

*Knightsbridge
Community Development District*

Agenda

December 18, 2023

AGENDA

Knightsbridge

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

REVISED AGENDA

December 11, 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, December 18, 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.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the November 20, 2023 Meeting
4. Financing Matters
 - A. Consideration of Engineer's Report
 - B. Consideration of Amended and Restated Master Assessment Methodology Report
 - C. Consideration of Resolution 2024-02 Declaring Special Assessments
 - D. Consideration of Resolution 2024-03 Setting a Public Hearing for Special Assessments
5. **Consideration of Agreement for Underwriter Services & Rule G-17 Disclosure with FMSBonds, Inc. - Added**
6. Consideration of Landscape Maintenance Proposal from Frank Polly Sod
7. Staff Reports
 - A. Attorney
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
8. Other Business
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, November 20, 2023 at 10:00 a.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
Nicole Henley	Assistant Secretary
Josmin Martinez	Assistant Secretary

Also present were:

George Flint	District Manager
Katie Costa	Assistant Treasurer
Amanda Udstad	Hamilton Engineering & Surveying

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. There were four Board members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Only Board and staff are present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Harry Kaplan and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2024

Mr. Flint: Is there a motion to accept his resignation?

Mr. Flint: Anytime there is a vacancy created during a term of office, the remaining Board members appoint the individual to fulfill that term. This seat has a term ending November of 2024. Are there any nominations to replace Harry Kaplan?

Mr. Morgan: I would like to nominate Josmin Martinez.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the Acceptance of Resignation of Harry Kaplan, was approved.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, Appointing Josmin Martinez to the Board of Supervisors, was approved.

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint: I will administer the Oath of Office to Josmin.

Ms. Trucco: CDD Board of Supervisors are considered locally elected government officials in the State of Florida which means you are subject to the Sunshine Law, public records laws, and certain ethics laws for public officials. Sunshine Law is you can't speak with another Supervisor outside the Board meetings about CDD business or about an item upon which foreseeable action will be taken by this Board. These meetings have three requirements under Florida Law, must be open to the public, reasonable notice of the meeting must be given and that is done in a public advertisement in the newspaper and minutes of the meeting must be taken and properly reported. You are also subject to public records law which means all documents, emails, photographs, maps, etc. is subject to inspection by the public so you are required to retain any documents related to the CDD Board in the statutory required period of time that is under retention schedule which I will provide a link for and how long you need to retain that for and the process of disposing of that document. There are various ethics laws. You cannot vote on a matter which would result in a special interest to you, family member, your principle which means your employer or business associate. If you ever have questions, you can reach out to myself.

Mr. Flint: Form 1 needs to be filed within 30 days of today with the Supervisor of Elections in the county that you live in and annually will get filed by July 1st. It can be emailed. As a Board member you will be compensated \$200 a meeting.

C. Consideration of Resolution 2024-01 Designating an Assistant Secretary

Mr. Flint: Harry was an Assistant Secretary, to the extent you want to make Josmin an Assistant Secretary you can approve this resolution.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, Resolution 2024-01 Designating Josmin Martinez as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 16, 2023 Meeting

Mr. Flint: You have the minutes from October 16, 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 October 16, 2023 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with the Osceola County Property Appraiser

Mr. Flint: Any questions on the Data Sharing and Usage Agreement? Hearing none.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the Data Sharing and Usage Agreement with the Osceola County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: We are trying to move forward with the lift station conveyance. We are nearing the finish line and trying to get the water movement agreement. This is the last thing holding us up right now.

Mr. Bonin: Do we have all other matters related to conveyance are agreed upon or approved by Toho's counsel?

Mr. Trucco: They sent final comments and I satisfied all of them so I am not aware of anything else that is outstanding outside of that water movement agreement.

B. Engineer

Mr. Flint: Anything from the engineer?

Ms. Udstad: I don't have anything today.

Mr. Bonin: I don't know if there is a turn over of the ponds yet.

Mr. Morgan: I mowed and treated them a week and a half ago. The city wanted them to be treated even though it discharges to our property. He insisted on getting the ponds treated so I had them mowed at the same time by Horizon. We need to figure out if the ponds have been turned over to the CDD for maintenance.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register. Any questions on the check register and if not, is there a motion to approve it?

Mr. Morgan: They all look good.

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. Are there any questions on those? Hearing none.

iii. Ratification of Funding Request #18

Mr. Flint: You have Funding Request #18 for \$120.60.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, Funding Request #18 for \$120.60, was ratified.

SEVENTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Any plats, conveyances, or permit transfers? If not, is there anything else the Board wants to discuss that is not on the agenda?

Mr. Morgan: We already did that.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Henley: I do have a question. In preparation in case there is not a meeting next month with the holidays, when I am on maternity leave, what needs to happen? Is there a temporary fill or can I join in through the phone?

Mr. Flint: You are welcome to call in if you are working and want to participate.

Ms. Henley: Do I need to do anything formal with you guys?

Mr. Morgan: No.

NINTH 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



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ORLANDO OFFICE
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Knightsbridge

Community Development District

Engineer's Report

October 3, 2022

Prepared For:

**The Board of Supervisors
Knightsbridge Community Development District
City of Kissimmee, Osceola County, Florida**

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Knightsbridge Community Development District Engineer's Report

1.0 Introduction

Knightsbridge (the "Development") is a 114.62 acres single-family residential development located within the City of Kissimmee, Florida. It is located on the north side of Sunrail Old State Road No. 2 and on the southeast side of Poinciana Boulevard in Sections 35 and 36, Township 25 South, Range 28 East. The Development is accessed directly from Poinciana Boulevard.

The Development is being developed in 2 phases by Lennar Homes, LLC (the "Master Developer") and is approved for 351 single-family detached residential units. Table 1 on this page identifies the overall development program for the phased project as defined below.

The Knightsbridge Community Development District (the "District") has been established for the purposes of financing the acquisition and/or construction of certain public infrastructure necessary for funding and to support the orderly development of the District (see Exhibit 1). The District is intending to issue its Special Assessment Bonds, Series 2023 (the "Bonds"), to partially fund public infrastructure improvements for the first phase of the Development (the "Project").

2.0 Purpose

The purpose of this report is to generally describe the public infrastructure improvements that may be funded by the District in one or more series of the Bonds and provide an estimate of the engineer's opinion of probable costs for those improvements. Such improvements are necessary for the Development.

The total acreage contemplated for the District is 114.62 acres, and the boundaries are coterminous with the boundaries of the Development.

3.0 Land Use and Zoning

The Development is zoned Low Density Residential (LDR) with Short-Term Rental Planned Development (SRPUD). This zoning district allows for short-term rental development as a permitted use. Development standards are established by the SRPUD zoning designation (see Exhibit 3).

The Development will include 351 single-family detached units to be developed in two phases. A recreational amenity is anticipated to be constructed by the Master Developer to serve the Development. Such recreational amenity will be available for use only by the residents of the Development and is not part of the Project.

Table 1 on this page summarizes the phased development program and land use for the Development.

4.0 Existing Conditions

The Development is located on vacant lands with a portion of the site lying within the 100-yr flood plain in zones X and AE. The engineering design requires the developed area of the site be filled to remove it from the flood plain. Fill for the project will be obtained from the construction of on-site stormwater detention ponds. No costs of transporting the fill or use to or for the private lots will be funded by the District. Other areas of the site will be excavated to provide compensating storage to balance the fill placed within the flood prone areas. There are nine (9) on-site isolated wetlands that will be impacted by the Development. Adjacent preserved wetlands are not included in the District.

Table 1 – Development Program

Parcel	Land Use	Areas (acres)	Residential Single Family	Total Units
			50-ft	
Ph1	LDR	35.70	127	127
Ph2	LDR	78.92	224	224
Totals		114.62		351

LDR = Low Density Residential

5.0 Phase 1 Infrastructure Improvements

The District will finance with a portion of the net proceeds of the Bonds the construction and/or acquisition of certain public infrastructure improvements constituting Phase 1 of the Project. Some of the infrastructure financed by the District will be transferred to other local governments for ownership and maintenance as applicable pursuant to the service provided. This section of the report details the Phase 1 infrastructure improvements that may be financed and acquired and/or constructed by the District.

5.1 Site Work and Drainage

Grading and drainage improvements include grading necessary for constructing the roadways, drainage and utility systems, perimeter landscape buffers and excavating and grading stormwater management ponds. Individual lot grading will be funded by the Master Developer or other private funding sources.

5.2 Roadway Improvements

Offsite Roadways – Poinciana Boulevard

Offsite roadway improvements include the construction of Poinciana Boulevard intersection turn lane improvements to serve the Development. These improvements are required to construct the Development.

On-Site Public Roadways

The Development's main public roadway access will connect to Poinciana Boulevard on the north. Roadway improvements for Phase 1 consist of the construction of 2,500 LF of 4-lane entry roadway and 4,628 LF of 2-lane roadways. All internal roadways are planned to be public and will be constructed to the City of Kissimmee standards and specifications.

Public rights-of-way improvements funded by the District may consist of asphalt surface course, base, stabilization, curb and gutters, inlets and culverts, signing, striping, sidewalks and water and sewer utilities within the roadway rights-of-way or dedicated utility easements.

5.3 Stormwater Management

The primary stormwater management system includes the acquisition and/or construction of the stormwater management ponds, culverts, control structures, and outfall swales. The stormwater ponds include two (2) wet detention ponds constructed with the site improvements. Stormwater runoff will be

routed to the detention ponds for water quality treatment and peak storm attenuation. Discharge will be through permitted control structures and spreader swales.

5.4 Utilities

The Development is within the service area of the Toho Water Authority ("TWA") and the utilities will be designed to TWA standards. Upon clearance for use and acceptance by TWA, the District intends to convey these utilities to TWA for ownership, operation and maintenance.

The water main system includes mains, laterals, fittings, valves, and fire hydrants connecting to the existing 24-inch water main on the west side of Poinciana Boulevard.

The reclaimed water main system includes reclaimed water mains, laterals, fittings, valves, and service tees for irrigation of the landscaping along the roads. The reuse system will connect to an offsite 20-inch reuse main on Poinciana Boulevard. Individual lot services are not funded by the District.

The sanitary sewer system includes gravity sanitary sewer mains and manholes, as well as two (2) lift stations and the force mains necessary to connect to the existing 10-inch force main along Poinciana Boulevard (see Exhibit 3). Off-site force main improvements include approximately 2,400 LF of 8-inch PVC offsite force main improvements.

The Development is also within the service areas of Kissimmee Utility Authority (KUA), Spectrum, CenturyLink and TECO Peoples Gas. These utility providers will provide electric power, telephone, cable services and gas, respectively, to the District within the District roadway corridors and will be operated and maintained by such utility providers. Only the differential cost between overhead and underground construction of electric utilities may be financed by the District. Phone and cable utility costs will be funded by the Master Developer or by other private funding sources. Water and sewer impact fees are included in the Project costs which initially will be paid by the Master Developer on behalf of the District.

5.5 Landscaping and Hardscape

Landscaping includes landscaping within the Project's entry drive rights of way and perimeter buffers.

Entry features consisting of landscaping and hardscape will be constructed within the public access roadway and landscape parcels and will be financed by the District with a portion of the net proceeds from the Bonds.

6.0 Phase 2 Infrastructure Improvements

The District will finance with a portion of the net proceeds of the Bonds the construction and/or acquisition of certain public infrastructure improvements constituting phase 2 of the Project. Some of the infrastructure financed by the District will be transferred to other local governments for ownership and maintenance as applicable pursuant to the service provided. This section of the report details the infrastructure improvements that may be financed and acquired and/or constructed by the District.

6.1 Site Work and Drainage

Grading and drainage improvements include grading necessary for constructing the roadways, drainage and utility systems, perimeter landscape buffers and excavating and grading stormwater management ponds. Individual lot grading will be funded by the Master Developer or other private funding sources.

6.2 Roadway Improvements

On-Site Public Roadways

The Development's main public roadway access will connect to Poinciana Boulevard on the north. Roadway improvements for Phase 2 consist of the construction of 10,250 LF of 2-lane roadways. All internal roadways are planned to be public and will be constructed to the City of Kissimmee standards and specifications.

Public rights-of-way improvements funded by the District may consist of asphalt surface course, base, stabilization, curb and gutters, inlets and culverts, signing, striping, sidewalks and water and sewer utilities within the roadway rights-of-way or dedicated utility easements.

6.3 Stormwater Management

The primary stormwater management system includes the acquisition and/or construction of the stormwater management ponds, culverts, control structures, and outfall swales. The stormwater ponds include three (3) wet detention ponds constructed with the site improvements. Stormwater runoff will be routed to the detention ponds for water quality treatment and peak storm attenuation. Discharge will

be through permitted control structures and spreader swales.

6.4 Landscaping and Hardscape

Landscaping includes landscaping within the Project's entry drive rights of way and perimeter buffers.

Entry features consisting of landscaping and hardscape will be constructed within the public access roadway and landscape parcels and will be financed by the District with a portion of the net proceeds from the Bonds.

7.0 Estimate of Probable Construction Cost

Table 2 below summarizes the engineer's opinion of the estimate of the total probable construction costs for the District financed components of phase 2 of the Project.

These estimates are based on the engineer's understanding of the proposed development program and recent experience with construction costs in the vicinity. They are an opinion only. Future events may occur (including construction means, methods, and materials; changes in regulatory criteria; market demands and costs; development program changes; etc.) which could alter these estimates significantly.

The total estimated opinion of probable construction cost for the District-financed Phase 1 is \$9,546,190. The total estimated opinion of probable construction cost for the District-financed Phase 2 is \$12,917,806.

The total estimated opinion of probable cost for the Project is \$22,463,996. These costs are categorized in Table 2 on the following page.

Table 2 Estimate of Total Probable Costs				
Item	Description	Phase 1	Phase 2	Total Estimated Budget
1	Earthwork, Survey, Stormwater Ponds & Erosion Control	\$555,400	\$1,276,800	\$1,832,200
2	CDD Local Roads ¹	\$1,157,000	\$2,562,500	\$3,719,500
3	Storm Drainage	\$1,333,500	\$2,620,800	\$3,954,300
4	Potable Water	\$596,900	\$1,120,000	\$1,716,900
5	Sanitary Sewer	\$762,000	\$1,478,400	\$2,240,400
6	Reclaimed Water	\$381,000	\$739,200	\$1,120,200
7	Landscaping, Irrigation, Sod for Ponds	\$180,200	\$72,000	\$252,200
8	Hardscape Features	\$250,000	\$0	\$250,000
9	Offsite Roadway and Utility Improvements	\$2,400,000	\$0	\$2,400,000
10	Prof Fees - Eng. Design, Permitting, Surveying, Testing & Inspection ²	\$317,500	\$560,000	\$877,500
11	Water and Sewer Utility Impact Fees ³	\$744,855	\$1,313,760	\$2,058,615
	Sub-Total	\$8,678,355	\$11,743,460	\$20,421,815
	Contingency	\$867,835	\$1,174,346	\$2,042,181
	Total	\$9,546,190	\$12,917,806	\$22,463,996

1. Roadway improvements will be open to the public and will be built in public rights-of-way.

2. Only fees relating to the District's Project are included.

3. Fees paid upfront to the TWA by the Master Developer on behalf of the District.

8.0 Ownership and Maintenance Authority

Table 3 below lists the Phase 1 and 2 Infrastructure and the future ownership and maintenance authorities.

Table 3 – Proposed District Infrastructure				
No.	Infrastructure	Financed By	Maintenance	Ownership
1	Stormwater Ponds	CDD	CDD	CDD
2	Stormwater Conveyance System	CDD	CDD	CDD
3	Utilities – Water, Reclaimed Water and Sanitary Sewer	CDD	TWA	TWA
4	Landscape Buffer Parcels and Irrigation	CDD	CDD	CDD
5	On-Site Public Roadways	CDD	CDD	CDD
6	Offsite Roadway – Poinciana Boulevard	CDD	Osceola County	Osceola County

9.0 Status of Permits and Approvals

Phase 1 of the Development has been permitted by the City of Kissimmee, the TWA, the Florida Department of Environmental Protection (FDP), and the South Florida Water Management District (SFWMD). All permits/approvals necessary for construction of Phase 1 have been obtained or are expected to be obtained in the ordinary course of development. All permits for maintenance will be obtained and transferred to the District or other public agencies. Phase 2 of the Development is being designed and permitted. All permits/approvals necessary for construction of Phase 2 are expected to be obtained in the ordinary course of development.

10.0 Conclusion and Engineer's Opinion

It is our opinion that the costs to complete the District's infrastructure improvements for the Project as described in this report are reasonable and that these infrastructure improvements will benefit and add value to the lands within the District in excess of the costs of such improvements, and these infrastructure costs are for public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of probable cost of the listed improvements is only an estimate and not a guaranteed maximum price and is only for those District funded portions of the Project. It is not intended as an estimate of the total cost to construct

all private and public improvements for the planned project. The estimated cost is based on contract prices and current construction costs for similar public work in Osceola County as may be applied to the Project. Due to material cost fluctuations and differences in contractor bids at the time the Project may be constructed, the final cost may be more or less than this estimate. Changes in the scope of work or final construction plans may also result in changes to the estimated construction cost.

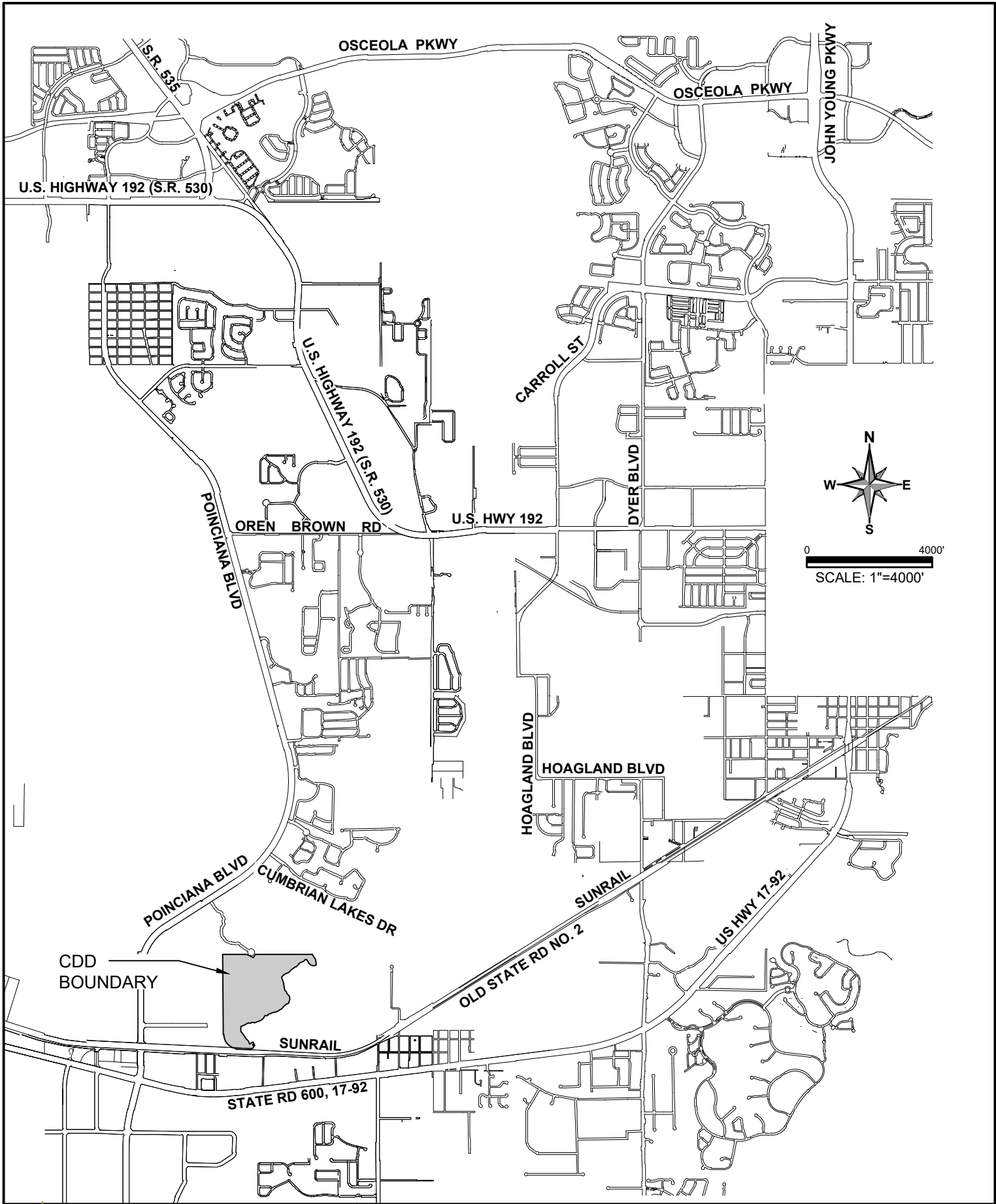
All real property interests and infrastructure improvements purchased by the District will be the lower of actual cost or fair market value.

All public improvements described herein and financed by the District will be on land owned by the District or other unit of local government or for which the District or other unit of local government has a perpetual easement.

As long as the development within the Development remains consistent with the approved construction plans, it is my opinion that the proposed infrastructure improvements can be completed within the estimate of probable cost for those portions of the Project funded by the District.



David A. Reid, PE
Florida PE License #38794
Hamilton Engineering & Surveying, LLC. Eng.
Business Certificate of Authorization No. 8474



HAMILTON

ENGINEERING & SURVEYING, LLC.

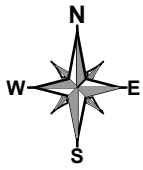
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TEL: 407.362.5929

VICINITY MAP				
KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT				
SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	EXHIBIT
35, 36-25S-28E	53509.0018	JV	27/07/2022	1

L:\3509 Lennar Homes, LLO0018 Knightsbridge CDD Pellicani\ENGR01 CDD Pellicani\DWGs\Preliminary\Exhibit 1 Location Map.dwg (11/8/5) JohnV Jul 28, 2022 - 12:51pm



0 1200'
SCALE: 1"=1200'

POINCIANA BLVD

EAGLE PEAK DR

SOARING EAGLE LN

PREY CT

FALCON AVE

EAGLE POINTE S.

EAGLE POINTE S.

DECLARATION DR

HEMINGWAY HOUSE ST

LIBERTY HALL DR

WINDING WILLOW CT

CUMBRIAN LAKES DR

CUMBRIAN LAKES DR

114.62
ACRES

POINCIANA BLVD

S RAIL CIR

SUNRAIL

OLD STATE RD NO. 2

STATE RD 600, 17-92

AVENUE 'B'

POINCIANA BLVD

LOUIS DR

ANN DR

ALBERT DR

JUDITH DR

DELORES RD

ALEXANDER ST

REDWINE ST

MARSH RD

US HWY 17-92



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TEL: 407.362.5929

MAP OF DISTRICT BOUNDARY KNIGHTSBRIDGE PHASE 1

SEC TWP RGE
35, 36-25S-28E

JOB NUMBER
53509.0018

DRAWN BY
JV

DATE
27/07/2022

EXHIBIT
2

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING A PORTION OF LAND SITUATED WITHIN SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 28 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF POINCIANA OFFICE AND INDUSTRIAL PARK, SECTION B, AS RECORDED IN PLAT BOOK 3, PAGES 236 - 238, THENCE SOUTH 00°23'35" EAST, ALONG THE EAST LINE OF SAID POINCIANA OFFICE AND INDUSTRIAL PARK, SECTION B, A DISTANCE OF 53.80 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, NORTH 89°46'24" EAST A DISTANCE OF 753.97 FEET; THENCE SOUTH 62°09'48" EAST A DISTANCE OF 238.27 FEET; THENCE NORTH 34°11'40" EAST, A DISTANCE OF 115.03 FEET; THENCE NORTH 47°12'32" EAST, A DISTANCE OF 25.38 FEET; THENCE NORTH 89°48'21" EAST, A DISTANCE OF 1804.32' FEET; THENCE SOUTH 37°56'07" EAST, A DISTANCE OF 61.89 FEET; THENCE SOUTH 27°08'34" EAST, A DISTANCE OF 143.07 FEET; THENCE SOUTH 16°24'16" EAST, A DISTANCE OF 110.06 FEET; THENCE SOUTH 07°46'12" WEST, A DISTANCE OF 68.95 FEET; THENCE SOUTH 59°03'22" WEST, A DISTANCE OF 54.32 FEET; THENCE NORTH 85°55'10" WEST, A DISTANCE OF 43.62 FEET; THENCE NORTH 74°45'52" WEST, A DISTANCE OF 70.87 FEET; THENCE NORTH 47°30'56" WEST, A DISTANCE OF 101.15 FEET; THENCE NORTH 27°55'09" WEST, A DISTANCE OF 59.74 FEET; THENCE NORTH 33°42'52" WEST, A DISTANCE OF 44.80 FEET; THENCE NORTH 45°01'34" WEST, A DISTANCE OF 26.36 FEET; THENCE SOUTH 89°59'54" WEST, A DISTANCE OF 34.19 FEET; THENCE SOUTH 53°52'22" WEST, A DISTANCE OF 77.65 FEET; THENCE SOUTH 61°55'24" WEST, A DISTANCE OF 140.25 FEET; THENCE SOUTH 40°37'26" WEST, A DISTANCE OF 57.28 FEET; THENCE SOUTH 33°42'40" WEST, A DISTANCE OF 44.80 FEET; THENCE SOUTH 51°51'54" WEST, A DISTANCE OF 55.32 FEET; THENCE SOUTH 76°46'08" WEST, A DISTANCE OF 54.27 FEET; THENCE SOUTH 45°01'22" WEST, A DISTANCE OF 43.93 FEET; THENCE SOUTH 55°38'27" WEST, A DISTANCE OF 71.53 FEET; THENCE SOUTH 40°50'16" WEST, A DISTANCE OF 90.30 FEET; THENCE SOUTH 59°45'48" WEST, A DISTANCE OF 43.17 FEET; THENCE SOUTH 59°57'04" WEST, A DISTANCE OF 68.22 FEET; THENCE SOUTH 74°03'57" WEST, A DISTANCE OF 45.25 FEET; THENCE SOUTH 51°01'53" WEST, A DISTANCE OF 83.94 FEET; THENCE SOUTH 53°38'15" WEST, A DISTANCE OF 73.33 FEET; THENCE SOUTH 09°47'32" EAST, A DISTANCE OF 91.38 FEET; THENCE SOUTH 26°35'11" EAST, A DISTANCE OF 111.11 FEET; THENCE SOUTH 08°09'24" EAST, A DISTANCE OF 146.02 FEET; THENCE SOUTH 08°58'55" EAST, A DISTANCE OF 91.41 FEET; THENCE SOUTH 36°03'09" EAST, A DISTANCE OF 64.65 FEET; THENCE SOUTH 37°35'38" EAST, A DISTANCE OF 77.96 FEET; THENCE SOUTH 36°16'44" EAST, A DISTANCE OF 88.42 FEET; THENCE SOUTH 24°47'44" EAST, A DISTANCE OF 68.05 FEE; THENCE SOUTH 00°00'06" EAST, A DISTANCE OF 47.52 FEET; THENCE SOUTH 17°21'59" WEST, A DISTANCE OF 79.67 FEET; SOUTH 23°58'45" WEST, A DISTANCE OF 46.81 FEET; THENCE SOUTH 56°19'51" WEST, A DISTANCE OF 68.58 FEET; THENCE SOUTH 53°09'07" WEST, A DISTANCE OF 95.09 FEET; THENCE SOUTH 46°52'13" WEST, A DISTANCE OF 104.27 FEET; THENCE SOUTH 53°09'07" WEST, A DISTANCE OF 71.32 FEET; THENCE SOUTH 66°03'15" WEST, A DISTANCE OF 46.84 FEET; THENCE SOUTH 59°45'48" WEST, A DISTANCE OF 66.06 FEET; THENCE SOUTH 69°27'30" WEST, A DISTANCE OF 162.53 FEET; THENCE SOUTH 70°21'36" WEST, A DISTANCE OF 141.40 FEET; THENCE SOUTH 39°39'01" WEST, A DISTANCE OF 30.64 FEET; THENCE SOUTH 77°58'40" WEST, A DISTANCE OF 50.14 FEET; THENCE NORTH 50°55'55" WEST, A DISTANCE OF 33.14 FEET; THENCE SOUTH 09°28'07" WEST, A DISTANCE OF 34.20 FEET; THENCE SOUTH 30°23'56" WEST, A DISTANCE OF 81.02 FEET; THENCE SOUTH 60°00'34" WEST, A DISTANCE OF 107.67 FEET; THENCE SOUTH 68°37'35" WEST, A DISTANCE OF 103.60 FEET; THENCE SOUTH 73°03'33" WEST, A DISTANCE OF 111.23 FEET; THENCE NORTH 85°31'15" WEST, A DISTANCE OF 82.25 FEET; THENCE SOUTH 71°10'30" WEST, A DISTANCE OF 72.20 FEET; THENCE NORTH 86°08'22" WEST, A DISTANCE OF 59.63 FEET; THENCE SOUTH 62°31'10" WEST, A DISTANCE OF 142.63 FEET; THENCE SOUTH 72°11'37" WEST, A DISTANCE OF 66.88 FEET; THENCE SOUTH 58°38'04" WEST, A DISTANCE OF 46.37 FEET; THENCE SOUTH 00°23'32" EAST, A DISTANCE OF 157.48 FEET; THENCE SOUTH 41°45'05" EAST, A DISTANCE OF 62.70 FEET; THENCE SOUTH 35°01'18" EAST, A DISTANCE OF 211.27 FEET; THENCE SOUTH 43°50'51" EAST, A DISTANCE OF 112.87 FEET; THENCE SOUTH 16°03'03" EAST, A DISTANCE OF 104.34 FEET; THENCE NORTH 57°49'44" EAST, A DISTANCE OF 105.16 FEET; THENCE NORTH 87°11'13" EAST, A DISTANCE OF 37.98 FEET; THENCE SOUTH 10°59'14" EAST, A DISTANCE OF 65.91 FEET; THENCE SOUTH 07°50'25" WEST, A DISTANCE OF 109.61 FEET; THENCE SOUTH 59°40'41" WEST, A DISTANCE OF 74.76 FEET; THENCE SOUTH 00°13'34" WEST, A DISTANCE OF 31.51 FEET; THENCE NORTH 87°08'54" WEST, A DISTANCE OF 459.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 453.34 FEET, CHORD BEARING OF NORTH 43°46'14" WEST AND A CHORD LENGTH OF 622.71 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°45'19" FOR A DISTANCE OF 686.43 FEET TO THE POINT OF TANGENCY AND A POINT ON SAID EAST LINE OF POINCIANA OFFICE AND INDUSTRIAL PARK, SECTION B; THENCE RUN NORTH 00°23'35" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 2551.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN OSCEOLA COUNTY, FLORIDA AND CONTAINS 114.62 ACRES MORE OR LESS.



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431 E HORATIO AVE.
STE 260
MAITLAND, FL 32751
TEL: 407.362.5929

LEGAL DESCRIPTION

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RGE
35, 36-25S-28E

JOB NUMBER
53509.0018

DRAWN BY
JV

DATE
27/07/2022

EXHIBIT
2A

LEGAL DESCRIPTION

KNIGHTSBRIDGE PHASE 1 LESS RIGHT OF WAY

A PORTION OF LAND SITUATED WITHIN SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, PAGE 28 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF POINCIANA OFFICE AND INDUSTRIAL PARK 1, SECTION B, AS RECORDED IN PLAT BOOK 3, PAGES 236 - 238, THENCE SOUTH 00°23'35" EAST ALONG THE EAST LINE OF SAID POINCIANA OFFICE AND INDUSTRIAL PARK 1, SECTION B, FOR A DISTANCE OF 53.80 FEET TO THE POINT OF BEGINNING; THENCE N 89°46'24" E, FOR A DISTANCE OF 753.97 FEET; THENCE, S 62°09'48" E, FOR A DISTANCE OF 238.27 FEET; THENCE S 51°21'13" E, FOR A DISTANCE OF 44.08 FEET; THENCE S 39°18'16" E, FOR A DISTANCE OF 44.08 FEET; THENCE S 27°21'43" E, FOR A DISTANCE OF 43.30 FEET; THENCE S 15°31'45" E, FOR A DISTANCE OF 43.28 FEET; THENCE S 04°07'42" E FOR, A DISTANCE OF 44.92 FEET; THENCE S 01°20'10" E, FOR A DISTANCE OF 156.93 FEET; THENCE S 88°39'50" W, FOR A DISTANCE OF 51.33 FEET; THENCE S 06°03'14" W, FOR A DISTANCE OF 102.98 FEET; THENCE S 00°53'43" E, FOR A DISTANCE OF 100.91 FEET; THENCE S 86°54'23" E, FOR A DISTANCE OF 65.54 FEET; THENCE S 01°20'10" E, FOR A DISTANCE OF 219.90 FEET; THENCE S 88°39'50" W, FOR A DISTANCE OF 7.55 FEET; THENCE S 62°48'10" W, FOR A DISTANCE OF 60.86 FEET; THENCE S 50°41'17" W, FOR A DISTANCE OF 33.25 FEET; THENCE S 01°10'33" E, FOR A DISTANCE OF 59.64 FEET; THENCE S 39°39'44" E, FOR A DISTANCE OF 65.14 FEET; THENCE S 61°18'30" E, FOR A DISTANCE OF 21.46 FEET; THENCE S 28°41'30" W, FOR A DISTANCE OF 3.69 FEET; THENCE S 61°18'30" E, FOR A DISTANCE OF 150.00 FEET; THENCE S 28°41'30" W, FOR A DISTANCE OF 20.00 FEET; THENCE N 61°18'30" W, FOR A DISTANCE OF 150.00 FEET; THENCE S 28°41'30" W, FOR A DISTANCE OF 52.02 FEET; THENCE S 29°03'57" W, FOR A DISTANCE OF 61.71 FEET; THENCE S 35°06'20" W, FOR A DISTANCE OF 46.50 FEET; THENCE S 42°30'40" W, FOR A DISTANCE OF 46.50 FEET; THENCE S 48°35'13" W, FOR A DISTANCE OF 50.02 FEET; THENCE S 45°13'18" W, FOR A DISTANCE OF 58.71 FEET; THENCE S 39°55'07" W, FOR A DISTANCE OF 59.73 FEET; THENCE S 34°03'19" W, FOR A DISTANCE OF 57.34 FEET; THENCE S 60°08'51" E, FOR A DISTANCE OF 311.05 FEET; THENCE N 29°51'09" E, FOR A DISTANCE OF 22.97 FEET; THENCE S 60°08'50" E, FOR A DISTANCE OF 37.00 FEET; THENCE S 29°51'09" W, FOR A DISTANCE OF 75.32 FEET; THENCE N 60°08'51" W, FOR A DISTANCE OF 37.00 FEET; THENCE N 29°51'09" E, FOR A DISTANCE OF 22.36 FEET; THENCE N 60°08'51" W, FOR A DISTANCE OF 312.17 FEET; THENCE S 29°55'07" W, FOR A DISTANCE OF 164.85 FEET; THENCE S 00°26'31" E, FOR A DISTANCE OF 107.65 FEET; THENCE S 78°52'06" W, FOR A DISTANCE OF 30.57 FEET; THENCE N 00°23'32" W, FOR A DISTANCE OF 114.93 FEET; THENCE S 89°34'37" W, FOR A DISTANCE OF 470.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 28.46 FEET, WITH A CHORD BEARING S 44°57'15" E, AND A CHORD DISTANCE OF 23.77 FEET; THENCE RUN SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 49°22'00", ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 24.52 FEET TO A POINT ON A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 49.88 FEET, WITH A CHORD BEARING S 07°40'17" E, AND A CHORD DISTANCE OF 98.79 FEET; THENCE RUN SOUTHERLY THROUGH A CENTRAL ANGLE OF 163°57'57", ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 142.74 FEET TO A POINT ON A NON TANGENT LINE; THENCE N 89°41'39" W, FOR A DISTANCE OF 51.73 FEET; THENCE N 00°25'23" W, FOR A DISTANCE OF 33.24 FEET; THENCE S 89°34'37" W FOR A DISTANCE OF 116.91 FEET; THENCE N 00°23'35" W, FOR A DISTANCE OF 1661.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35.70 ACRES MORE OR LESS.

LEGAL DESCRIPTION

KNIGHTSBRIDGE PHASE 2

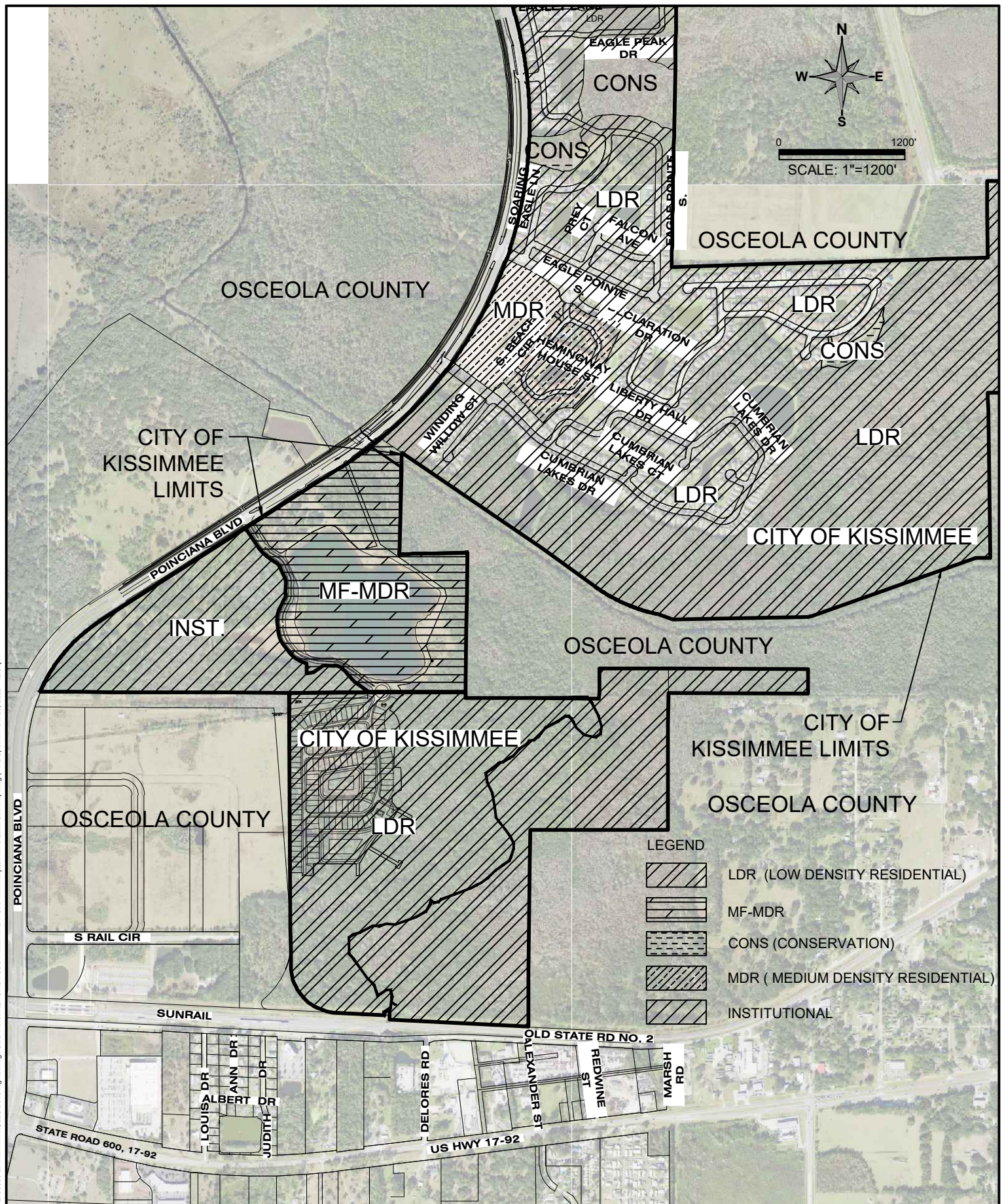
A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 28 EAST, AND SECTIONS 1 AND 2, TOWNSHIP 26 SOUTH, RANGE 28 EAST A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 6 AND 7, SECTION 36 TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, LYING WITHIN SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 28 EAST AND SECTIONS 1 AND 2, TOWNSHIP 26 SOUTH, RANGE 28 EAST, CITY OF KISSIMMEE, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF POINCIANA OFFICE AND INDUSTRIAL PARK I SECTION B, AS RECORDED IN PLAT BOOK 3, PAGE 236 THROUGH 238, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID PLAT RUN SOUTH 00°23'35" EAST A DISTANCE OF 1715.54 FEET TO THE POINT OF BEGINNING, BEING A POINT ON SAID EAST LINE; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°34'37" EAST A DISTANCE OF 116.91 FEET; THENCE RUN SOUTH 00°25'23" EAST A DISTANCE OF 33.24 FEET; THENCE RUN SOUTH 89°41'39" EAST A DISTANCE OF 51.73 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.88 FEET, A CENTRAL ANGLE OF 163°57'57", AND A CHORD DISTANCE OF 98.78 FEET WHICH BEARS NORTH 07°40'17" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 142.74 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 28.46 FEET, A CENTRAL ANGLE OF 49°22'00", AND A CHORD DISTANCE OF 23.77 FEET WHICH BEARS NORTH 44°57'15" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 24.52 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 89°34'37" EAST A DISTANCE OF 470.73 FEET; THENCE RUN SOUTH 00°23'32" EAST A DISTANCE OF 114.93 FEET; THENCE RUN NORTH 78°52'06" EAST A DISTANCE OF 30.57 FEET; THENCE RUN NORTH 00°26'31" WEST A DISTANCE OF 107.65 FEET; THENCE RUN NORTH 29°55'07" EAST A DISTANCE OF 164.85 FEET; THENCE RUN SOUTH 60°08'51" EAST A DISTANCE OF 312.17 FEET; THENCE RUN SOUTH 29°51'09" WEST A DISTANCE OF 22.36 FEET; THENCE RUN SOUTH 60°08'51" EAST A DISTANCE OF 37.00 FEET; THENCE RUN NORTH 29°51'09" EAST A DISTANCE OF 75.32 FEET; THENCE RUN NORTH 60°08'50" WEST A DISTANCE OF 37.00 FEET; THENCE RUN SOUTH 29°51'09" WEST A DISTANCE OF 22.97 FEET; THENCE RUN NORTH 60°08'51" WEST A DISTANCE OF 311.05 FEET; THENCE RUN NORTH 34°03'19" EAST A DISTANCE OF 57.34 FEET; THENCE RUN NORTH 39°55'07" EAST A DISTANCE OF 59.73 FEET; THENCE RUN NORTH 45°13'18" EAST A DISTANCE OF 58.71 FEET; THENCE RUN NORTH 48°35'13" EAST A DISTANCE OF 50.02 FEET; THENCE RUN NORTH 42°30'40" EAST A DISTANCE OF 46.50 FEET; THENCE RUN NORTH 35°06'20" EAST A DISTANCE OF 46.50 FEET THENCE RUN NORTH 29°03'57" EAST A DISTANCE OF 61.71 FEET; THENCE RUN NORTH 28°41'30" EAST A DISTANCE OF 52.02 FEET; THENCE RUN SOUTH 61°18'30" EAST A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 28°41'30" EAST A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 61°18'30" WEST A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 28°41'30" EAST A DISTANCE OF 3.69 FEET; THENCE RUN NORTH 61°18'30" WEST A DISTANCE OF 21.46 FEET; THENCE RUN NORTH 39°39'44" WEST A DISTANCE OF 65.14 FEET; THENCE RUN NORTH 01°10'33" WEST A DISTANCE OF 59.64 FEET; THENCE RUN NORTH 50°41'17" EAST A DISTANCE OF 33.25 FEET; THENCE RUN NORTH 62°48'10" EAST A DISTANCE OF 60.86 FEET; THENCE RUN NORTH 88°39'50" EAST A DISTANCE OF 7.55 FEET; THENCE RUN NORTH 01°20'10" WEST A DISTANCE OF 219.90 FEET; THENCE RUN NORTH 86°54'23" WEST A DISTANCE OF 65.54

FEET; THENCE RUN NORTH 00°53'43" WEST A DISTANCE OF 100.91 FEET; THENCE RUN NORTH 06°03'14" EAST A DISTANCE OF 102.98 FEET; THENCE RUN NORTH 88°39'50" EAST A DISTANCE OF 51.33 FEET; THENCE RUN NORTH 01°20'10" WEST A DISTANCE OF 156.93 FEET; THENCE RUN NORTH 04°07'42" WEST A DISTANCE OF 44.92 FEET; THENCE RUN NORTH 15°31'45" WEST A DISTANCE OF 43.28 FEET; THENCE RUN NORTH 27°21'43" WEST A DISTANCE OF 43.30 FEET; THENCE RUN NORTH 39°18'16" WEST A DISTANCE OF 44.08 FEET; THENCE RUN NORTH 51°21'13" WEST A DISTANCE OF 44.08 FEET; THENCE RUN NORTH 34°11'40" EAST A DISTANCE OF 115.03 FEET; THENCE RUN NORTH 47°12'32" EAST A DISTANCE OF 25.38 FEET; THENCE RUN NORTH 89°48'21" EAST A DISTANCE OF 1804.32 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3419, PAGE 2924, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY LINE RUN THE FOLLOWING SEVENTY (70) COURSES AND DISTANCES; (1) RUN SOUTH 37°56'07" EAST A DISTANCE OF 61.89 FEET; THENCE RUN SOUTH 27°08'34" EAST A DISTANCE OF 143.07 FEET; (3) THENCE RUN SOUTH 16°24'16" EAST A DISTANCE OF 110.06 FEET; (4) THENCE RUN SOUTH 07°46'12" WEST A DISTANCE OF 68.95 FEET; (5) THENCE RUN SOUTH 59°03'22" WEST A DISTANCE OF 54.32 FEET; (6) THENCE RUN NORTH 85°55'10" WEST A DISTANCE OF 43.62 FEET; (7) THENCE RUN NORTH 74°45'32" WEST A DISTANCE OF 70.87 FEET; (8) THENCE RUN NORTH 47°30'56" WEST A DISTANCE OF 101.15 FEET; (9) THENCE RUN NORTH 27°55'09" WEST A DISTANCE OF 59.74 FEET; (10) THENCE RUN NORTH 33°42'52" WEST A DISTANCE OF 44.80 FEET; (11) THENCE RUN NORTH 45°01'34" WEST A DISTANCE OF 26.36 FEET; (12) THENCE RUN SOUTH 89°59'54" WEST A DISTANCE OF 34.19 FEET; (13) THENCE RUN SOUTH 53°52'22" WEST A DISTANCE OF 77.65 FEET; (14) THENCE RUN SOUTH 61°55'24" WEST A DISTANCE OF 140.25 FEET; (15) THENCE RUN SOUTH 40°37'26" WEST A DISTANCE OF 57.28 FEET; (16) THENCE RUN SOUTH 33°42'40" WEST A DISTANCE OF 44.80 FEET; (17) THENCE RUN SOUTH 51°51'54" WEST A DISTANCE OF 55.32 FEET; (18) THENCE RUN SOUTH 76°46'08" WEST A DISTANCE 54.27 FEET; (19) THENCE RUN SOUTH 45°01'22" WEST A DISTANCE OF 43.93 FEET; (20) THENCE RUN SOUTH 55°38'27" WEST A DISTANCE OF 71.53 FEET; (21) THENCE RUN SOUTH 40°50'16" WEST A DISTANCE OF 90.30 FEET; (22) THENCE RUN SOUTH 59°45'48" WEST A DISTANCE OF 43.17 FEET; (23) THENCE RUN SOUTH 59°57'04" WEST A DISTANCE OF 68.22 FEET; (24) THENCE RUN SOUTH 74°03'57" WEST A DISTANCE OF 45.25 FEET; (25) THENCE RUN SOUTH 51°01'53" WEST A DISTANCE OF 83.94 FEET; (26) THENCE RUN SOUTH 53°38'15" WEST A DISTANCE OF 73.33 FEET; (27) THENCE RUN SOUTH 09°47'32" EAST A DISTANCE OF 91.38 FEET; (28) THENCE RUN SOUTH 26°35'11" EAST A DISTANCE OF 111.11 FEET; (29) THENCE RUN SOUTH 08°09'24" EAST A DISTANCE OF 146.02 FEET; (30) THENCE RUN SOUTH 08°58'55" EAST A DISTANCE OF 91.41 FEET; (31) THENCE RUN SOUTH 36°03'09" EAST A DISTANCE OF 64.65 FEET; (32) THENCE RUN SOUTH 37°35'38" EAST A DISTANCE OF 77.96 FEET; (33) THENCE RUN SOUTH 36°16'44" EAST A DISTANCE OF 88.42 FEET; (34) THENCE RUN SOUTH 24°47'44" EAST A DISTANCE OF 68.05 FEET; (35) THENCE RUN SOUTH 00°00'06" EAST A DISTANCE OF 47.52 FEET; (36) THENCE RUN SOUTH 17°21'59" WEST A DISTANCE OF 79.67 FEET; (37) THENCE RUN SOUTH 23°58'45" WEST A DISTANCE OF 46.81 FEET; (38) THENCE RUN SOUTH 56°19'51" WEST A DISTANCE OF 68.58 FEET; (39) THENCE RUN SOUTH 53°09'07" WEST A DISTANCE OF 95.09 FEET; (40) THENCE RUN SOUTH 46°52'13" WEST A DISTANCE OF 104.27 FEET; (41) THENCE RUN SOUTH 53°09'07" WEST A DISTANCE OF 71.32 FEET; (42) THENCE RUN SOUTH 66°03'15" WEST A DISTANCE OF 46.84 FEET; (43) THENCE RUN SOUTH 59°45'48" WEST A DISTANCE OF 66.06 FEET; (44) THENCE RUN SOUTH 69°27'30" WEST A DISTANCE OF 162.53 FEET; (45) THENCE RUN SOUTH 70°21'36" WEST A DISTANCE OF 141.40 FEET; (46) THENCE RUN SOUTH 39°39'01" WEST A DISTANCE OF 30.64 FEET; (47) THENCE RUN SOUTH 77°58'40" WEST A DISTANCE OF 50.14 FEET; (48) THENCE RUN NORTH 50°55'55" WEST A DISTANCE OF 33.14 FEET; (49) THENCE RUN SOUTH 09°28'07" WEST A DISTANCE OF 34.20 FEET; (50) THENCE RUN SOUTH 30°23'56" WEST A DISTANCE

OF 81.02 FEET; (51) THENCE RUN SOUTH 60°00'34" WEST A DISTANCE OF 107.67 FEET; (52) THENCE RUN SOUTH 68°37'35" WEST A DISTANCE OF 103.60 FEET; (53) THENCE RUN SOUTH 73°03'33" WEST A DISTANCE OF 111.23 FEET; (54) THENCE RUN NORTH 85°31'15" WEST A DISTANCE 82.25 FEET; (55) THENCE RUN SOUTH 71°10'30" WEST A DISTANCE OF 72.20 FEET; (56) THENCE RUN NORTH 86°08'22" WEST A DISTANCE OF 59.63 FEET; (57) THENCE RUN SOUTH 62°31'10" WEST A DISTANCE OF 142.63 FEET; (58) THENCE RUN SOUTH 72°11'37" WEST A DISTANCE OF 66.88 FEET; (59) THENCE RUN SOUTH 58°38'04" WEST A DISTANCE OF 46.37 FEET; (60) THENCE RUN SOUTH 00°23'32" EAST A DISTANCE OF 157.48 FEET; (61) THENCE RUN SOUTH 41°45'50" EAST A DISTANCE OF 62.70 FEET; (62) THENCE RUN SOUTH 35°01'18" EAST A DISTANCE OF 211.27 FEET; (63) THENCE RUN SOUTH 43°50'51" EAST A DISTANCE OF 112.87 FEET; (64) THENCE RUN SOUTH 16°03'03" EAST A DISTANCE OF 104.34 FEET; (65) THENCE RUN NORTH 57°49'44" EAST A DISTANCE OF 105.16 FEET; (66) THENCE RUN NORTH 87°11'13" EAST A DISTANCE OF 37.98 FEET; (67) THENCE RUN SOUTH 10°59'14" EAST A DISTANCE OF 65.91 FEET; (68) THENCE RUN SOUTH 07°50'25" WEST A DISTANCE OF 109.61 FEET; (69) THENCE RUN SOUTH 59°40'41" WEST A DISTANCE OF 74.76 FEET; (70) THENCE RUN SOUTH 00°13'34" WEST A DISTANCE OF 31.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE RUN NORTH 87°08'54" WEST A DISTANCE OF 459.20 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LAND RECORDED IN OFFICIAL RECORDS BOOK 285, PAGE 175, SAID POINT ALSO BEING A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 453.34 FEET, A CENTRAL ANGLE OF 86°45'19", AND A CHORD DISTANCE OF 622.71 FEET WITH A CHORD BEARING OF NORTH 43°46'14" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 686.43 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE ALONG SAID TANGENT LINE RUN NORTH 00°23'35" WEST A DISTANCE OF 898.48 FEET RETURNING TO THE POINT OF BEGINNING.

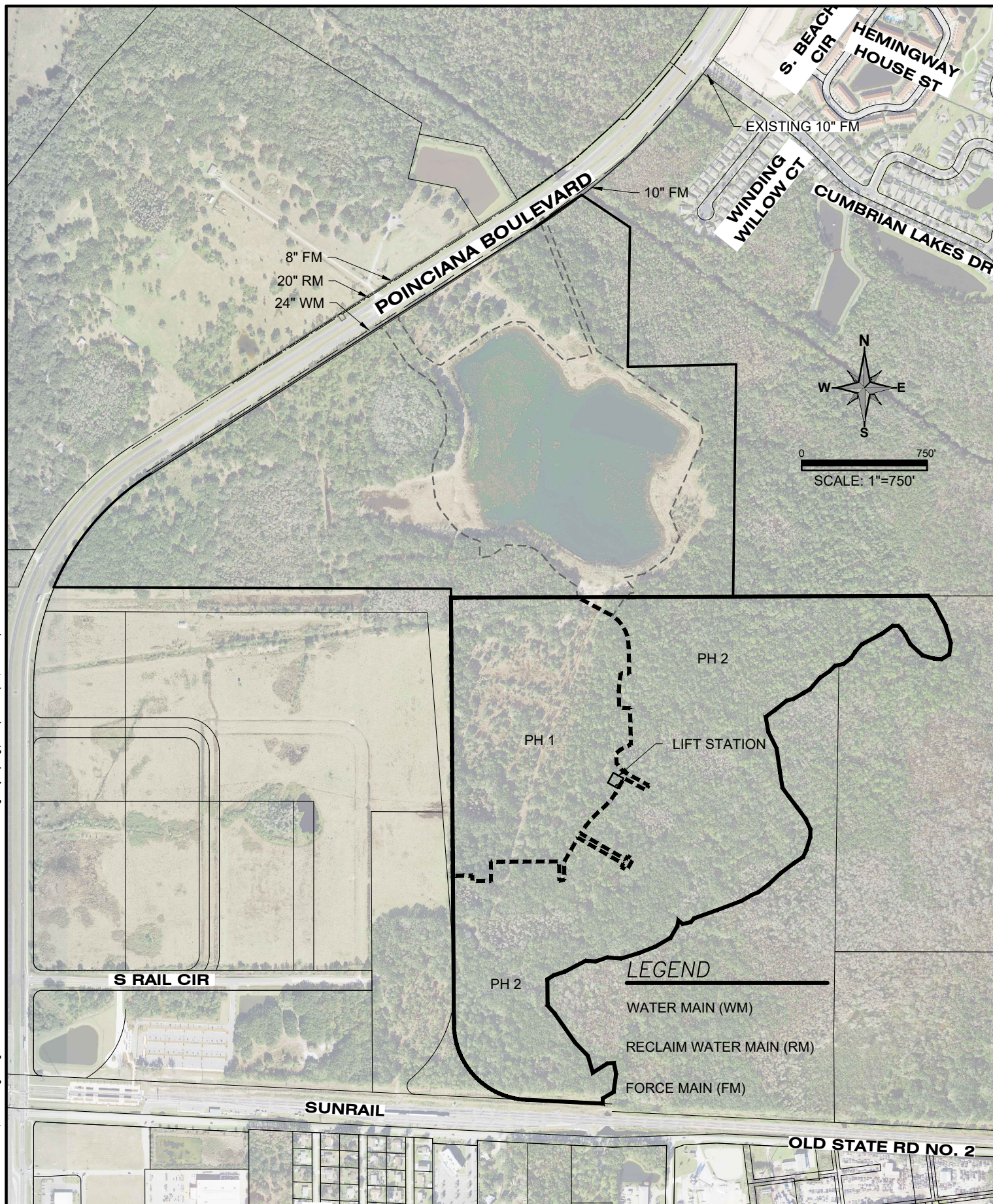
SAID PARCEL CONTAINS 78.92 ACRES MORE OR LESS.



3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

FUTURE LAND USE MAP
KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

U:\35509 Lennar Homes, LLC\0018 Knightsbridge CDD Pellicon\ENGR\01 CDD Pellicon\1 DWG\CADD EXHIBIT\SE\Exhibit 4 Existing Utility Map.dwg (11x8.5) John V Sep 27, 2022 - 3:23pm



HAMILTON
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SEC TWP RGE
35, 36-25S-28E

JOB NUMBER
53509.0018

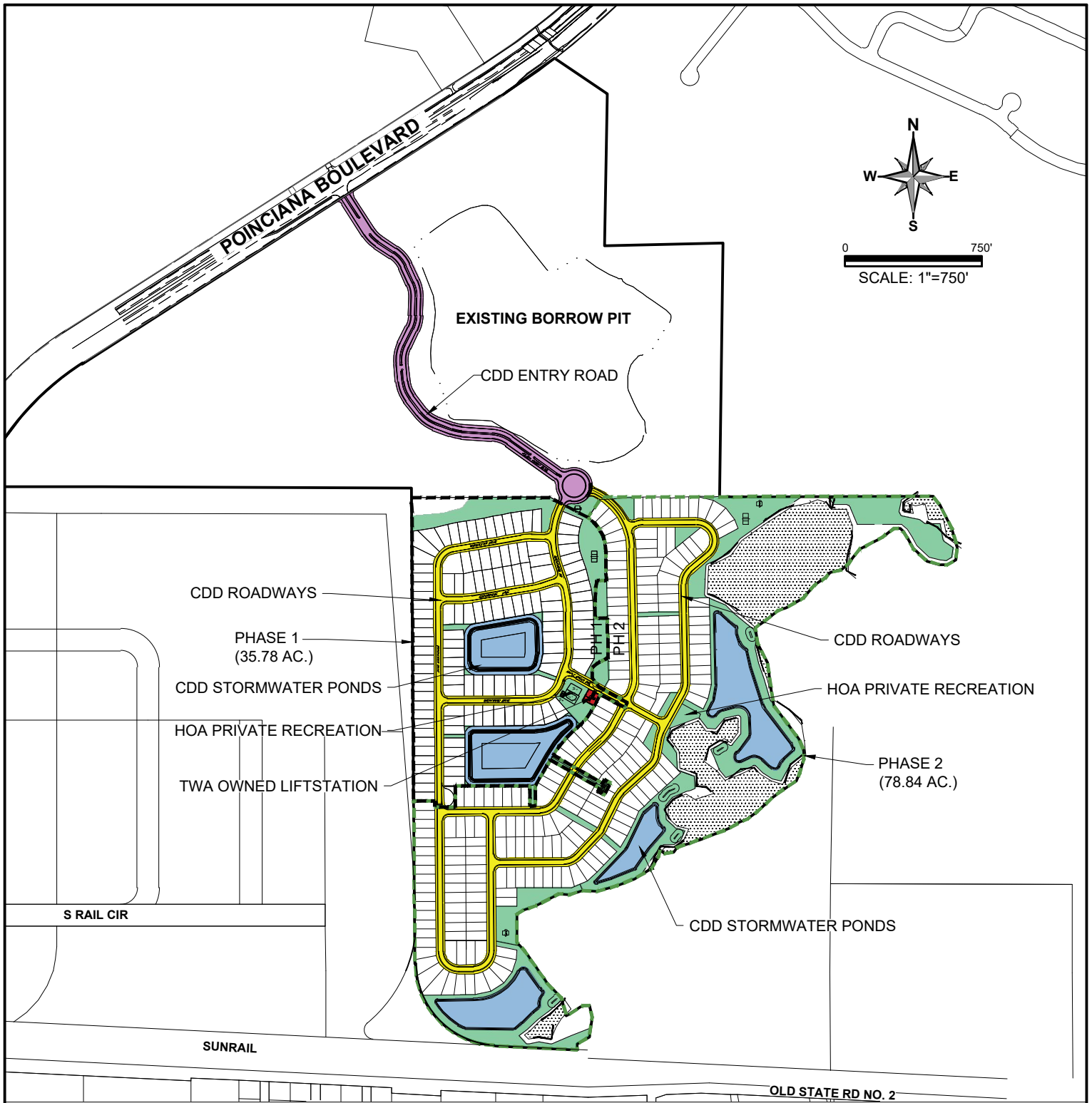
DRAWN BY
JV

DATE
09/27/22

EXHIBIT
4

EXISTING UTILITIES MAP
KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

L:\3509 Lennar Homes, LLC\0018 Knightsbridge CDD Pellicani\Exhibit 5 Site Plan.dwg (EXHIBIT 5 DEVELOPMENT PLAN) JohnV Jul 28, 2022 - 1:58pm



LEGEND

- CDD - ENTRY ROAD
- CDD - STORMWATER PONDS
- CDD - ROADWAYS
- HOA - PRIVATE RECREATION
- TWA - LIFTSTATION

LOT COUNT

PHASE 1	127 UNITS
PHASE 2	224 UNITS
TOTAL (114.62 AC.)	351 UNITS



HAMILTON
ENGINEERING & SURVEYING, LLC.

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #7013 CA #8474
www.HamiltonEngineering.US

431 E HORATIO AVE.
STE 280
MAITLAND, FL 32751
TEL: 407.362.5929

SITE PLAN KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RGE
35, 36-25S-28E

JOB NUMBER
53509.0018

DRAWN BY
JV

DATE
27/07/2022

EXHIBIT
5

SECTION B

**AMENDED & RESTATED
MASTER
ASSESSMENT METHODOLOGY
FOR
KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

Date: September 11, 2023

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801**



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GMS-CF, LLC does not represent the Knightsbridge Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Knightsbridge Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Knightsbridge Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (the “District”). The District plans to issue up to \$30,255,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within the District, more specifically described in the Master Engineer’s Report dated October 3, 2022 prepared by Hamilton Engineering & Surveying, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of public infrastructure improvements consisting of improvements that benefit property owners within the District.

1.1 Purpose

The Board of Supervisors (“Board”) of the District previously approved the Master Assessment Methodology for Assessment Area One, dated October 3, 2022 (the “Master Report”). The Master Report established an assessment methodology the District followed to allocate debt assessments to properties within Assessment Area One of the District benefitting from the District’s Phase One CIP. Such assessments secure repayment of the Bonds. Since the adoption of the Master Report, the Board has determined to amend and restate the Master Report to include Phase 2 with the intent to issue Bonds on all assessable land within the District.

This Amended & Restated Master Assessment Methodology Report amends and restates the original approved Master Report (collectively, the “Assessment Report”) provides for an assessment methodology that reflects the additional Phase Two parcels, improvements, and planned lots. This Assessment Report allocates the debt to properties based on the special benefits each receives from the District’s capital improvement plan (“CIP”). This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190, 197 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 114.62 acres within the City of Kissimmee, Osceola County, Florida. The development program currently envisions approximately 351 residential units (herein the “Development”). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer’s Report. Specifically, the District will construct and/or acquire certain earthwork, survey, stormwater ponds & erosion control, CDD local roads, storm drainage, potable water, sanitary sewer, reclaimed water, landscaping, irrigation, sod for ponds & swales, hardscape features, offsite roadway and utility improvements, professional fees, water and sewer utility impact fees, and contingency. The CIP estimated acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District’s CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, site planned, or subjected to a declaration of condominiums, this amount will be assigned to each of the benefited properties based on an ERU basis.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property, different in kind and degree than general benefits, for properties outside it’s borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District’s CIP, there would be no infrastructure to support development

of land within the District. Without these improvements, the proposed Development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two requirements for valid special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$22,463,996. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$30,255,000. Additionally, funding required to complete the CIP which is not financed with Bonds will be funded by Lennar Homes, LLC, or a related entity (the "Developer"). Without the CIP, the property would not be able to be developed per the Development program and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue up to \$30,255,000 in Bonds, in one or more series to fund the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$30,255,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the proposed land uses as identified by the Developer and current landowners of the land within the District . The District has relied on the Engineer's Report to develop the costs of the CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$22,463,996. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the CIP and related costs was determined by the District's Underwriter to total approximately \$30,255,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the Development plan is completed. The CIP funded by District Bonds benefits all developable acres within the District.

The initial assessments will be levied to the platted property within the District and then on an equal basis to all remaining acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting, site planning, or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be allocated to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Development plan will be completed and the debt relating to the Bonds will be allocated to the planned 351 residential units within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to the Development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of earthwork, survey, stormwater ponds & erosion control, CDD local roads, storm drainage, potable water, sanitary sewer, reclaimed water, landscaping, irrigation, sod for ponds & swales, hardscape features, offsite roadway and utility improvements, professional fees, water and sewer utility impact fees, and

contingency. There is one residential product type within the planned Development. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of the CIP costs and Bond debt to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include earthwork, survey, stormwater ponds & erosion control, CDD local roads, storm drainage, potable water, sanitary sewer, reclaimed water, landscaping, irrigation, sod for ponds & swales, hardscape features, offsite roadway and utility improvements, professional fees, water and sewer utility impact fees, and contingency. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the

District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will initially distribute liens to the platted property within the District, and then across the remaining property within the District boundaries on an equal gross acreage basis. If the land use plan changes, then the District will update Tables 1, 4, 5 & 6 to reflect the changes. The current assessment roll is depicted in Table 7.

TABLE 1
KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Totals	ERUs per Unit (1)	Total ERUs
Single Family 50'	351	351	1	351
Total Units	351	351		351

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a 50' Single Family unit equal to 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Earthwork, Survey, Stormwater Ponds & Erosion Control	\$1,832,200
CDD Local Roads	\$3,719,500
Storm Drainage	\$3,954,300
Potable Water	\$1,716,900
Sanitary Sewer	\$2,240,400
Reclaimed Water	\$1,120,200
Landscaping, Irrigation, Sod for Ponds & Swales	\$252,200
Hardscape Features	\$250,000
Offsite Roadway and Utility Improvements	\$2,400,000
Professional Fees - Eng. Design, Permitting, Surveying, Testing & Insp	\$877,500
Water and Sewer Utility Impact Fees	\$2,058,615
Contingency	\$2,042,181
	<u>\$22,463,996</u>

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated October 3, 2022

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

Description	Total
Construction Funds	\$22,463,996
Debt Service Reserve	\$2,246,400
Capitalized Interest	\$4,538,250
Underwriters Discount	\$605,100
Cost of Issuance	\$400,000
Rounding	\$1,254
Par Amount*	\$30,255,000

Bond Assumptions:

Average Coupon	7.50%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
 KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF BENEFIT
 AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family 50'	351	1.0	351	100.00%	\$22,463,996.00	\$63,999.99
Totals	351		351	100.00%	\$22,463,996.00	

* Unit mix is subject to change based on marketing and other facts

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
 KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
 AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family 50'	351	\$22,463,996.00	\$30,255,000.00	\$86,196.58
Totals	351	\$22,463,996.00	\$30,255,000.00	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
 KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
 AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family 50	351	\$30,255,000.00	\$86,196.58	\$2,246,399.60	\$6,400.00	\$6,808.51
Totals	351	\$30,255,000.00		\$2,246,399.60		

(1) This amount includes collection fees and early payment discounts when collected on the County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

Phase 1

Owner	Property	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
LENNAR HOMES LLC	35-25-28-1611-0001-0010	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0020	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0030	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0040	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0050	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0060	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0070	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0080	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0090	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0100	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0110	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0120	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0130	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0140	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0150	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0160	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0170	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0180	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0190	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0200	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0210	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0220	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0230	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0240	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0250	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0260	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0270	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0280	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0290	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0300	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0310	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0320	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0330	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-0340	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51

[illegible]

[illegible]

Owner	Property	Units	Type	Total Par Debt	Net Annual Debt	Gross Annual Debt
				Allocated	Assessment Allocation	Assessment Allocation (1)
AG EHC II (LEN) MULTI STATE 2 LLC	35-25-28-1611-0001-1150	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-1160	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-1170	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-1180	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-1190	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-1200	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-1210	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-1220	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-1230	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-1240	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-1250	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-1260	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
LENNAR HOMES LLC	35-25-28-1611-0001-1270	1	Single Family 50'	\$86,196.58	\$6,400.00	\$6,808.51
Total Phase 1		127		\$10,946,965.81	\$812,799.86	\$864,680.70

Phase 2

Owner	Property	Acres	Total Par Debt	Total Par Debt	Net Annual Debt	Gross Annual Debt
			Allocated Per Acre	Allocated	Assessment Allocation	Assessment Allocation (1)
AG EHC II (LEN) MULTI STATE 2 LLC	Phase 2*	78.92	\$244,653.25	\$19,308,034.19	\$1,433,599.74	\$1,525,106.11
Total Phase 2				\$19,308,034.19	\$1,433,599.74	\$1,525,106.11

Combined Total	\$30,255,000.00	\$2,246,399.60	\$2,389,786.81
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(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	7.50%
Maximum Annual Debt Service	\$2,246,400

* - See Phase 2 Legal Description, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

EXHIBIT A

LEGAL DESCRIPTION

KNIGHTSBRIDGE PHASE 2

A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 28 EAST, AND SECTIONS 1 AND 2, TOWNSHIP 26 SOUTH, RANGE 28 EAST A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 6 AND 7, SECTION 36 TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, LYING WITHIN SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 28 EAST AND SECTIONS 1 AND 2, TOWNSHIP 26 SOUTH, RANGE 28 EAST, CITY OF KISSIMMEE, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF POINCIANA OFFICE AND INDUSTRIAL PARK I SECTION B, AS RECORDED IN PLAT BOOK 3, PAGE 236 THROUGH 238, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID PLAT RUN SOUTH 00°23'35" EAST A DISTANCE OF 1715.54 FEET TO THE POINT OF BEGINNING, BEING A POINT ON SAID EAST LINE; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°34'37" EAST A DISTANCE OF 116.91 FEET; THENCE RUN SOUTH 00°25'23" EAST A DISTANCE OF 33.24 FEET; THENCE RUN SOUTH 89°41'39" EAST A DISTANCE OF 51.73 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.88 FEET, A CENTRAL ANGLE OF 163°57'57", AND A CHORD DISTANCE OF 98.78 FEET WHICH BEARS NORTH 07°40'17" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 142.74 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 28.46 FEET, A CENTRAL ANGLE OF 49°22'00", AND A CHORD DISTANCE OF 23.77 FEET WHICH BEARS NORTH 44°57'15" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 24.52 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 89°34'37" EAST A DISTANCE OF 470.73 FEET; THENCE RUN SOUTH 00°23'32" EAST A DISTANCE OF 114.93 FEET; THENCE RUN NORTH 78°52'06" EAST A DISTANCE OF 30.57 FEET; THENCE RUN NORTH 00°26'31" WEST A DISTANCE OF 107.65 FEET; THENCE RUN NORTH 29°55'07" EAST A DISTANCE OF 164.85 FEET; THENCE RUN SOUTH 60°08'51" EAST A DISTANCE OF 312.17 FEET; THENCE RUN SOUTH 29°51'09" WEST A DISTANCE OF 22.36 FEET; THENCE RUN SOUTH 60°08'51" EAST A DISTANCE OF 37.00 FEET; THENCE RUN NORTH 29°51'09" EAST A DISTANCE OF 75.32 FEET; THENCE RUN NORTH 60°08'50" WEST A DISTANCE OF 37.00 FEET; THENCE RUN SOUTH 29°51'09" WEST A DISTANCE OF 22.97 FEET; THENCE RUN NORTH 60°08'51" WEST A DISTANCE OF 311.05 FEET; THENCE RUN NORTH 34°03'19" EAST A DISTANCE OF 57.34 FEET; THENCE RUN NORTH 39°55'07" EAST A DISTANCE OF 59.73 FEET; THENCE RUN NORTH 45°13'18" EAST A DISTANCE OF 58.71 FEET; THENCE RUN NORTH 48°35'13" EAST A DISTANCE OF 50.02 FEET; THENCE RUN NORTH 42°30'40" EAST A DISTANCE OF 46.50 FEET; THENCE RUN NORTH 35°06'20" EAST A DISTANCE OF 46.50 FEET THENCE RUN NORTH 29°03'57" EAST A DISTANCE OF 61.71 FEET; THENCE RUN NORTH 28°41'30" EAST A DISTANCE OF 52.02 FEET; THENCE RUN SOUTH 61°18'30" EAST A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 28°41'30" EAST A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 61°18'30" WEST A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 28°41'30" EAST A DISTANCE OF 3.69 FEET; THENCE RUN NORTH 61°18'30" WEST A DISTANCE OF 21.46 FEET; THENCE RUN NORTH 39°39'44" WEST A DISTANCE OF 65.14 FEET; THENCE RUN NORTH 01°10'33" WEST A DISTANCE OF 59.64 FEET; THENCE RUN NORTH 50°41'17" EAST A DISTANCE OF 33.25 FEET; THENCE RUN NORTH 62°48'10" EAST A DISTANCE OF 60.86 FEET; THENCE RUN NORTH 88°39'50" EAST A DISTANCE OF 7.55 FEET; THENCE RUN NORTH 01°20'10" WEST A DISTANCE OF 219.90 FEET; THENCE RUN NORTH 86°54'23" WEST A DISTANCE OF 65.54

FEET; THENCE RUN NORTH 00°53'43" WEST A DISTANCE OF 100.91 FEET; THENCE RUN NORTH 06°03'14" EAST A DISTANCE OF 102.98 FEET; THENCE RUN NORTH 88°39'50" EAST A DISTANCE OF 51.33 FEET; THENCE RUN NORTH 01°20'10" WEST A DISTANCE OF 156.93 FEET; THENCE RUN NORTH 04°07'42" WEST A DISTANCE OF 44.92 FEET; THENCE RUN NORTH 15°31'45" WEST A DISTANCE OF 43.28 FEET; THENCE RUN NORTH 27°21'43" WEST A DISTANCE OF 43.30 FEET; THENCE RUN NORTH 39°18'16" WEST A DISTANCE OF 44.08 FEET; THENCE RUN NORTH 51°21'13" WEST A DISTANCE OF 44.08 FEET; THENCE RUN NORTH 34°11'40" EAST A DISTANCE OF 115.03 FEET; THENCE RUN NORTH 47°12'32" EAST A DISTANCE OF 25.38 FEET; THENCE RUN NORTH 89°48'21" EAST A DISTANCE OF 1804.32 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3419, PAGE 2924, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY LINE RUN THE FOLLOWING SEVENTY (70) COURSES AND DISTANCES; (1) RUN SOUTH 37°56'07" EAST A DISTANCE OF 61.89 FEET; THENCE RUN SOUTH 27°08'34" EAST A DISTANCE OF 143.07 FEET; (3) THENCE RUN SOUTH 16°24'16" EAST A DISTANCE OF 110.06 FEET; (4) THENCE RUN SOUTH 07°46'12" WEST A DISTANCE OF 68.95 FEET; (5) THENCE RUN SOUTH 59°03'22" WEST A DISTANCE OF 54.32 FEET; (6) THENCE RUN NORTH 85°55'10" WEST A DISTANCE OF 43.62 FEET; (7) THENCE RUN NORTH 74°45'32" WEST A DISTANCE OF 70.87 FEET; (8) THENCE RUN NORTH 47°30'56" WEST A DISTANCE OF 101.15 FEET; (9) THENCE RUN NORTH 27°55'09" WEST A DISTANCE OF 59.74 FEET; (10) THENCE RUN NORTH 33°42'52" WEST A DISTANCE OF 44.80 FEET; (11) THENCE RUN NORTH 45°01'34" WEST A DISTANCE OF 26.36 FEET; (12) THENCE RUN SOUTH 89°59'54" WEST A DISTANCE OF 34.19 FEET; (13) THENCE RUN SOUTH 53°52'22" WEST A DISTANCE OF 77.65 FEET; (14) THENCE RUN SOUTH 61°55'24" WEST A DISTANCE OF 140.25 FEET; (15) THENCE RUN SOUTH 40°37'26" WEST A DISTANCE OF 57.28 FEET; (16) THENCE RUN SOUTH 33°42'40" WEST A DISTANCE OF 44.80 FEET; (17) THENCE RUN SOUTH 51°51'54" WEST A DISTANCE OF 55.32 FEET; (18) THENCE RUN SOUTH 76°46'08" WEST A DISTANCE 54.27 FEET; (19) THENCE RUN SOUTH 45°01'22" WEST A DISTANCE OF 43.93 FEET; (20) THENCE RUN SOUTH 55°38'27" WEST A DISTANCE OF 71.53 FEET; (21) THENCE RUN SOUTH 40°50'16" WEST A DISTANCE OF 90.30 FEET; (22) THENCE RUN SOUTH 59°45'48" WEST A DISTANCE OF 43.17 FEET; (23) THENCE RUN SOUTH 59°57'04" WEST A DISTANCE OF 68.22 FEET; (24) THENCE RUN SOUTH 74°03'57" WEST A DISTANCE OF 45.25 FEET; (25) THENCE RUN SOUTH 51°01'53" WEST A DISTANCE OF 83.94 FEET; (26) THENCE RUN SOUTH 53°38'15" WEST A DISTANCE OF 73.33 FEET; (27) THENCE RUN SOUTH 09°47'32" EAST A DISTANCE OF 91.38 FEET; (28) THENCE RUN SOUTH 26°35'11" EAST A DISTANCE OF 111.11 FEET; (29) THENCE RUN SOUTH 08°09'24" EAST A DISTANCE OF 146.02 FEET; (30) THENCE RUN SOUTH 08°58'55" EAST A DISTANCE OF 91.41 FEET; (31) THENCE RUN SOUTH 36°03'09" EAST A DISTANCE OF 64.65 FEET; (32) THENCE RUN SOUTH 37°35'38" EAST A DISTANCE OF 77.96 FEET; (33) THENCE RUN SOUTH 36°16'44" EAST A DISTANCE OF 88.42 FEET; (34) THENCE RUN SOUTH 24°47'44" EAST A DISTANCE OF 68.05 FEET; (35) THENCE RUN SOUTH 00°00'06" EAST A DISTANCE OF 47.52 FEET; (36) THENCE RUN SOUTH 17°21'59" WEST A DISTANCE OF 79.67 FEET; (37) THENCE RUN SOUTH 23°58'45" WEST A DISTANCE OF 46.81 FEET; (38) THENCE RUN SOUTH 56°19'51" WEST A DISTANCE OF 68.58 FEET; (39) THENCE RUN SOUTH 53°09'07" WEST A DISTANCE OF 95.09 FEET; (40) THENCE RUN SOUTH 46°52'13" WEST A DISTANCE OF 104.27 FEET; (41) THENCE RUN SOUTH 53°09'07" WEST A DISTANCE OF 71.32 FEET; (42) THENCE RUN SOUTH 66°03'15" WEST A DISTANCE OF 46.84 FEET; (43) THENCE RUN SOUTH 59°45'48" WEST A DISTANCE OF 66.06 FEET; (44) THENCE RUN SOUTH 69°27'30" WEST A DISTANCE OF 162.53 FEET; (45) THENCE RUN SOUTH 70°21'36" WEST A DISTANCE OF 141.40 FEET; (46) THENCE RUN SOUTH 39°39'01" WEST A DISTANCE OF 30.64 FEET; (47) THENCE RUN SOUTH 77°58'40" WEST A DISTANCE OF 50.14 FEET; (48) THENCE RUN NORTH 50°55'55" WEST A DISTANCE OF 33.14 FEET; (49) THENCE RUN SOUTH 09°28'07" WEST A DISTANCE OF 34.20 FEET; (50) THENCE RUN SOUTH 30°23'56" WEST A DISTANCE

OF 81.02 FEET; (51) THENCE RUN SOUTH 60°00'34" WEST A DISTANCE OF 107.67 FEET; (52) THENCE RUN SOUTH 68°37'35" WEST A DISTANCE OF 103.60 FEET; (53) THENCE RUN SOUTH 73°03'33" WEST A DISTANCE OF 111.23 FEET; (54) THENCE RUN NORTH 85°31'15" WEST A DISTANCE 82.25 FEET; (55) THENCE RUN SOUTH 71°10'30" WEST A DISTANCE OF 72.20 FEET; (56) THENCE RUN NORTH 86°08'22" WEST A DISTANCE OF 59.63 FEET; (57) THENCE RUN SOUTH 62°31'10" WEST A DISTANCE OF 142.63 FEET; (58) THENCE RUN SOUTH 72°11'37" WEST A DISTANCE OF 66.88 FEET; (59) THENCE RUN SOUTH 58°38'04" WEST A DISTANCE OF 46.37 FEET; (60) THENCE RUN SOUTH 00°23'32" EAST A DISTANCE OF 157.48 FEET; (61) THENCE RUN SOUTH 41°45'50" EAST A DISTANCE OF 62.70 FEET; (62) THENCE RUN SOUTH 35°01'18" EAST A DISTANCE OF 211.27 FEET; (63) THENCE RUN SOUTH 43°50'51" EAST A DISTANCE OF 112.87 FEET; (64) THENCE RUN SOUTH 16°03'03" EAST A DISTANCE OF 104.34 FEET; (65) THENCE RUN NORTH 57°49'44" EAST A DISTANCE OF 105.16 FEET; (66) THENCE RUN NORTH 87°11'13" EAST A DISTANCE OF 37.98 FEET; (67) THENCE RUN SOUTH 10°59'14" EAST A DISTANCE OF 65.91 FEET; (68) THENCE RUN SOUTH 07°50'25" WEST A DISTANCE OF 109.61 FEET; (69) THENCE RUN SOUTH 59°40'41" WEST A DISTANCE OF 74.76 FEET; (70) THENCE RUN SOUTH 00°13'34" WEST A DISTANCE OF 31.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE RUN NORTH 87°08'54" WEST A DISTANCE OF 459.20 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LAND RECORDED IN OFFICIAL RECORDS BOOK 285, PAGE 175, SAID POINT ALSO BEING A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 453.34 FEET, A CENTRAL ANGLE OF 86°45'19", AND A CHORD DISTANCE OF 622.71 FEET WITH A CHORD BEARING OF NORTH 43°46'14" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 686.43 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE ALONG SAID TANGENT LINE RUN NORTH 00°23'35" WEST A DISTANCE OF 898.48 FEET RETURNING TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 78.92 ACRES MORE OR LESS.

SECTION C

RESOLUTION NO. 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT KNOWN AS PHASE TWO; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Knightsbridge Community Development District ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain certain public infrastructure improvements referred to as the Capital Improvement Plan ("Capital Improvement Plan") described in the Knightsbridge Community Development District Engineer's Report, dated October 3, 2022, attached hereto as Exhibit "A" and incorporated by reference (the "Engineer's Report"); and

WHEREAS, the Board has determined that the Knightsbridge Community Development District ("District") shall defray the cost of the Capital Improvement Plan by the levy of non-ad valorem special assessments pursuant on the properties within District in pursuant to Chapter 190, *Florida Statutes* ("Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Amended & Restated Master Assessment Methodology for Knightsbridge Community Development District, dated September 11, 2023, attached hereto

as Exhibit "B" and incorporated by reference (the "Assessment Report") and on file at 219 E. Livingston Street, Orlando, Florida 32801 ("District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT IN THE CITY OF KISSIMMEE, OSCEOLA COUNTY, FLORIDA:

1. Assessments shall be levied to defray the cost of the Capital Improvement Plan.
2. The Board hereby approves and adopts the Engineer's Report, which may be amended from time to time by this Board.
3. The general nature of the Capital Improvement Plan is more specifically described in the Engineer's Report and in certain plans and specifications on file at the District Records Office.
4. The general location of the Capital Improvement Plan is shown in the Engineer's Report and in plans and specifications on file at the District Records Office.
5. The estimated cost of the Capital Improvement Plan for Phase 2 is approximately \$12,917,806 (hereinafter collectively referred to as the "Estimated Cost").
6. The Assessments will defray approximately \$_____ for the Capital Improvement Plan for Phase 2, which includes the Estimated Cost, plus financing related costs, capitalized interest and debt service reserve.
7. The manner in which the Assessments shall be made is contained within the Assessment Report, which is attached hereto as Exhibit "B", and is also available at the District Records Office.
8. The Assessments shall be levied on all lots and lands within the District which are adjoining to, contiguous with or bounding and abutting upon the Capital Improvement Plan or specially benefited thereby and are further designated on the assessment plat referenced below.
9. There is on file at the District Records Office, an assessment plat showing the area to be assessed, together with plans and specifications describing the Capital Improvement Plan and the Estimated Cost, which shall be open to inspection by the public.
10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit "B" hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land

and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

11. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in accordance with the Assessment Report, but in no event in more than thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, *Florida Statutes*; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, *Florida Statutes*, the Assessments may be collected as is otherwise permitted by law.

12. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Capital Improvement Plan, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Osceola County, Florida and to provide such other notice as may be required by law or desired in the best interests of the District.

14. This Resolution shall become effective upon its passage.

15. Any capitalized terms used herein and not defined, shall have the meanings set forth in the Assessment Report.

PASSED AND ADOPTED this 18th day of December, 2023.

[Signatures provided on following page.]

**SIGNATURE PAGE TO
RESOLUTION NO. 2024-02**

ATTEST:

**KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

By: _____

By: _____

Name: _____
Secretary / Assistant Secretary

Name: _____
Chairman / Vice Chairman

Exhibit "A"

Knightsbridge Community Development District Engineer's Report,
dated October 3, 2022

Exhibit "B"

Amended & Restated Master Assessment Methodology for Knightsbridge Community
Development District, dated September 11, 2023

[See attached.]

SECTION D

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2024 AT _____ A.M./P.M. AT THE OASIS CLUB AT CHAMPIONSGATE, FLORIDA, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT KNOWN AS PHASE TWO IN ACCORDANCE WITH CHAPTERS 170, 197, 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Knightsbridge Community Development District (the “District”) is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”); and

WHEREAS, the District has previously adopted Resolution 2024-02, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT KNOWN AS PHASE TWO; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAIDED BY THE SPECIAL ASSESSMENTS; PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAIDED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2024-02, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapter 170, 197 and 190, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 219 E. Livingston Street, Orlando, Florida 32801 (the “District Records Office”).

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

- 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution.
- 2. DECLARATION OF PUBLIC HEARING.** The District hereby declares a public hearing to be held on _____, 2024, at _____ A.M./P.M. at the Oasis Club at ChampionsGate, 1520 Oasis Club Boulevard, ChampionsGate, Florida 33896, for the purpose of hearing comment and objection to the proposed special assessment program for community improvements as identified in the Amended & Restated Master Assessment Methodology for Knightsbridge Community Development District, dated September 11, 2023 (the “Assessment Report”) attached hereto as **Exhibit “A”** and the preliminary assessment roll, available at the District Records Office. Affected parties may appear at the hearing or submit their comments in writing prior to the meeting to the attention of the District Manager at the District Records Office.
- 3. ADVERTISING OF PUBLIC HEARING.** Notice of said hearing shall be advertised in accordance with Chapter 170, 190, and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Osceola County, Florida (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days’ written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
- 4. SEVERABILITY.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.
- 5. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
- 6. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SIGNATURE PAGE FOR RESOLUTION 2024-03

ADOPTED this ____ day of _____, 2023.

**KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson or Vice Chairperson,
Board of Supervisors

Attest:

Its: Secretary

EXHIBIT “A”

ASSESSMENT REPORT

Amended & Restated Master Assessment Methodology for Knightsbridge Community
Development District, dated September 11, 2023

[ATTACHED ON FOLLOWING PAGES]

SECTION V

fmsbonds
Municipal Bond Specialists

20660 W. Dixie Highway
North Miami Beach, FL 33180

December 15, 2023

Knightsbridge Community Development District
c/o Governmental Management Services, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attn: Mr. George Flint

Dear Mr. Flint:

Re: Agreement for Underwriter Services & Rule G-17 Disclosure

Thank you for the opportunity to work with the Knightsbridge Community Development District (the "Issuer") regarding the underwriting of the Issuer's Special Assessment Bonds, Series 2024 and future series of bonds (the "Bonds"). The Issuer and FMSbonds, Inc. ("FMS"), solely in its capacity as underwriter, agree to the proposed terms set forth herein in Attachment I. By executing this letter both parties agree to the terms set forth herein.

FMS's role is limited to act as Underwriter within the Scope of Services set forth herein as Attachment I, and not as a financial advisor or municipal advisor. FMS is not acting as a municipal advisor for the developer in connection with the subject transaction. Any information that FMS has previously provided was solely for discussion purposes in anticipation of being retained as your underwriter. Attachment II, attached hereto, contains the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)¹ (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

We look forward to working with you.

Yours truly,

FMSbonds, Inc.

By: 

Name: Jon Kessler

Title: Executive Director

Agreed to and accepted as of the date first written above:

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: _____

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

ATTACHMENT I

Section 1 **Scope of Services of FMS:** FMS proposes that its duties as Underwriter shall be limited to the following:

1. To provide advice to the Issuer on the structure, timing and terms of the Bonds;
2. To coordinate the financing process;
3. To conduct due diligence;
4. To assist in the preparation of an offering memorandum;
5. To review the assessment methodology and Bond documents;
6. To market and offer Bonds to investors.

Section 2 **Terms and Conditions:**

1. Underwriter Fee (“Underwriting Fee”). FMS shall act as sole lead underwriter. The Underwriting Fee to FMS for acting as Underwriter shall be 2% of the par amount of any Bonds issued. The Underwriting Fee shall be due and payable only upon the closing of the Bonds. The Underwriting Fee may be modified pursuant to a bond delegation or award resolution approved by the Board and consented to by the Underwriter.
2. Price and Interest Rates: The offering price and interest rates are expected to be based on recent comparable transactions in the market, if any. FMS and the Issuer will jointly determine the offering price and interest rates immediately prior to the start of the order period, based on market conditions then prevailing.
3. Bond Purchase Agreement. The obligations of the Underwriter and those of the Issuer would be subject to the satisfactory completion of due diligence and to the customary representations, warranties, covenants, conditions, including provisions respecting its termination contained in the form of a bond purchase agreement FMS will prepare and as generally used in connection with the offering of Bonds for this type of transaction.
4. Costs of Issuance. The Issuer shall be responsible for the payment of all expenses relating to the offering, including but not limited to, attorney fees, consultant fees, costs associated with preparing offering documents, if any, the purchase agreement, regulatory fees and filing fees and expenses for qualification under blue sky laws designated by FMS and approved by the Issuer.
5. Assumptions. The proposed terms and statements of intention set forth in this attachment are based on information currently available to FMS about the Issuer and the market for special assessment bonds similar to the Bonds and the assumptions that:

- a) the financial condition and history of the project shall be substantially as understood, and the financial information for the relevant and appropriate period ended to be included in the final offering memorandum will not vary materially from those set forth in the material furnished to FMS;
 - b) no adverse developments shall occur which materially and adversely affect the underlying security and financial condition of the Issuer and the primary landowner and developer;
 - c) the offering memorandum will comply with all applicable laws and regulations;
 - d) there will not be any unanticipated substantial delays on the part of the Issuer in completing the transaction; and
 - e) all conditions of the Underwriter to purchase Bonds will be included in the bond purchase agreement and conditions shall be satisfied or waived, in the sole discretion of the Underwriter.
6. Information. The Issuer agrees to reasonably and actively assist FMS in achieving an underwriting that is satisfactory to FMS and the Issuer. To assist FMS in the underwriting the Issuer will (a) provide and cause the Issuer's staff and its professionals to provide FMS upon request with all information reasonably deemed necessary by FMS to complete the underwritings, included but not limited to, information and evaluations prepared by the Issuer and its advisors and the primary landowner and developer; and (b) otherwise assist FMS in its underwriting efforts.
7. Term of Engagement. The term of our engagement shall commence as of the date the covering letter is executed by the Issuer and continue in full force and effect unless terminated by either party. In event of termination by the Issuer without cause, FMS shall be entitled to recover its reasonable out of pocket expenses incurred up to the date of termination.
8. No Commitment. Notwithstanding the foregoing, nothing herein shall constitute an agreement to provide a firm commitment, underwriting or placement or arrangement of any securities by FMS or its affiliates. Any such commitment, placement or arrangement shall only be made a part of an underwriting agreement or purchase agreement at the time of the sale of the Bonds.

The engagement contemplated hereby is solely for the benefit of the Issuer and FMS and their respective successors, assigns and representatives and no other person or entity shall acquire or have any right under or by virtue hereof.

This engagement contains the entire understanding of the parties relating to the transactions contemplated hereby and supersedes all prior agreements, understandings and negotiations with respect thereto.

9. No Financial Advisor. FMS's role is limited to that of an Underwriter and not a financial advisor or municipal advisor.

ATTACHMENT II

MSRB Rule G-17 Disclosure --- The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the “Underwriter”) and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the ‘Bonds’). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer’s interest in this transaction.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.
- The Underwriter’s primary role is to purchase the Bonds in an arm’s-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.
- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter’s compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By: 

Name: Jon Kessler

Title: Executive Director

SECTION VI



14300 Eastside Street
Groveland, FL 34736
Office: (352) 429-9162
Fax: (352) 429-8123
Email: frankpollysod@aol.com

Knightsbridge PH 1 CDD

Mowing

Mowing of all turf areas will be performed once a week during the months of March 1 through October 31st.

Mowing of all turf areas will be performed once every other week during the months of November 1st through February 28th.

Pond areas to be mowed every other week. (2) ponds

Edging

Edging of all flower and shrub beds will be done every other mowing.

Edging of curbs and sidewalks shall be done the same as the mowing schedule.

String Trimming

String-trimming will be done on the same schedule as mowing.

Pruning

Pruning will be maintained on the same schedule as mowing.

It is up to the owner or owner's representative to inform Frank Polly Sod, Inc. of any specific preference in regards to trimming of all trees, shrubs, bushes, etc.

Weeding of Shrubs or Tree Beds

All plant beds will be kept reasonably free of weeds and excess growth with respect to side condition and time of year.

Weeding will be accomplished by hand pulling and/or herbicide application.

All weeds in sidewalk or pavement areas will be chemically controlled or removed as required with Round-up or other weed control chemical.

Fertilization and Pest Control - St Augustine only

Turf: Apply insecticide and custom fertilizer to all turf areas six (6) times per year; granular or liquid products may be used depending on weather conditions. Full guarantee against most damaging insects; this includes additional applications for the control of Chinch Bugs, Army Worms, Sod Webworms and Grubs. Exclusions to this warranty are Nematodes, Mole Crickets, Acts of God, or irrigation related problems. Should the fertilizer streak due to misapplication, it will be re-sprayed at no additional charge.

Shrubs: Three applications that consist of fertilization and pest control granular or liquid depending on weather conditions.

Weeds: Herbicide will be applied to St Augustine sod areas for control of broadleaf weeds.

Irrigation

The following work will be performed monthly as part of a service contract on the existing irrigation system.

Program controller for proper precipitation for each season.

Assure proper operation of all control valves.

Operate and visually inspect each zone.

Adjust heads for correct arc and rotation as necessary.

Visually inspect entire property for proper coverage each month.

Materials such as nozzles, sprinkler heads, valves, pipe, etc. are not included in this contract and will be charged separately at a rate of \$45.00 per man hour plus materials.

Landscape Debris

All landscape debris generated from the performance of this contract will be blown off or otherwise hauled away by Frank Polly Sod, Inc.



Dispose of all trash and litter in landscape beds.

Damages

We are not responsible for freeze/freeze damage cleanup.
Areas of irrigation not 100% covered.

Insurance

The contractor carries Workers Compensation and General Liability for all properties.

General

Any and all requests for change in the normal maintenance schedule must be made through Mark Kirkland. The onsite foreman cannot make changes to the schedule without approval, as any work other than normal scheduled maintenance may interfere with the normal daily work schedule.
A quality control checklist for proper grounds maintenance will be completed and submitted to the owner or owner’s representative after each week of service.
Includes 80 yds of Pine Bark, once a year

Work Not Included

The following items would be an “extra” to this contract unless specifically mentioned above, but can be performed under a separate contract with the owner’s prior authorization.
Sweeping of parking areas, driveways and breezeways except for the clean-up of debris generated by our work.
Annuals -4” pots, installed @ \$1.50 each
Cleanup of storm damage (i.e. branches, limbs, fallen debris, and washouts).
Pruning and weeding of Homeowner’s beds not included.

Length of Contract

This contract will be for a period of twelve months beginning _____ and ending on _____

Compensation

Owner agrees to pay Frank Polly Sod, Inc., an amount of \$6,875.00per month. Payment is due by the 20th of the month following the service. \$82,500 per year

Should it become necessary for either party incident to this contract to institute legal actions for enforcements of any provisions for this contract, the prevailing party shall be entitled for all court costs and attorney fees incident to such legal actions which are included by the other. Both parties agree that any court action will be in Lake County, the primary location of Frank Polly Sod, Inc.

Other provisions

Owner shall have the right to give Frank Polly Sod, Inc., thirty days written notice of cancellation with or without cause delivered by Certified Mail.

The undersigned parties warrant that they are authorized representatives of their respective companies and have the requisite authority to bind their employer and/or principal.
This agreement is not a binding contract until signed by all parties.

Dated this _____ day of _____, 20__.

Frank Polly, Owner
Frank Polly Sod, Inc.

Authorized Representative

Printed Name



SECTION VII

SECTION A

*This item will be provided under
separate cover*

SECTION C

SECTION 1

Knightsbridge Community Development District

Summary of Check Register

November 11, 2023 through December 8, 2023

Fund	Date	Check No.'s	Amount
General Fund	11/17/23	45	\$ 3,818.90
Total Amount			\$ 3,818.90

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/17/23	00003	11/17/23 11172023	202310 310-51300-31500	CONVEYANCE-LIFT STATION	*	3,818.90	
				LATHAM, LUNA, EDEN & BEAUDINE LLP			3,818.90 000045
						TOTAL FOR BANK A	3,818.90
						TOTAL FOR REGISTER	3,818.90

SECTION 2

Knightsbridge
Community Development District

Unaudited Financial Reporting
November 30, 2023



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1	<hr/> Balance Sheet
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2-3	<hr/> General Fund
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4-5	<hr/> Month to Month
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Knightsbridge

Community Development District

Combined Balance Sheet

November 30, 2023

		<i>General Fund</i>
Assets:		
<u>Cash:</u>		
Operating Account	\$	3,113
Total Assets	\$	3,113
Liabilities:		
Accounts Payable	\$	14,584
Total Liabilites	\$	14,584
Fund Balance:		
Unassigned	\$	(11,472)
Total Fund Balances	\$	(11,472)
Total Liabilities & Fund Balance	\$	3,113

Knightsbridge
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Revenues:</u>				
Assessments	\$ 151,677	\$ -	\$ -	\$ -
Developer Contributions	\$ 264,083	\$ 5,200	\$ 5,200	\$ -
Total Revenues	\$ 415,760	\$ 5,200	\$ 5,200	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 600	\$ 1,400
FICA Expenditures	\$ 918	\$ 153	\$ 46	\$ 107
Engineering	\$ 10,000	\$ 1,667	\$ 401	\$ 1,266
Attorney	\$ 20,000	\$ 3,333	\$ 4,235	\$ (902)
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,142	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 6,667	\$ 6,667	\$ 0
Information Technology	\$ 1,800	\$ 300	\$ 300	\$ -
Website Maintenance	\$ 1,200	\$ 200	\$ 200	\$ -
Telephone	\$ 300	\$ 50	\$ -	\$ 50
Postage & Delivery	\$ 1,000	\$ 167	\$ 34	\$ 132
Insurance	\$ 5,750	\$ 5,750	\$ 5,200	\$ 550
Copies	\$ 1,000	\$ 167	\$ -	\$ 167
Legal Advertising	\$ 5,000	\$ 833	\$ -	\$ 833
Other Current Charges	\$ 2,500	\$ 417	\$ 85	\$ 332
Office Supplies	\$ 625	\$ 104	\$ 1	\$ 104
Travel Per Diem	\$ 660	\$ 110	\$ -	\$ 110
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 128,970	\$ 27,092	\$ 22,943	\$ 4,149

Knightsbridge
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Operations & Maintenance</u>				
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	\$ 415,760	\$ 27,092	\$ 22,943	\$ 4,149
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (17,743)	
Fund Balance - Beginning	\$ -		\$ 6,271	
Fund Balance - Ending	\$ -		\$ (11,472)	

Knightsbridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Developer Contributions	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,200
Total Revenues	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,200
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
FICA Expenditures	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46
Engineering	\$ 401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	401
Attorney	\$ 4,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,235
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,667
Information Technology	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Website Maintenance	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 4	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,200
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 46	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	85
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 19,291	\$ 3,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,943

Knightsbridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Stormwater Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 19,291	\$ 3,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,943
Excess Revenues (Expenditures)	\$ (14,091)	\$ (3,652)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(17,743)