

*Knightsbridge
Community Development District*

Agenda

October 16, 2023

AGENDA

Knightsbridge

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

October 9, 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, October 16, 2023 at 10:00 a.m., or as shortly thereafter as reasonably possible**, at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896. **PLEASE NOTE THE TIME OF THE MEETING.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 11, 2023 Meeting
4. 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 #16 - #17
5. Other Business
 - A. Discussion of Pending Plat Conveyances
 - B. Status of Permit Transfers
6. Supervisor's Requests
7. 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, September 11, 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
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 comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 7, 2023 Meeting

Mr. Flint: You have the minutes from August 7, 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 August 7, 2023 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Interlocal Agreement with City of Kissimmee Regarding

Maintenance and Ownership of Golden Knight Boulevard

Ms. Trucco: You have the copy of the interlocal agreement with the City of Kissimmee pertaining to Golden Knight Boulevard. We discovered during the phase 1 platting process that Golden Knight Boulevard although it was to be owned and maintained by the CDD, that it is actually not within the boundaries of the CDD. As a result, there are a couple of things that we can do. We can try to go to the city and get an expansion petition approved or we can ask them for some type of interlocal agreement that would approve the CDD owning, maintaining, financing, operating, and doing anything they need to on that. We would be working with the city, and they have approved it and actually put this on their consent agenda tonight. I am looking for your approval today on this interlocal agreement which will allow the CDD to operate, finance, maintain as they choose that Golden Knight Boulevard which is consistent with Phase 1 reported plat.

Mr. Bonin: When was this recognized?

Ms. Trucco: During phase 1 plat process.

Mr. Morgan: My concern with the CDD owning and maintaining all of Golden Knight Boulevard is that the school is already negatively impacting the boulevard and it has barely been completed for a month. My concern is that the school is still under construction and there are lots of other tracts in there that are under construction.

Ms. Trucco: Right now, it is not in the name of the CDD.

Mr. Morgan: It is still under our construction warranty bond period and then once the CDD does own it, the negative impacts from school traffic and everything...

Ms. Trucco: It is a public road so anything that the CDD owns is going to be open to the public. There are ways that you could try to collect an assessment from the school district but usually it's not pursued by the CDD Boards.

Mr. Bonin: How long has this been in the works?

Ms. Trucco: Since we discussed it with Brian during Phase 1.

Mr. Morgan: The interlocal the way to go and the city has already agreed to it?

Ms. Trucco: It has to go before the City Council.

Mr. Morgan: The city staff is in agreement with it so if council recommends that would be the easiest and proper way to go?

Ms. Trucco: Yes, this would be the least expensive manner to do this.

Mr. Kaplan: I am on the fence about the maintenance aspect in regard to the impact from the schools. I think there should be something it should provide to a CDD in regard to continuing maintenance. If the school was not there, it would be okay but others using the road.

Mr. Bonin: How do you get them to do that?

Mr. Morgan: There is not really a mechanism. George is right, we have tried on other Boards to get school districts to do it and it is impossible. It is not really the county; it is the school board and they are not going to work with us. We are just going to have to suck it up.

Ms. Trucco: My understanding is this was the intent of the parties from the beginning for that to be able to maintain and that was the reason I was told it was platted.

Mr. Morgan: It will never be part of the CDD boundary, but the CDD will own and maintain it.

Ms. Trucco: They will have permission to own and maintain it from the city. The CDD could still say to Lennar in the future, we will take it, but we want contribution from you Lennar because of the school. You could do something like that if you chose too.

On MOTION by Mr. Morgan, seconded by Mr. Kaplan, with all in favor, the Interlocal Agreement with City of Kissimmee Regarding Maintenance and Ownership of Golden Knight Boulevard, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything else, Kristen?

Ms. Trucco: The only other thing that I have is that we are continuing to move forward on the lift station conveyance so you are almost there but there are a couple of documents that we need when we sign. I have been in contact with that person.

Mr. Kaplan: We haven't started up on that?

Mr. Bonin: No, we don't have power in the community. We are dealing with the school board who is providing us with an easement that has been very painful to get. Maybe Kristen, we should have engaged you earlier. Do you deal with any of their legal team at the Osceola School Board?

Ms. Trucco: I have not.

Mr. Bonin: Who is the guy's name that we are talking to?

Ms. Udstad: Dave Sharma over at the County is the signer.

Mr. Bonin: He signs the easement, but their legal team has to technically bless it on Thursday and once that happens, they have got the easement they need and can start and get power to the lift station.

Mr. Morgan: Does the CDD need to bless anything for this?

Mr. Bonin: No, not in that case. The last thing for the conveyance is the as-built of the wall. Have we heard anything from them yet?

Ms. Udstad: We have not received the as built yet. We should be getting it early this week.

Mr. Bonin: Kristen, will that be the last document at least from our side for the walls?

Ms. Trucco: Yes, I could use your help. I was talking with Barry; TWA has spotted two additional items in the title work that they are requesting a release from. The first one is a temporary grading and slope easement. It looks like it was intended to be automatically released once property was conveyed to a government authority.

Mr. Bonin: It didn't have a termination on it.

Ms. Trucco: It does but it is for residential property only.

Mr. Morgan: That is a Lennar problem though, right?

Mr. Bonin: Sounds like Toho did accept this free and clear and they don't want this thing hanging over.

Ms. Trucco: It says for residential property.

Mr. Bonin: Who would help extinguish this thing?

Ms. Trucco: We would need someone to sign that.

Mr. Morgan: Brian can handle that easily with one phone call.

Ms. Trucco: They have asked if there is a water movement agreement that gives folks permission to drain over the lift station tract and they want to know why we think they will not be affected by that. If we can review that and see if there is an argument that we can come back with.

Mr. Morgan: I would just argue that the site has been regraded since 2007 so the water will not drain over the lift station.

Mr. Bonin: It is Shingle Creek Mitigation group.

Mr. Morgan: That is the mitigation bank in the back side. The people that are uncooperative.

Mr. Bonin: I think because we rerouted their access, we have created a specific corridor to get there.

Ms. Trucco: They want an explanation as to why TWA should not be concerned about someone having drainage rights over the lift station.

Mr. Bonin: Do you think we can solve that by giving them access in a different manner?

Mr. Morgan: We have that new easement in writing.

Mr. Bonin: I don't know if by doing that it extinguished their rights here which it probably did not. I think this is fixable.

Ms. Trucco: Or they are saying we want to release the lift station tract from that or an explanation.

Mr. Bonin: I think we need to explain what it is first and maybe that is good enough or we do something a little more official.

B. Engineer

Mr. Flint: Anything from the engineer?

Ms. Udstad: I don't have anything.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from July 29, 2023 through August 25, 2023 for \$10,130.29 . Any questions on that?

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: You have the unaudited financials. No action is required. Any questions on those?

Mr. Morgan: Do we really have \$76 left in the construction general fund?

Mr. Flint: It is not in construction. It is unassigned. We have not issued bonds yet. We basically have \$76 left after our accounts payable.

iii. Ratification of Funding Request #14 - #15

Mr. Flint: Funding Requests #14 -#15. Did the Board have any comments on those?

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Funding Requests #14 - #15, were ratified.

SIXTH 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: I think we have covered them.

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 Mr. Kaplan, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION C

SECTION 1

Knightsbridge Community Development District

Summary of Check Register

August 26, 2023 through October 6, 2023

Fund	Date	Check No.'s	Amount
General Fund	8/31/23	35 - 36	\$ 7,466.85
	9/28/23	37 - 38	\$ 4,310.45
	9/29/23	39	\$ 8,697.50
Total Amount			\$ 20,474.80

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
8/31/23	00001	8/01/23 15	202308 310-51300-34000	MANAGEMENT FEES AUG23	*	3,333.33		
		8/01/23 15	202308 310-51300-35200	WEBSITE ADMIN AUG23	*	100.00		
		8/01/23 15	202308 310-51300-35100	INFORMATION TECH AUG23	*	150.00		
		8/01/23 15	202308 310-51300-51000	OFFICE SUPPLIES AUG23	*	.06		
		8/01/23 15	202308 310-51300-42000	POSTAGE AUG23	*	1.23		
							GOVERNMENTAL MANAGEMENT SERVICES-	3,584.62 000035
8/31/23	00003	8/04/23 119416	202307 310-51300-31500	GENERAL COUNSEL JUL23	*	2,794.23		
		8/04/23 119419	202307 310-51300-31500	CONVEYANCES JUL23	*	1,088.00		
							LATHAM, LUNA, EDEN & BEAUDINE LLP	3,882.23 000036
9/28/23	00001	9/01/23 16	202309 310-51300-34000	MANAGEMENT FEES SEP23	*	3,333.33		
		9/01/23 16	202309 310-51300-35200	WEBSITE ADMIN SEP23	*	100.00		
		9/01/23 16	202309 310-51300-35100	INFORMATION TECH SEP23	*	150.00		
		9/01/23 16	202309 310-51300-51000	OFFICE SUPPLIES SEP23	*	.09		
		9/01/23 16	202309 310-51300-42000	POSTAGE SEP23	*	1.90		
		9/01/23 16	202309 310-51300-42500	COPIES SEP23	*	4.05		
							GOVERNMENTAL MANAGEMENT SERVICES-	3,589.37 000037
9/28/23	00008	8/31/23 023072.0	202308 310-51300-31100	GENERAL ENGINEERING AUG23	*	721.08		
							MADDEN, MOORHEAD & STOKES LLC	721.08 000038
9/29/23	00009	9/29/23 09292023	202309 300-20700-10200	REIMB-HAMILTON INV#67670	*	8,697.50		
							LENNAR HOMES	8,697.50 000039
						TOTAL FOR BANK A	20,474.80	
						TOTAL FOR REGISTER	20,474.80	

KNIB KNIGHTSBRIDGE MBYINGTON

SECTION 2

Knightsbridge
Community Development District

Unaudited Financial Reporting
August 31, 2023



Table of Contents

1 Balance Sheet

2 General Fund

3 Capital Projects Fund

4 Month to Month

Knightsbridge
Community Development District
Combined Balance Sheet
August 31, 2023

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 14,852	\$ -	\$ 14,852
Due from Developer	\$ 2,081	\$ -	\$ 2,081
Total Assets	\$ 16,933	\$ -	\$ 16,933
Liabilities:			
Accounts Payable	\$ 11,561	\$ -	\$ 11,561
Total Liabilites	\$ 11,561	\$ -	\$ 11,561
Fund Balance:			
Restricted:			
Capital Projects	\$ -	\$ -	\$ -
Unassigned	\$ 5,372	\$ -	\$ 5,372
Total Fund Balances	\$ 5,372	\$ -	\$ 5,372
Total Liabilities & Fund Balance	\$ 16,933	\$ -	\$ 16,933

Knightsbridge
Community Development District

General Fund

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

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	Variance
Revenues:				
Developer Contributions	\$ 143,178	\$ 79,105	\$ 79,105	\$ -
Total Revenues	\$ 143,178	\$ 79,105	\$ 79,105	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 7,600	\$ 3,400
FICA Expenditures	\$ 918	\$ 842	\$ 581	\$ 260
Engineering	\$ 15,000	\$ 13,750	\$ 2,021	\$ 11,729
Attorney	\$ 25,000	\$ 22,917	\$ 16,074	\$ 6,842
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 36,667	\$ 36,667	\$ 0
Information Technology	\$ 1,800	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 1,200	\$ 1,100	\$ 2,650	\$ (1,550)
Telephone	\$ 300	\$ 275	\$ -	\$ 275
Postage & Delivery	\$ 1,000	\$ 917	\$ 177	\$ 740
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 917	\$ 133	\$ 783
Legal Advertising	\$ 15,000	\$ 9,419	\$ 9,419	\$ -
Other Current Charges	\$ 5,000	\$ 4,583	\$ 146	\$ 4,437
Office Supplies	\$ 625	\$ 573	\$ 3	\$ 570
Travel Per Diem	\$ 660	\$ 605	\$ -	\$ 605
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 143,178	\$ 110,389	\$ 82,297	\$ 28,092
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (3,192)	
Fund Balance - Beginning	\$ -		\$ 8,563	
Fund Balance - Ending	\$ -		\$ 5,372	

Knightsbridge
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2023

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	Variance
Revenues:				
Developer Advancements	\$ -	\$ -	\$ 11,280	\$ 11,280
Total Revenues	\$ -	\$ -	\$ 11,280	\$ 11,280
Expenditures:				
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 11,280	\$ (11,280)
Total Expenditures	\$ -	\$ -	\$ 11,280	\$ (11,280)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -

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	\$ 12,705	\$ -	\$ 79,105
Total Revenues	\$ 9,896	\$ 6,287	\$ 13,835	\$ 5,309	\$ 4,678	\$ 5,146	\$ 5,205	\$ 6,036	\$ 4,039	\$ 5,968	\$ 12,705	\$ -	\$ 79,105
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ -	\$ 1,600	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 7,600
FICA Expenditures	\$ -	\$ 122	\$ 77	\$ 77	\$ -	\$ 77	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ 581
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300	\$ -	\$ -	\$ -	\$ -	\$ 721	\$ -	\$ 2,021
Attorney	\$ 1,855	\$ 2,308	\$ 1,100	\$ 64	\$ 371	\$ 301	\$ 1,376	\$ 448	\$ 2,381	\$ 3,882	\$ 1,989	\$ -	\$ 16,074
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	\$ 3,333	\$ -	\$ 36,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,650
Website Maintenance	\$ -	\$ 1,750	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 2,650
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ 4	\$ 71	\$ 66	\$ 18	\$ 5	\$ 5	\$ 0	\$ 4	\$ 4	\$ 1	\$ -	\$ 177
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	\$ 38	\$ -	\$ 146
Office Supplies	\$ -	\$ 0	\$ 0	\$ 1	\$ 0	\$ 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	\$ 7,410	\$ -	\$ 82,297
Excess Revenues (Expenditures)	\$ (1,319)	\$ (7,555)	\$ 7,930	\$ 474	\$ 706	\$ (1,166)	\$ (852)	\$ 2,005	\$ (3,010)	\$ (5,701)	\$ 5,296	\$ -	\$ (3,192)

SECTION 3

Knightsbridge
Community Development District

FY23 Funding Request #16
September 14, 2023

Bill to: Lennar

General Fund
FY2023

1	Governmental Management Services - CF		
	Invoice # 16 - Management Fees - September 2023	\$	3,589.37
2	Madden, Moorhead & Stokes LLC		
	Invoice # 023072.000-1 - General Engineering - August 2023	\$	721.08
3	Supervisor Fees - Board of Supervisors Meeting 09/11/23		
	Adam Morgan	\$	215.30
	Rob Bonin	\$	215.30
	Steve Greene	\$	215.30
	Nicole Henley	\$	215.30
	Harry Kaplan	\$	215.30

Total: \$ **5,386.95**

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 #:** 16**Invoice Date:** 9/1/23**Due Date:** 9/1/23**Case:****P.O. Number:****Bill To:**Knightsbridge CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - September 2023		3,333.33	3,333.33
Website Administration - September 2023		100.00	100.00
Information Technology - September 2023		150.00	150.00
Office Supplies		0.09	0.09
Postage		1.90	1.90
Copies		4.05	4.05
Total			\$3,589.37
Payments/Credits			\$0.00
Balance Due			\$3,589.37

Received 9/8/23



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

Madden, Moorhead & Stokes, LLC
 431 East Horatio Avenue
 Suite 260
 Maitland, FL 32751

August 31, 2023

Invoice No: 023072.000 - 1

Governmental Management Services- Central FL, LLC
 ATTN: Knightsbridge CDD
 219 East Livingston Street
 Orlando, FL 32801

Project 023072.000 Knightsbridge CDD O&M
 Basis of Billing: Per letter of agreement signed by Adam Morgan on 2/24/23.

Invoice Period: July 30, 2023 - August 26, 2023

Billing Phase	Contract Amount	Percent Complete	Billed To Date	Previous Fee Billing	Current Billed
Administration	12,000.00	6.00	720.00	0.00	720.00
Reimburse Expense	0.00	0.00	.90	.90	0.00
Total Fee	12,000.00		720.90	.90	720.00
Total Fee					720.00
Reimbursable Expenses					
Copies					.90
Total Reimbursables					.90
Other Fees					
Admin Fee					.18
Total Other Fees					.18
Total this Invoice					\$721.08

Authorized By:

DAVID REID

Received 9/13/23

Unbilled Detail

Wednesday, September 6, 2023
3:51:56 PM

Madden, Moorhead, & Stokes, LLC

As of 8/31/2023

Billing Status	Date	Labor Code /Account	Employee/ Reference	Description	Hours/ Units	Billing Rate	Billing Amount
Project Number: 023072.000 Knightsbridge CDD O&M							
Phase Number: 1 Administration							
Labor:							
B	7/1/2023	16305	25	PORPORA, AMANDA	2.00	100.00	200.00
Knightsbridge CDD cost estimate for lift station conveyance. Hamilton Job #53509.0018							
B	7/1/2023	16305	25	PORPORA, AMANDA	.50	100.00	50.00
Knightsbridge CDD cost estimate for lift station conveyance. Hamilton Job #53509.0018							
B	7/8/2023	16305	25	PORPORA, AMANDA	1.00	100.00	100.00
Knightsbridge lift station cost estimate; Project # 53509.0018							
B	7/15/2023	16305	25	PORPORA, AMANDA	1.00	100.00	100.00
Knightsbridge CDD cost estimate							
Project #53509.0018							
B	8/12/2023	16305	25	PORPORA, AMANDA	.50	100.00	50.00
CDD meeting							
B	7/15/2023	02305	20	REID, DAVID	1.00	210.00	210.00
Knightsbridge CDD - LS cost certification							
					Total Billable Labor	6.00	710.00
					Total Labor	6.00	710.00
					Total for 1	6.00	710.00
Phase Number: 99 Reimburse Expenses							
Units:							
B	8/26/2023	0001	0000027	B/W COPIES 8TH PERIOD 2023	2.00	.15	.30
B	8/26/2023	0002	0000027	COLOR COPIES 8TH PERIOD 2023	2.00	.30	.60
					Total Billable Units	4.00	.90
					Total Units	4.00	.90
					Total for 99	4.00	.90
					Total for 023072.000	10.00	710.90

Final Totals

10.00

710.90

Report Summary (Billing):

	Hours	Labor	Consultants:	Expenses:	Units:
Billable	6.00	710.00			.90
Held					
Written-off					
Total	6.00	710.00			.90

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Knightsbridge CDD

Board Meeting Date: September 11, 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

9/11/23
Date

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

Received 9/12/23

Knightsbridge
Community Development District

FY23 Funding Request #17
September 21, 2023

Bill to: Lennar

	General Fund FY2023	General Fund FY2024
1 EGIS Insurance & Risk Advisors, LLC		
Invoice # 19214 - FY2024 Insurance Policy		\$ 5,200.00
2 Latham, Luna, Eden & Beaudine LLP		
Invoice # 120302 - General Counsel - August 2023	\$ 1,189.46	
Invoice # 120305 - Conveyances - August 2023	\$ 800.00	
	\$ 1,989.46	\$ 5,200.00
<hr/>		
	Total:	\$ 7,189.46

Please make check payable to:

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



INVOICE

Customer	Knightsbridge Community Development District
Acct #	1263
Date	08/29/2023
Customer Service	Kristina Rudez
Page	1 of 1

Knightsbridge Community Development District
 c/o Government Management Services, LLC
 219 E Livingston St
 Orlando, FL 32801

Payment Information	
Invoice Summary	\$ 5,200.00
Payment Amount	
Payment for:	Invoice#19214
	100123950

Thank You

Please detach and return with payment



Customer: Knightsbridge Community Development District

Invoice	Effective	Transaction	Description	Amount
19214	10/01/2023	Renew policy	Policy #100123950 10/01/2023-10/01/2024 Florida Insurance Alliance General Liability - Renew policy Due Date: 8/29/2023	5,200.00

Received 9/15/23

Total	
\$	5,200.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	sclimer@egisadvisors.com	08/29/2023
Atlanta, GA 30374-8555		



LATHAM, LUNA,
EDEN & BEAUDIN,
LLP

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

September 5, 2023

Invoice #: 120302
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:

Date	Code	Description	Hours	Amount
8/7/2023	KET	Review of Agenda items in preparation of attendance at Board of Supervisors meeting. Attended Board of Supervisors meeting.	0.70	\$224.00
8/9/2023	KET	Preparation of task list.	0.20	\$64.00
8/11/2023	KET	Receipt and review of email correspondence from Lennar and Duke regarding Easement signed by Assistant Secretary and sent email correspondence to Lennar regarding same.	0.50	\$160.00
8/24/2023	KET	Review of email correspondence from counsel for the City of Kissimmee regarding staff approval on Interlocal Agreement for Golden Knight Blvd. and City Council review. Updated the Agreement to reflect effective date and responded to the City on plan for approval on same. Email correspondence to GMS and Chairman regarding execution of same.	0.70	\$224.00
8/28/2023	KET	Review of email correspondence from the City of Kissimmee regarding the Consent Agenda for the Interlocal Agreement related to Golden Knight Boulevard and updated Agreement to correct typographical error. Discussion of the Interlocal Agreement with the District Manager. Circulated executed version to the City.	1.00	\$320.00
8/29/2023	KET	Email correspondence with Lennar regarding Interlocal Agreement with the City of Kissimmee regarding Golden Knight Boulevard. Email correspondence to GMS regarding inclusion of item in upcoming Agenda.	0.50	\$160.00
8/31/2023	KET	Email correspondence with City of Kissimmee regarding confirmation of Interlocal Agreement for Golden Knight Blvd. on Consent Agenda.	0.10	\$32.00
Total Professional Services:			3.70	\$1,184.00

For Disbursements Incurred:

8/7/2023		Payment disbursement sent to Kristen E. Trucco for Travel to and from Board Meeting on 08.07.2023.		\$5.46
Total Disbursements Incurred:				\$5.46

Total	\$1,189.46
Previous Balance	\$2,794.23
	pd 8/31/23 ck36

Payments & Credits

Date	Type	Notes	Amount
		Payments & Credits	\$0.00
		Total Due	\$3,983.69 \$1,189.46

Received 9/14/23



LATHAM, LUNA,
EDEN & BLAUDERSTHAL
LLP

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

September 5, 2023

Invoice #: 120305
Federal ID #:59-3366512

Knightsbridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-004 Conveyances/Requisitions

For Professional Services Rendered:

8/4/2023	KET	Assisted with recording the deeds and LLC affidavit for the Tract X plat's lift station conveyance to Tohopekaliga Water Authority. Assisted with closing calculations and disbursements for finalization of same. Email correspondence to Tohopekaliga Water Authority regarding same. Email correspondence to Fidelity to request policy issuance for same.	2.30	\$736.00
8/7/2023	KET	Sent follow-up email correspondence to Lennar and the District Engineer to request survey and termination of a Notice of Commencement for the conveyance of the Phase 1 lift station to Tohopekaliga Water Authority.	0.20	\$64.00
Total Professional Services:			2.50	\$800.00

Total	\$800.00	
Previous Balance	\$1,088.00	pd 8/31/23
Total Due	\$1,088.00	ck36
	\$800.00	

Received 9/14/23