.29		
TOTAL FOR REGISTER											10,130.29		

SECTION 2

Knightsbridge
Community Development District

Unaudited Financial Reporting
July 31, 2023



Table of Contents

1	<hr/>	Balance Sheet
2	<hr/>	General Fund
3	<hr/>	Month to Month

Knightsbridge

Community Development District

Combined Balance Sheet

July 31, 2023

		<i>General Fund</i>
Assets:		
<u>Cash:</u>		
Operating Account	\$	8,120
Due from Developer	\$	5,968
Total Assets	\$	14,089
Liabilities:		
Accounts Payable	\$	14,013
Total Liabilites	\$	14,013
Fund Balance:		
Unassigned	\$	76
Total Fund Balances	\$	76
Total Liabilities & Fund Balance	\$	14,089

Knightsbridge
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Developer Contributions	\$ 143,178	\$ 66,400	\$ 66,400	\$ -
Total Revenues	\$ 143,178	\$ 66,400	\$ 66,400	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 6,600	\$ 3,400
FICA Expenditures	\$ 918	\$ 765	\$ 505	\$ 260
Engineering	\$ 15,000	\$ 12,500	\$ 1,300	\$ 11,200
Attorney	\$ 25,000	\$ 20,833	\$ 14,085	\$ 6,749
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 33,333	\$ 33,333	\$ 0
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 2,550	\$ (1,550)
Telephone	\$ 300	\$ 250	\$ -	\$ 250
Postage & Delivery	\$ 1,000	\$ 833	\$ 176	\$ 658
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 833	\$ 133	\$ 700
Legal Advertising	\$ 15,000	\$ 9,419	\$ 9,419	\$ -
Other Current Charges	\$ 5,000	\$ 4,167	\$ 108	\$ 4,059
Office Supplies	\$ 625	\$ 521	\$ 3	\$ 518
Travel Per Diem	\$ 660	\$ 550	\$ -	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 143,178	\$ 101,680	\$ 74,887	\$ 26,793
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (8,487)	
Fund Balance - Beginning	\$ -		\$ 8,563	
Fund Balance - Ending	\$ -		\$ 76	

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	\$ 5,968	\$ -	\$ -	\$ 66,400
Total Revenues	\$ 9,896	\$ 6,287	\$ 13,835	\$ 5,309	\$ 4,678	\$ 5,146	\$ 5,205	\$ 6,036	\$ 4,039	\$ 5,968	\$ -	\$ -	\$ 66,400
Expenditures:													
<i>General & Administrative:</i>													
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	\$ 3,882	\$ -	\$ -	\$ 14,085
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	\$ 3,333	\$ -	\$ -	\$ 33,333
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ -	\$ 1,750	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 2,550
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ 4	\$ 71	\$ 66	\$ 18	\$ 5	\$ 5	\$ 0	\$ 4	\$ 4	\$ -	\$ -	\$ 176
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ 19	\$ 38	\$ 10	\$ -	\$ 46	\$ 17	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ 133
Legal Advertising	\$ 702	\$ 4,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,162	\$ -	\$ -	\$ 9,419
Other Current Charges	\$ -	\$ -	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38	\$ -	\$ -	\$ 108
Office Supplies	\$ -	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 3
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	\$ 11,669	\$ -	\$ -	\$ 74,887
Excess Revenues (Expenditures)	\$ (1,319)	\$ (7,555)	\$ 7,930	\$ 474	\$ 706	\$ (1,166)	\$ (852)	\$ 2,005	\$ (3,010)	\$ (5,701)	\$ -	\$ -	\$ (8,487)

SECTION 3

Knightsbridge
Community Development District

FY23 Funding Request #14
August 3, 2023

Bill to: Lennar

General Fund
FY2023

1	Orlando Sentinel - Tribune Publishing		
	Invoice # 076283081000 - Legal Advertisement	\$	2,081.00

Total: \$ 2,081.00

Please make check payable to:

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

Invoice Details

Billed Account Name: Knightsbridge Cdd
Billed Account Number: CU80146850
Invoice Number: 076283081000
Invoice Amount: \$2,081.00
Billing Period: 07/10/23 - 07/16/23
Due Date: 07/16/23

INVOICE

Page 1 of 2

Invoice Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
✓ 07/12/23	OSC755665	Orlando Sentinel Display KB_BOS_Budget_Assess_080723 Display 7462233-1-0	1/2V (3 x 21)	33.00		2,079.00
07/12/23	OSC755665	Affidavit Classified Listings KB_BOS_Budget_Assess_080723 Display 7462233-2-0		2.00		2.00

RECEIVED

JUL 28 2023

RECEIVED

JUL 25 2023

GMS-CF, LLC

Invoice Total: \$2,081.00

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
2,081.00	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 07/10/23 - 07/16/23
Billed Account Name: Knightsbridge Cdd
Billed Account Number: CU80146850
Invoice Number: 076283081000

Return Service Requested

8850000181 PRESORT 181 1 SP 0.630 P3C1
[Barcode]

KNIGHTSBRIDGE CDD
STACIE VANDERBILT
219 E LIVINGSTON ST
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096

[Barcode]



Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

Knightsbridge CDD - CU80146850
219 E Livingston St
Orlando, FL, 32801

Bill To:

Knightsbridge CDD - CU80146850
219 E Livingston St
Orlando, FL, 32801

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized
representative of the ORLANDO SENTINEL, a DAILY newspaper
published in ORANGE County, Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal

Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 12, 2023.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



Rose Williams

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 13 day of July, 2023,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7462233

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

Ad Number: 7462233-1

Insertion Number:

Size: 3 x 21

Color Type: B&W

Client Name: Knightsbridge CDD

Advertiser: Main News/A008/FLA

Section/Page/Zone: KB_BOS_Budget_Assess_080723 Display

Description:

STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, Regular Meeting

The Board of Supervisors ("Board") for the Storey Drive Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 3, 2023
 TIME: 10:00 A.M.
 LOCATION: Offices of GMS-CF, LLC
 219 E. Livingston Street
 Orlando, FL 32801

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Condo	256 Units	0.5	\$478.63 Per Unit
Townhome	200 Units	0.75	\$717.94 Per Unit
Single Family	70 Units	1.00	\$957.25 Per Unit

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Orange County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

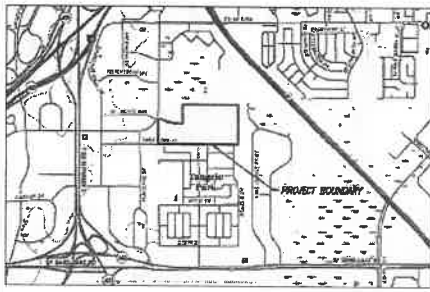
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 219 E. Livingston Street, Orlando, Florida, 32801 Ph: (407) 841-5524 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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
 Governmental Management Services - Central Florida, LLC
 District Manager



Storey Drive Community Development District
 Boundary Map

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, Regular Meeting

The Board of Supervisors ("Board") for the Knightsbridge Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 7, 2023
 TIME: 2:00 P.M.
 LOCATION: Oasis Club at ChampionsGate
 1520 Oasis Club Blvd.
 ChampionsGate, FL 33896

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Phase 1	127 Units	1.00	\$1,270.54 Per Unit

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Osceola County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

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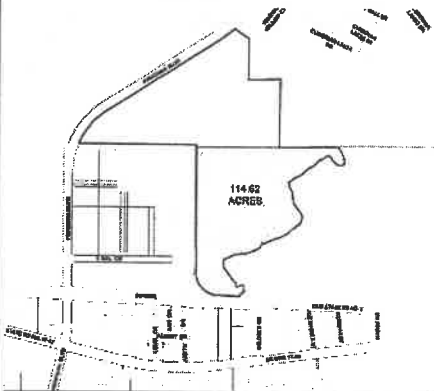
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George S. Flint
 Governmental Management Services - Central Florida, LLC
 District Manager



HAMILTON
 ENGINEERING & SURVEYING, LLC

MAP OF DISTRICT BOUNDARY
 KNIGHTSBRIDGE PHASE 1

Knightsbridge Community Development District
 Phase 1 Boundary Map

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses, income, and any other financial activity.

The second part of the document provides a detailed breakdown of the accounting process. It starts with the identification of the accounting cycle, which consists of eight steps: identifying the accounting cycle, analyzing and journalizing the transactions, posting to the ledger, determining debits and credits, preparing a trial balance, adjusting the entries, preparing financial statements, and closing the books.

The third part of the document discusses the importance of the trial balance. It explains that the trial balance is a statement that lists the debit and credit balances of all the accounts in the ledger. It is used to check the accuracy of the accounting records and to ensure that the debits equal the credits.

The fourth part of the document discusses the importance of the financial statements. It explains that the financial statements are a summary of the financial performance of the business over a period of time. They include the income statement, the balance sheet, and the statement of cash flows.

The fifth part of the document discusses the importance of the closing process. It explains that the closing process is the final step in the accounting cycle, and it involves transferring the balances of the temporary accounts to the permanent accounts.

The sixth part of the document discusses the importance of the accounting system. It explains that the accounting system is the framework that supports the accounting process. It includes the accounting cycle, the trial balance, the financial statements, and the closing process.

The seventh part of the document discusses the importance of the accounting profession. It explains that the accounting profession is a highly regulated and professionalized industry. Accountants are required to adhere to strict ethical standards and to maintain the highest level of accuracy and integrity in their work.

The eighth part of the document discusses the importance of the accounting profession in the economy. It explains that the accounting profession plays a vital role in the economy by providing accurate and reliable financial information to investors, creditors, and other stakeholders.

The ninth part of the document discusses the importance of the accounting profession in the future. It explains that the accounting profession is expected to continue to grow and evolve in the future, as businesses become increasingly complex and global.

The tenth part of the document discusses the importance of the accounting profession in the world. It explains that the accounting profession is a global industry, and it plays a vital role in the world economy.

Knightsbridge
Community Development District

FY23 Funding Request #15
August 17, 2023

Bill to: Lennar

General Fund
FY2023

1	Governmental Management Services - CF		
	Invoice # 15 - Management Fees - August 2023	\$	3,584.62
2	Latham, Luna, Eden & Beaudine LLP		
	Invoice # 119416 - General Counsel - July 2023	\$	2,794.23
	Invoice # 119419 - Conveyances - July 2023	\$	1,088.00
3	Supervisor Fees - Board of Supervisors Meeting 08/07/23		
	Adam Morgan	\$	215.30
	Rob Bonin	\$	215.30
	Steve Greene	\$	215.30
	Nicole Henley	\$	215.30
	Harry Kaplan	\$	215.30
4	Tribune Publishing - Orlando Sentinel		
	Invoice # 076646081000 - Legal Advertisement	\$	2,081.00

Total: \$ **10,624.35**

Please make check payable to:

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

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 15**Invoice Date:** 8/1/23**Due Date:** 8/1/23**Case:****P.O. Number:****Bill To:**Knightsbridge CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - August 2023		3,333.33	3,333.33
Website Administration - August 2023		100.00	100.00
Information Technology - August 2023		150.00	150.00
Office Supplies		0.06	0.06
Postage		1.23	1.23
Total			\$3,584.62
Payments/Credits			\$0.00
Balance Due			\$3,584.62



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

August 4, 2023

Invoice #: 119416
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:

7/3/2023	JEL	Research Public Facilities Report requirements per Florida Statutes; review of Engineer's Reports related to public facilities; preparation and review of Public Facilities Report to Osceola County; email correspondence to District Manager with finalized Report	0.50	\$110.00
7/6/2023	KET	Assisted in updating the Memorandum regarding new legislation impacting Board of Supervisors.	0.20	\$64.00
7/7/2023	KET	Multiple emails with corporate counsel for Lennar regarding interpretations of language in an existing Easement between Lennar and the Sabetis, as it relates to her efforts to secure a utility easement for telecommunication services.	1.50	\$480.00
7/10/2023	KET	Review of email correspondence with Shutts and Bowen regarding Utility Easement for telecommunication utilities.	0.20	\$64.00
7/11/2023	KET	Telephone conference with corporate counsel for Lennar and Shutts and Bowen regarding utility easement request for telecommunication service provider. Email correspondence with the District Engineer and project manager regarding time frame estimate for completion of Tract R-2 and/or Golden Knight Boulevard. Review of records regarding same.	2.30	\$736.00
7/24/2023	KET	Receipt and review of email correspondence from Lennar's corporate counsel, Connie Shidler, regarding utility easement and responded to same.	0.20	\$64.00
7/28/2023	KET	Review of Utility Easement sent by corporate counsel for Lennar regarding telecommunication utilities. Worked on providing comments to same.	1.20	\$384.00
7/31/2023	KET	Review of task list to confirm Agenda items for upcoming Board of Supervisors meeting. Email correspondence to GMS regarding Agenda items, including Resolution for the conveyance of an irrigation pump in Phase 1A from Standard Pacific of Florida, LLC to the District and from the District to Tohopekaliga Water Authority. Review of Utility Easement from Lennar's corporate counsel regarding Utility Easement over Knightsbridge Boulevard with FisionX LLC for telecommunication services. Provided comments on same and email correspondence with Chuck Costar and Lennar's corporate counsel regarding same. Sent email correspondence to Lennar regarding time frame for conveyance of Knightsbridge Boulevard to the District. Email correspondence to GMS regarding inclusion of the District's Engineer's assignment request in the upcoming Agenda. Email correspondence to and from the City of Kissimmee's Attorney regarding the Interlocal Agreement related to Golden Knight Boulevard.	2.70	\$864.00
Total Professional Services:			8.80	\$2,766.00

For Disbursements Incurred:

7/31/2023	POSTAGE			\$28.23
Total Disbursements Incurred:				\$28.23

Total \$2,794.23

Previous Balance	\$2,381.18
Total Due	\$5,175.41



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

August 4, 2023

Invoice #: 119419
Federal ID #:59-3366512

Knightsbridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-004 Conveyances/Requisitions

For Professional Services Rendered:

7/3/2023	KET	Preparation of the estoppel letter for the conveyance of lift station Tract LS-1 of Phase 1 to Tohopekaliga Water Authority from the Knightsbridge Master Property Owners Association, Inc. and email correspondence to Lennar regarding same. Email correspondence to GMS to request estoppel letter from the District for the conveyance of lift station Tract LS-1 of Phase 1 to Tohopekaliga Water Authority. Email correspondence to GMS for certified copy of Resolution 2023-10 required for the lift station conveyance to Tohopekaliga Water Authority. Review of requirements listed in the title commitment for the conveyance of lift station Tract LS-1 of Phase 1 to Tohopekaliga Water Authority.	1.10	\$352.00
7/5/2023	KET	Review of comments from Tohopekaliga Water Authority on conveyance documents for the conveyance of lift station Tract LS-1 from Lennar to the District and from the District to Tohopekaliga Water Authority. Updated conveyance documents to incorporate such comments and email correspondence to Tohopekaliga Water Authority regarding same. Review of certified Resolution from GMS for the Tract LS-1 lift station conveyance.	1.70	\$544.00
7/11/2023	KET	Receipt of email correspondence from Kathryn Farr regarding the status of completing construction of the Phase 1 lift station and Notice of Commencement related to same. Responded to her regarding survey that is also needed for this conveyance.	0.20	\$64.00
7/17/2023	KET	Receipt and review of cost certification from the District Engineer for lift station Tract LS-1 of Phase 1.	0.20	\$64.00
7/26/2023	KET	Review of email correspondence from Tohopekaliga Water Authority regarding comments on the title commitment, for the conveyance of lift station Tract LS-1 of Phase 1 from the Developer to the District and from the District to Tohopekaliga Water Authority and responded to same.	0.20	\$64.00

Total Professional Services: **3.40 \$1,088.00**

Total	\$1,088.00
Previous Balance	\$0.00
Total Due	\$1,088.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Knightsbridge CDD

Board Meeting Date: August 7, 2023

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
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

8/7/23
Date

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

Invoice Details

Billed Account Name: Knightsbridge Cdd
Billed Account Number: CU80146850
Invoice Number: 076646081000
Invoice Amount: \$2,081.00
Billing Period: 07/17/23 - 07/23/23
Due Date: 07/23/23
All past due amounts are payable immediately

INVOICE

Page 1 of 2

Invoice Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
✓ 07/19/23	OSC756077	Orlando Sentinel Display KB_BOS_Budget_Assess_080723 Display 7462242-1-0	1/2V (3 x 21)	33.00		2,079.00
07/19/23	OSC756077	Affidavit Classified Listings KB_BOS_Budget_Assess_080723 Display 7462242-2-0		2.00		2.00

RECEIVED

RECEIVED

AUG 01 2023

AUG 04 2023

GMS-CF, LLC

Invoice Total: \$2,081.00

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
2,081.00	2,081.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 07/17/23 - 07/23/23
Billed Account Name: Knightsbridge Cdd
Billed Account Number: CU80146850
Invoice Number: 076646081000

Return Service Requested

2862000149 PRESORT 149 1 SP 0.630 P3C1
|||

KNIGHTSBRIDGE CDD
STACIE VANDERBILT
219 E LIVINGSTON ST
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096

|||



Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

Knightsbridge CDD - CU80146850
219 E Livingston St
Orlando, FL, 32801

Bill To:

Knightsbridge CDD - CU80146850
219 E Livingston St
Orlando, FL, 32801

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized
representative of the ORLANDO SENTINEL, a DAILY newspaper
published in ORANGE County, Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 19, 2023.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



Rose Williams

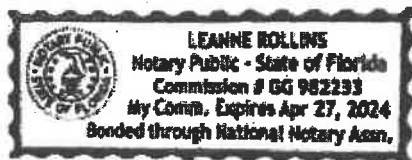
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 19 day of July, 2023,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

Ad Number: 7462242-1

Insertion Number:

Size: 3 x 21

Color Type: B&W

Client Name: Knightsbridge CDD

Advertiser: Main News/A006/FLA

Section/Page/Zone: KB_BOS_Budget_Assess_080723 Display

Description:

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, Regular Meetings

The Board of Supervisors ("Board") for the Bridgewater Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 7, 2023
 TIME: 1:30 P.M.
 LOCATION: Oasis Club at ChampionsGate
 1620 Oasis Club Blvd.
 ChampionsGate, FL 33896

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Townhome 25'	117 Units	0.5	\$560.21 Per Unit
Single Family 40'	88 Units	0.8	\$896.33 Per Unit
Single Family 50'	211 Units	1.0	\$1,120.41 Per Unit
Single Family 60'	113 Units	1.2	\$1,344.49 Per Unit

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Osceola County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

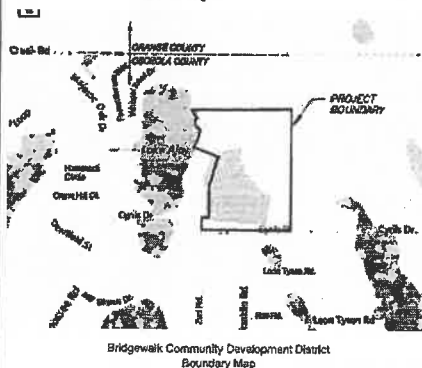
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 219 E. Livingston Street, Orlando, Florida, 32801 Ph: (407) 841-5524 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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
 Governmental Management Services - Central Florida, LLC
 District Manager



KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, Regular Meetings

The Board of Supervisors ("Board") for the Knightsbridge Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 7, 2023
 TIME: 2:00 P.M.
 LOCATION: Oasis Club at ChampionsGate
 1620 Oasis Club Blvd.
 ChampionsGate, FL 33896

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Phase 1	197 Units	1.00	\$1,120.41 Per Unit

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Osceola County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

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

