

*Knightsbridge  
Community Development District*

*Agenda*

*April 15, 2024*

# AGENDA

# *Knightsbridge*

## *Community Development District*

---

219 E. Livingston Street, Orlando, Florida 32801

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

April 8, 2024

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, April 15, 2024 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 February 19, 2024 Meeting
4. Consideration of Resolution 2024-06 Approving the Conveyance of Real Property and Improvements to the District
5. Consideration of Resolution 2024-07 Finalizing the Series 2024 Bonds
6. Staff Reports
  - A. Attorney
    - i. Memorandum Regarding Annual Reminder on Florida Laws for Public Officials
  - B. Engineer
    - i. Discussion of Pending Plat Conveyances
    - ii. Status of Permit Transfers
  - C. District Manager's Report
    - i. Approval of Check Registers
    - ii. Balance Sheet and Income Statement
  - D. Field Manager's Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

*George S. Flint*

George S. Flint  
District Manager

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

Enclosures

# MINUTES

MINUTES OF MEETING  
KNIGHTSBRIDGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, February 19, 2024 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 <i>joined late</i>	Assistant Secretary
Nicole Henley <i>by phone</i>	Assistant Secretary
Josmin Martinez	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Kristen Trucco	District Counsel
Steve Sanford <i>by phone</i>	Bond Counsel
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order and called the roll. There were three Board members present in person and one via Zoom constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun: Next item on the agenda is the public comment period. For the record, there are no members of the public present, just Board and staff.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the December 18, 2023 Meeting**

Mr. LeBrun: That brings us down to item number three. This is the approval of the minutes of the December 18, 2023 meeting. Those are included in your agenda package, and I am happy to take any comments or corrections. If not, we are just looking for a motion to approve those minutes.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the December 18, 2023 Meeting, were approved, as presented.

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

Mr. LeBrun: Next item on the agenda is our public hearing. This is an advertised public hearing for any members of the public to voice their opinion. If I could just get a motion to open the public hearing.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Opening the Public Hearing, was approved.

**A. Consideration of Engineer’s Report**

Mr. LeBrun: The public hearing is open. The first item under this public hearing is the consideration of the Engineer’s report. This is on page 13 of your electronic agenda. Going to the phone, do we have our District Engineer on the phone? I don’t believe so. I’m happy to go through the report with the Board. I don’t believe it’s changed much since you’ve last seen it.

Mr. Morgan: No, I have been reading it all morning, it’s the same.

**B. Consideration of Amended and Restated Master Assessment Methodology Report**

Mr. LeBrun: That brings us down to item B under the public hearing which is on 39 of your electronic agenda. This is the consideration of the amended and restated master assessment methodology. I don’t believe it has changed much since the Board was last sent a copy of this. I will just go through tables very briefly. And then of course, we can have discussion or answer any questions if needed. The first table is table 1, this is the development program. This just details the number of units and the ERUs factored that were used within the Master Assessment Methodology. Table #2, this is the infrastructure cost estimate. This was pulled from the Engineer’s report. This just details the cost from the capital improvement plan. You can see the number there is \$24,889,529. Below that is table #3. This is your estimated bond sizing using the numbers described there below. The average coupon rate is 7.5% over 30 years and 24 months of capitalized interest. Your debt service reserve is the max annual and your underwriters discount is 2%. Going down to table #4, this is the allocation of benefit. Listed there you have the single-family 50 units. You can see the total improvements cost per product type. Table #5 is your allocation of total benefit par debt to each product type. You have your single-family 50-foot 347 units and then right

there is listed the par debt per unit. Table #6 is your par debt and annual assessments for each product type and that's listed there as well for your reference. The gross annual debt per unit is \$8,929.70. That's also using the most conservative estimates for the sizing. That brings us to table #7 where you have your preliminary assessment roll. I am happy to take any questions on it. Like I said, I believe the Board is aware of what has been presented here. I am just reading it for the public record.

### **C. Public Comment & Testimony**

Mr. LeBrun: That brings us down to item C, public comment and testimony. For the record, there are no members of the public present, only Board and staff members.

### **D. Consideration of Resolution 2024-05 Levying Assessments**

Mr. LeBrun: Item D is on page 53 of your electronic agenda. This is consideration of Resolution 2024-05 levying assessments.

Ms. Trucco: Okay, great. So, for your call that we had previously had a resolution declaring special assessments in Phase 2, also referred to as the Assessment Area 2 Project, so this is the next statutory step that we have a public hearing. Notice of the public hearing was advertised in the newspaper in accordance with Florida statutes. The next step in order to issue bonds over Assessment Area 2 or Phase 2 is that the Board needs to adopt this resolution levying assessments. This would be approving the levying of special assessments. In the Assessment Area 2 Project, also known as Phase 2, in accordance with the amended and restated assessment methodology report that the Board just approved, it is also attached to this resolution. And then this also confirms the District's intention to issue bonds over Assessment Area 2, also known as Phase 2. The Board had previously gone through this process for Phase 1. George, when we knew that we were going to be issuing Bonds for Phase 1 and 2, we knew that we needed to go through this same levy process for Phase 2 as well. So, this is just going to clean up the remainder of the assessment area so that we can issue bonds for the entire thing. This is also going to direct the District manager to record a general notice of assessments over Phase 2 in the public records, which is required under the Florida statute. If you have any questions, I am happy to take them now. Otherwise, we are just looking for a motion to approve Resolution 2024-05.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2024-05 Levying Assessments, was approved.

**E. Consideration of Resolution 2024-04 Delegation Resolution**

- i. Exhibit A – Form of Bond Purchase Contract**
- ii. Exhibit B – Draft Preliminary Limited Offering Memorandum**
- iii. Exhibit C – Form of Continuing Disclosure Agreement**
- iv. Exhibit D – Form of First Supplemental Trust Indenture**
- v. Exhibit E – Form of Completion Agreement**
- vi. Exhibit F – Form of True-Up Agreements**
- vii. Exhibit G – Form of Acquisition Agreement**
- viii. Exhibit H – Form of Collateral Assignments**

Mr. Morgan: Can we note that Steve Greene joined the meeting?

Mr. LeBrun: Yes, for the record, Steve has joined the meeting. That brings us down to item E. This is on page 61 of your electronic agenda. This is consideration of Resolution 2024-04 the Delegation Resolution. I believe we have Steve Sanford on the call. Steve, can you hear us?

Mr. Sanford. Thank you. For the record, this is Steve Sanford with Greenburg Traurig serving as the District’s Bond Counsel. This Board might be familiar with the Delegation Resolution which is set up as the last formal resolution in order to issue the bonds. What we do in this Resolution is set certain parameters and when it comes time to market the Bonds, within the parameters set by the Board, then the Chair or the Vice Chair is authorized to sign a bond purchase contract and execute documents without the need for calling another special meeting. The parameters are that we are authorizing a principal amount of \$19,700,000 in special assessment bonds to finance a portion of the 2024 project. The interest rate guarantees the maximum rate set by statute determines the bonds not counting a capitalized interest period that is no more than 30-years principal amortization and a compensation to the underwriter is based on the bonds at a discount at 98% and then they turn around and sell the bonds, and the difference is the compensation to be paid to the underwriter which is 2%. We see it in here that we would have to go back for another meeting, but those are very conservative parameters. We’ll be fine without a need for a special meeting. In addition to that, there’s a number of exhibits I am asking the Board to approve. I will quickly go through what they are. The bond purchase contract that is between the District and FMS who is your underwriter. Once the bonds are marketed, this is the contract that gets signed, and it would have the final terms of the bonds and the necessary deliverables to get to a successful closing. Exhibit B is the preliminary limited offering memorandum which is



the marketing tool used by the underwriter to write investors. Once the bonds are sold, that preliminary limited offering memorandum gets finalized and gets delivered to the ultimate investor. Exhibit C is the continuing disclosure agreement that's a document required under SCC rules that requires annual disclosure of the status of the bonds and the project and the development and disclosure of certain numerated material events. The rationale behind that agreement is that if somebody wanted to buy these bonds in the secondary market, they would have the most up-to-date information. The next exhibit is exhibit D, the first supplemental trust indenture. Every time the District issues bonds, even though there is a master trust indenture between the District and the trustee, there is a series, and every series of bonds is supplemental. This supplemental would have indenture provisions and that would get finalized after the bonds are sold. And then the next exhibits E, F, G, and H has been prepared by District Counsel and there is a completion agreement in the event that, well we know the bond proceeds won't be sufficient to complete the project, this puts an obligation on the developer to complete the project. That was standing the financing, which is not going to cover the whole project. The true-up agreement puts an obligation on the developer to make a payment to true-up the assessments that are going to be levied on platted units. The acquisition agreement that's between the District and the developer and that sets forth a mechanism for which completed aspects of the project are sold to the District. And then the last exhibit is the collateral assignment that's in the unlikely event there would ever be a default. There is a collateral assignment of all the necessary development documents that would be necessary to complete the project. The last two things this resolution does is if there is any need to modify the methodology report or the Engineer's report in connection with the marketing of the bonds, this resolution authorizes those modifications to be made without the need for a special meeting. So, unless any Board members have any questions regarding the exhibits of this resolution, I am looking for a motion to adopt 2024-04.

Mr. Morgan: Real quick, in our assessment methodology we list \$34,400,000 as our debt. But in this bond assessment it's only \$7,000,000. Is there a reason for the extreme difference between what's in the assessment methodology and what's in the resolution?

Mr. Sanford: The number \$7,000,000 is what I have gotten from the underwriter as far as what that is, I guess there have been discussions between the underwriter and the developer as far as how much debt they want to pass on. The master methodology as pointed is very conservative, it has a higher number, but this is all that we are financing at this time. Not to exceed \$7,000,000

That was the number I was told to use for the delegation resolution. It's not unusual to have a lesser amount in the actual amount that we're issuing bonds for, but I differ.

Mr. Morgan: Okay, thanks Steve. I just wasn't aware of those conversations behind doors. Rob straightened me out on that. Thank you.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2024-04 Delegation Resolution and Exhibits A through H, was approved.

Mr. LeBrun: Can we just get a motion to close the public hearing?

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

**FIFTH ORDER OF BUSINESS**

**Consideration of Aquatic Plant Management Agreement for Ponds 1 & 2**

Mr. LeBrun: That brings us down to item number five, the consideration of aquatic plant management agreement for ponds number one and two.

Mr. Scheerer: Included in your agenda pack is a proposal form Applied Aquatic for the aquatic lake services at Knightsbridge. The two ponds, pond one and pond two, located in Phase 1. As you know we already turned over the landscaping portion of that at a previous meeting. So, we are maintaining that, and this is just to get the water under control. We do have funding in the budget. This particular agreement we did extend it through 2025 so we do not have to come back in six months or so and renew it. But these funds are allocated in the 2024 budget, and we will make sure not only these two ponds but the future ponds in Phase 2 will be included as well. I can answer any questions you might have.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Aquatic Plant Management Agreement for Ponds 1 & 2, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

- i. Discussion of Pending Plat Conveyances**
- ii. Status of Permit Transfers**

Mr. LeBrun: That brings us down to staff reports. We'll start with District Counsel.

Ms. Trucco: The only update is we are working on conveying the remainder of tracts in Phase 1 to the CDD in accordance with the dedications and the recorded plat. That's really all we have been doing. And we're just working on the bond documents as well. Any questions for me I can try to answer them now, otherwise that's all I have for you today.

Mr. Morgan: Do we have an estimated signing date yet for the bonds?

Ms. Trucco: I do not know when they are projected to close. I would imagine probably the first week of March is what I would think.

Mr. LeBrun: I made a note to add that and to the follow up.

Mr. Morgan: Okay, thank you.

**B. Engineer**

Mr. LeBrun: I don't believe that District Engineer has joined us via phone.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. LeBrun: That brings us down to item C, the District Manager's report. On page 262 of your electronic agenda, you will see the Knightsbridge summary of check register. These are for checks number 46-54. The total for the check register is \$34,803.72. And then behind that you will see your line-item expenses. I am happy to take any questions on those. If not, we are just looking for a motion to approve the check register.

On MOTION by Mr. Bonin, seconded by Mr. Morgan, with all in favor, the Check Register totaling \$34,803.72, was approved.

**ii. Balance Sheet and Income Statement**

Mr. LeBrun: Behind that you have your balance sheet and income statement. These are your unaudited financials through December 21, 2023. No action is required on the Boards part. Those are just there for your review.

**D. Field Manager's Report**

Mr. LeBrun: That brings us down to the Field Manager.

Mr. Scheerer: Nothing new to report. We are keeping an eye on the progress on the parks in Phase 1 and I see Mark's been busy installing playground equipment and volleyball. We'll add those to insurance once they have been accepted and turned over.

Mr. Bonin: The three ponds have been upkeep? The banks?

Mr. Scheerer: We just have the two ponds.

Mr. Morgan: Just the two in Phase 1 right now.

Mr. Bonin: Correct. Okay.

Mr. Scheerer: Yeah, you guys are working on everything else in Phase 2. I know I talked to Dave Reed about some adjustments on the ownership map. And I've got some other questions for him as well as far as wetlands go. I am assuming those are supposed to be CDD and not HOA.

Mr. Morgan: But those two ponds, we have turned them over. They've been turned over to the CDD. So, the pathways around the ponds and all that stuff.

Mr. Bonin: Was that that area Michelle was asking me about? Let me show you. It was intended to be CDD.

Mr. Scheerer: Well, they had this originally as HOA. Oh that? I don't know about that.

Mr. Bonin: I think on the plat that says HOA and it needs to be District. CDD.

Mr. Scheerer: Not to get off track, but we do have the meeting on Wednesday with you folks. So, some of the things we need to go over is any plat conveyances or changes. It should be for Wednesday at 11:30. We set up that meeting with all the project managers and stuff to go over it. Believe it or not, the 2025 budget.

Mr. Morgan: What time is that? 11:30?

Mr. Scheerer: Yes, sir. Do you have that, Rob?

Mr. Bonin. Yeah, it's an invitation from Carly, so we just need to make sure whatever project we're talking about, one supervisor is in that meeting.

Mr. Morgan: I am free all day, I can be there.

Ms. Trucco: Have the permits been transferred to the District for Phase 1 and 2?

Mr. Scheerer: As far as I know, yes. I believe that's what started everything. And Dave's not on the phone. But I'm pretty sure that's what started the process was that the permits were transferred, and we went ahead and set up a walk through. We did that. Now I know there is some hardscape of concrete. There are a few other things that Mark was working on.

Mr. Bonin: Mark is not doing the hardscape stuff, that's like Skid Steer, I think. Mark is just doing irrigation and landscape. That's another group that I think they are close to wrapping up.

Mr. Scheerer: And I know you have the entry monument off of Poinciana.

Mr. Yup. They're doing that too. And I think it's for the most part complete.

Mr. Morgan: It's done.

Mr. Bonin: It just needs to be landscaped around it.

Mr. Scheerer: And that will be transferred to the District as well.

Mr. Bonin: Yeah.

Mr. Scheerer: We'll talk more about it on Wednesday. But as far as SOBs and stuff like that. So, once it is done, we can get it on insurance.

Mr. Morgan: That's the one that we built the monument right behind the fire pipe?

Mr. Bonin: There was never a good spot there. You've got the backflow TOHO apparatus above ground. And then Kissimmee had a height restriction on the sign. It's not ideal.

Ms. Trucco: Can you send me that tract number or letter so that I can add it to our deed.

Mr. Scheerer: Are you talking about the pond tracts?

Mr. Trucco: The one that the plat dedicated to the HOA but it's coming to the CDD.

Mr. Bonin: Is it W1 and W2? Up in that corner.

Mr. Morgan: WB1 and W1. Alright, thanks Alan.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. LeBrun: That brings us down to other business. Do any Board members have other business to discuss?

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. LeBrun: Any Supervisor's request? Hearing none, we will move to the next item.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Morgan: I make a motion to adjourn.

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

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

# SECTION IV

## RESOLUTION 2024-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM LENNAR HOMES, LLC AND FROM PARISA AND PEGAH SABETI TO THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY 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”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District;

**WHEREAS**, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District;

**WHEREAS**, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District;

**WHEREAS**, Lennar Homes, LLC, a Florida limited liability company (hereinafter “Lennar”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed from Lennar Homes, LLC, the Special Warranty Deed from Parisa and Pegah Sabeti, the Bill of Sale Absolute and Agreement from Lennar Homes, LLC, the Bill of Sale Absolute and Agreement from Parisa and Pegah Sabeti, the Agreement Regarding Taxes, the Owner’s Affidavit and the Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Lennar and Parisa and Pegah Sabeti, as applicable, to the District; and

**WHEREAS**, the District Counsel and the District Manager have reviewed the conveyances from Lennar and from Parisa and Pegah Sabeti to the District, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit “A,” to evidence compliance with the requirements of the District for accepting the conveyances.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the District (the “Board”), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit “A,” to the District and approves and accepts the documents evidencing such conveyances in Exhibit “A.”

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in Exhibit “A,” and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. 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.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

*[Continues on the Following Pages]*



**PASSED** in public meeting of the Board of Supervisors of the Knightsbridge Community Development District, this 18<sup>th</sup> day of March, 2024.

**KNIGHTSBRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

\_\_\_\_\_  
Print: \_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT "A"**

**CONVEYANCE DOCUMENTS**

1. Special Warranty Deed from Lennar Homes, LLC
2. Special Warranty Deed from Parisa and Pegah Sabeti
2. Bill of Sale Absolute and Agreement to the District
3. Bill of Sale Absolute and Agreement from Parisa and Pegah Sabeti
4. Owner's Affidavit
5. Agreement Regarding Taxes
6. Certificate of District Engineer

**THIS INSTRUMENT PREPARED BY  
AND TO BE RETURNED TO:**

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

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made as of this \_\_\_\_ day of March, 2024 by **LENNAR HOMES, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 5505 Waterford District Drive, Miami, Florida 33126, to **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Osceola County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN  
BY REFERENCE.**

**TOGETHER WITH** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2024 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

*[SIGNATURES ON FOLLOWING PAGE]*

**IN WITNESS WHEREOF**, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

**“GRANTOR”**

**LENNAR HOMES, LLC**, a Florida limited liability company

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

Print: Mark McDonald

Title: Vice President

Address: c/o Lennar Homes, LLC  
6675 Westwood Blvd., 5<sup>th</sup> Floor  
Orlando, Florida 32821

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of March, 2024, by Mark McDonald, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
Comm. Exp.: \_\_\_\_\_; Comm. No.: \_\_\_\_\_

**EXHIBIT "A"**

**Description of the Property**

Tract SW-1, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract SW-2, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract OS-1, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract OS-2, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract R-2, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

**THIS INSTRUMENT PREPARED BY  
AND TO BE RETURNED TO:**

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

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made as of this \_\_\_\_ day of March, 2024 by **PARISA SABETI** and **PEGAH SABETI**, each individually and as Co-Trustees (the “Grantor”), whose address is \_\_\_\_\_, to **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Osceola County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN  
BY REFERENCE.**

**TOGETHER WITH** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2024 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

*[SIGNATURES ON FOLLOWING PAGE]*

**IN WITNESS WHEREOF**, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

**“GRANTOR”**

PARISA SABETI

\_\_\_\_\_  
(Signature)

By: \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

PEGAH SABETI

Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of March, 2024, by Parisa and Pegah Sabeti, as individuals and co-trustees, on behalf of the individuals. Said persons are [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
Comm. Exp.: \_\_\_\_\_; Comm. No.: \_\_\_\_\_

**EXHIBIT “A”**

**Description of the Property**

*[Legal Description for Golden Knight Boulevard to be inserted]*



**BILL OF SALE ABSOLUTE AND AGREEMENT**  
Knightsbridge Community Development District

**THIS BILL OF SALE ABSOLUTE AND AGREEMENT** (“Agreement”) is made as of this \_\_\_\_ day of March, 2024, by and between **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 5505 Waterford District Drive, Miami, Florida 33126, and

**RECITALS**

**WHEREAS**, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

**WHEREAS**, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

**WHEREAS**, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

**NOW, THEREFORE**, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and

agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

***[SIGNATURES APPEAR ON THE FOLLOWING PAGES]***

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**LENNAR HOMES, LLC**, a Florida limited  
liability company

\_\_\_\_\_  
Witness

By: \_\_\_\_\_

Print: Mark McDonald

\_\_\_\_\_  
Printed Name

Title: Vice President

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of March, 2024, by Mark McDonald as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

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

**COUNTERPART SIGNATURE PAGE TO BILL OF SALE**  
Knightsbridge Community Development District

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

ATTEST:

By: \_\_\_\_\_

By: \_\_\_\_\_  
Secretary/Asst. Secretary

Print: Adam Morgan

Title: Chairman

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of March, 2024, by Adam Morgan, as Chairman of the Board of Supervisors of the **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

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

**EXHIBIT "A"**

**LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT**

*[To be confirmed by the District Engineer]*

The foregoing Improvements are located on the following tracts:

Tract SW-1, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract SW-2, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract OS-1, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract OS-2, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract R-2, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

**BILL OF SALE ABSOLUTE AND AGREEMENT**  
Knightsbridge Community Development District

**THIS BILL OF SALE ABSOLUTE AND AGREEMENT** (“Agreement”) is made as of this \_\_\_\_ day of March, 2024, by and between **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **PARISA** and **PEGAH SABETI**, each individually and as Co-Trustees (hereinafter collectively referred to as “Landowner”) whose address is \_\_\_\_\_, and

**RECITALS**

**WHEREAS**, the Landowner owns certain improvements, equipment and/or personal property, as described in Exhibit “A” attached hereto (collectively, the “Improvements”);

**WHEREAS**, both Landowner and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District;

**WHEREAS**, the Landowner desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

**NOW, THEREFORE**, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that the Landowner, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of the Landowner’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Landowner’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Landowner’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Landowner from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Landowner agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Landowner (and, if required, performed by the Landowner on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Landowner represents and warrants to the District that the Landowner has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

***[/SIGNATURES APPEAR ON THE FOLLOWING PAGES/]***

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**PARISA SABETI**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name

Print: \_\_\_\_\_

\_\_\_\_\_  
Witness

**PEGAH SABETI**

\_\_\_\_\_  
Printed Name

By: \_\_\_\_\_

Print: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of March, 2024, by \_\_\_\_\_ and \_\_\_\_\_, as individuals and Co-Trustees. Said persons are [ ] personally known to me or [ ] have produced \_\_\_\_\_ as identification.

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



**COUNTERPART SIGNATURE PAGE TO BILL OF SALE**  
Knightsbridge Community Development District

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

ATTEST:

By: \_\_\_\_\_

By: \_\_\_\_\_  
Secretary/Asst. Secretary

Print: Adam Morgan

Title: Chairman

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of March, 2024, by Adam Morgan, as Chairman of the Board of Supervisors of the **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

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

**EXHIBIT "A"**

**LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT**

*[To be confirmed by the District Engineer]*

The foregoing Improvements are located on the following tracts:

*[Legal Description for Golden Knight Boulevard to be inserted]*

**AGREEMENT REGARDING TAXES**  
Knightsbridge Community Development District

**THIS AGREEMENT REGARDING TAXES** (“Agreement”) is entered into this \_\_\_\_\_ day of March, 2024, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 5505 Waterford District Drive, Miami, Florida 33126 (the “Developer”), and **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

**WITNESSETH**

**WHEREAS**, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”);

**WHEREAS**, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”);

**WHEREAS**, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*;

**WHEREAS**, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement;

**WHEREAS**, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District’s status as a governmental entity; and

**WHEREAS**, in conjunction with the conveyance of the Property and Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2023 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2024.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2024, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

[SIGNATURE PAGE FOLLOWS]

**SIGNATURE PAGE TO AGREEMENT REGARDING TAXES**  
Knightsbridge Community Development District

**WITNESSES:**

**LENNAR HOMES, LLC**, a Florida limited liability company

X \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_

Print: Mark McDonald

X \_\_\_\_\_

Title: Vice President

Print: \_\_\_\_\_

**SIGNATURE PAGE TO AGREEMENT REGARDING TAXES**  
Knightsbridge Community Development District

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

**ATTEST**

X \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_  
Secretary/Asst. Secretary

Print: Adam Morgan

Title: Chairman

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

Tract SW-1, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract SW-2, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract OS-1, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract OS-2, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract R-2, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

**IMPROVEMENTS**

*[To be confirmed by the District Engineer]*

## OWNER'S AFFIDAVIT

Knightsbridge Community Development District

**STATE OF FLORIDA  
COUNTY OF ORANGE**

**BEFORE ME**, the undersigned authority, personally appeared Mark McDonald ("Affiant") as Vice President of Lennar Homes, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 5505 Waterford District Drive, Miami, Florida 33126 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Osceola County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant is the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the following plats: (1) Knightsbridge Phase 1 plat, as recorded in Plat Book 32, Page 190, of the Official Records of Osceola County, Florida (the "Plat"). The District can rely on the Property and Improvements being capable of being used for the purposes intended.

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.



7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Knightsbridge Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 59-0711505; (v) has a mailing address of 5505 Waterford District Drive, Miami, Florida 33126. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

*[SIGNATURES ON FOLLOWING PAGE]*

**FURTHER AFFIANT SAYETH NAUGHT.**

**DATED:** \_\_\_\_\_, 2024

Signed, sealed and delivered in our presence:

**LENNAR HOMES, LLC**, a Florida limited liability company

\_\_\_\_\_  
(Signature)

By: \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

Print: Mark McDonald

\_\_\_\_\_  
(Signature)

Title: Vice President

\_\_\_\_\_  
(Print Name)

**STATE OF FLORIDA**

**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of March, 2024, by Mark McDonald, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Notary Public; State of Florida

Print Name: \_\_\_\_\_

Comm. Exp.: \_\_\_\_\_; Comm. No.: \_\_\_\_\_

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

Tract SW-1, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract SW-2, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract OS-1, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract OS-2, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract R-2, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

**IMPROVEMENTS**

*[To be confirmed by the District Engineer]*

**CERTIFICATE OF DISTRICT ENGINEER**  
Knightsbridge Community Development District

I, **David A. Reid, P.E.**, as a professional engineer of Madden, Moorhead & Stokes, LLC, a Tennessee limited liability company, licensed to provide professional services to the public in the State of Florida under Florida Certificate of Authorization No. 38794, with offices located at 431 Horatio Ave., Suite 260, Maitland, Florida 32751 (“Madden”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Madden, currently serve as District Engineer to the Knightsbridge Community Development District (the “District”).

2. That the District proposes to accept from Lennar Homes, LLC, a Florida limited liability company (the “Developer”) and from Parisa and Pegah Sabeti, as individuals and Co-Trustees (collectively, the “Landowner”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer and the Landowner to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have personally viewed the Improvements and the materials deemed necessary to make the statements herein. The Improvements are in a condition acceptable for acceptance by the District.

5. That the Property and Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Property and Improvements, if any, that have actually been provided to Madden are being held by Madden as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer and the Landowner, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

**SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER**  
Knightsbridge Community Development District

**DATED:** \_\_\_\_\_, 2024

Witness: \_\_\_\_\_  
Print: \_\_\_\_\_

\_\_\_\_\_  
**David A. Reid, P.E.**  
State of Florida License No.: **38794**  
on behalf of the company,  
Madden, Moorhead & Stokes, LLC

Witness: \_\_\_\_\_  
Print: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024 by **DAVID A. REID** of Madden, Moorhead & Stokes, LLC, a Tennessee limited liability company authorized to transact business in Florida, on behalf of said corporation. Said person is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

\_\_\_\_\_  
Notary Public; State of Florida

(SEAL)

Print Name: \_\_\_\_\_  
Comm. Exp.: \_\_\_\_\_  
Comm. No.: \_\_\_\_\_

**EXHIBIT “A”**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY FROM DEVELOPER:**

Tract SW-1, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract SW-2, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract OS-1, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract OS-2, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Tract R-2, according to the KNIGHTSBRIDGE PHASE 1 plat, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

**PROPERTY FROM LANDOWNER:**

*[Legal Description for Golden Knight Boulevard to be inserted]*

**IMPROVEMENTS**

*[to be provided by the District Engineer]*

# SECTION V

## **RESOLUTION 2024-07**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2024 BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Knightsbridge Community Development District (the “District”) is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended, of the State of Florida;

**WHEREAS**, on August 1, 2022, the Board of Supervisors (the “Board”) of the District adopted Resolution No. 2022-14 authorizing, among other things, the issuance of not to exceed \$30,000,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District;

**WHEREAS**, on February 19, 2024, the Board of the District adopted Resolution No. 2024-04 authorizing, among other things, the issuance of not to exceed \$7,000,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District;

**WHEREAS**, the District duly authorized and issued the Knightsbridge Community Development District Special Assessment Bonds, Series 2024 (2024 Project) (the “Series 2024 Bonds”) in the amount of \$6,175,000 for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services; and

**WHEREAS**, the Engineer’s Report for Knightsbridge Community Development District, dated December 18, 2023, attached to this Resolution as **Exhibit “A”** (the “Engineer’s Report”), identifies and describes the components of the project financed with the Series 2024 Bonds (the “2024 Project”);

**WHEREAS**, the Engineer’s Report estimated capital costs totaling \$24,889,529, a portion of which was to be paid directly by the developer;

**WHEREAS**, the total cost to the District for the improvements associated with the 2024 Project was estimated at \$6,175,000 (“Total Project Costs”);

**WHEREAS**, pursuant to the terms of the First Supplemental Assessment Methodology for Knightsbridge, dated March 13, 2024 (the “Assessment Methodology”), the total costs paid for by the Series 2024 Bonds inclusive of capital costs, financing costs, capitalized interest, reserve funds and contingencies totaled approximately \$6,175,000;



**WHEREAS**, on December 5, 2022 and February 19, 2024, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2023-09 (on December 9, 2022) and Resolution 2024-05 (on February 19, 2024) authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the adjusted Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* (“Special Assessment Lien”); and

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of the Knightsbridge Community Development District:

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

**2. Authority for this Resolution.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

**3. Finalization of Special Assessments Securing the Series 2024 Bonds.** Pursuant to Section 170.08, *Florida Statutes*, and District Resolutions 2023-09 and 2024-05, special assessments securing the Series 2024 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the Actual Project Costs of the 2024 Project. Attached hereto as **Exhibit “B,”** and incorporated herein by reference, is the Assessment Methodology which accurately reflects the amount of special assessments of the Series 2024 Bonds. The assessments levied pursuant to Resolutions 2023-09 and 2024-05 also correctly reflect the outstanding debt due on the Series 2024 Bonds. Therefore, pursuant to Section 170.08, *Florida Statutes*, and Resolutions 2023-09 and 2024-05, the special assessments on parcels specially benefited by the 2024 Project are hereby finalized in the amount of the outstanding debt due on the Series 2024 Bonds in accordance with **Exhibit “B”** herein, and is apportioned in accordance with the methodology described in **Exhibit “B,”** upon the specially benefited lands indicated in the District’s Assessment Lien Roll attached as part of the Assessment Methodology, and reflects the finalized assessments due on the parcels benefited by the Series 2024 Bonds.

**4. Improvement Lien Book.** Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District’s “Improvement Lien Book.” The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all others liens, titles and claims.

**5. Other Provisions Remain in Effect.** This Resolution is intended to supplement Resolutions 2023-09 and 2024-05, which remains in full force and effect. This Resolution and Resolutions 2023-09 and 2024-05 shall be construed to the maximum extent possible to give full

force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**6. Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**7. Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**8. Effective Date.** This Resolution shall take effect immediately upon its adoption.

**APPROVED AND ADOPTED** this 15<sup>th</sup> day of April, 2024.

*[SIGNATURES ON FOLLOWING PAGE]*

**SIGNATURE PAGE FOR RESOLUTION 2024-07**

**ATTEST:**

**KNIGHTSBRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_

By: \_\_\_\_\_

Name: George S. Flint

Name: Adam Morgan

Title: Secretary

Title: Chairman

**Exhibit “A”:** Engineer’s Report

**Exhibit “B”:** Assessment Methodology

**EXHIBIT “A”**  
**ENGINEER’S REPORT**

[ATTACHED BELOW]



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

# **Knightsbridge**

## **Community Development District**

### **Engineer's Report**

**Revised December 18, 2023**

**Prepared For:**

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

## Table of Contents

Section	Page
1.0 Introduction	1
2.0 Purpose	1
3.0 Land Use and Zoning	1
4.0 Existing Conditions	1
5.0 Phase 1 Infrastructure Improvements	2
5.1 Site Work and Drainage	2
5.2 Roadway Improvements	2
5.3 Stormwater Management	2
5.4 Utilities	2
5.5 Landscaping and Hardscape	2
6.0 Phase 2 Infrastructure Improvements	3
6.1 Site Work and Drainage	3
5.2 Roadway Improvements	3
5.3 Stormwater Management	3
5.4 Utilities	3
5.5 Landscaping and Hardscape	3
7.0 Estimate of Probable Construction Cost	4
8.0 Ownership and Maintenance Authority	5
9.0 Status of Permits and Approvals	5
10.0 Conclusion and Engineer's Opinion	5
<b>Tables</b>	
Table 1 Development Program	1
Table 2 Phase 1 and 2 Estimate of Total Probable Cost - Engineer's Opinion	4
Table 3 Proposed Facilities and Services	5
<b>Exhibits</b>	
Exhibit 1 Vicinity Map	
Exhibit 2 District Boundaries	
Exhibit 2A-2C Legal Descriptions	
Exhibit 3 Future land Use Map	
Exhibit 4 Utilities	
Exhibit 5 Site Plan	

# 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 347 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 347 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	220	220
<b>Totals</b>		<b>114.62</b>		<b>347</b>
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 \$15,343,339.

The total estimated opinion of probable cost for the Project is \$24,889,529. These costs are categorized in Table 2 on the following page.

<b>Table 2 Estimate of Total Probable Costs</b>				
<b>Item</b>	<b>Description</b>	<b>Phase 1</b>	<b>Phase 2</b>	<b>Total Estimated Budget</b>
1	Earthwork, Survey, Stormwater Ponds & Erosion Control	\$555,400	\$1,314,000	\$1,869,400
2	CDD Local Roads <sup>1</sup>	\$1,157,000	\$2,562,500	\$3,719,500
3	Storm Drainage	\$1,333,500	\$3,346,200	\$4,679,700
4	Potable Water	\$596,900	\$1,430,000	\$2,026,900
5	Sanitary Sewer	\$762,000	\$1,887,600	\$2,649,600
6	Reclaimed Water	\$381,000	\$943,800	\$1,324,800
7	Landscaping, Irrigation, Sod for Ponds	\$180,200	\$72,000	\$252,200
8	Hardscape Features	\$250,000	\$0	\$250,000
9	Offsite Roadway and TWA Utility Improvements	\$2,400,000	\$0	\$2,400,000
10	Prof Fees - Eng. Design, Permitting, Surveying, Testing & Inspection <sup>2</sup>	\$317,500	\$715,000	\$1,032,500
11	Water and Sewer Utility Impact Fees <sup>3</sup>	\$744,855	\$1,677,390	\$2,422,245
	<b>Sub-Total</b>	<b>\$8,678,355</b>	<b>\$13,948,490</b>	<b>\$22,626,845</b>
	<b>Contingency</b>	<b>\$867,835</b>	<b>\$1,394,849</b>	<b>\$2,262,684</b>
	<b>Total</b>	<b>\$9,546,190</b>	<b>\$15,343,339</b>	<b>\$24,889,529</b>

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.

<b>Table 3 – Proposed District Infrastructure</b>				
<b>No.</b>	<b>Infrastructure</b>	<b>Financed By</b>	<b>Maintenance</b>	<b>Ownership</b>
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.

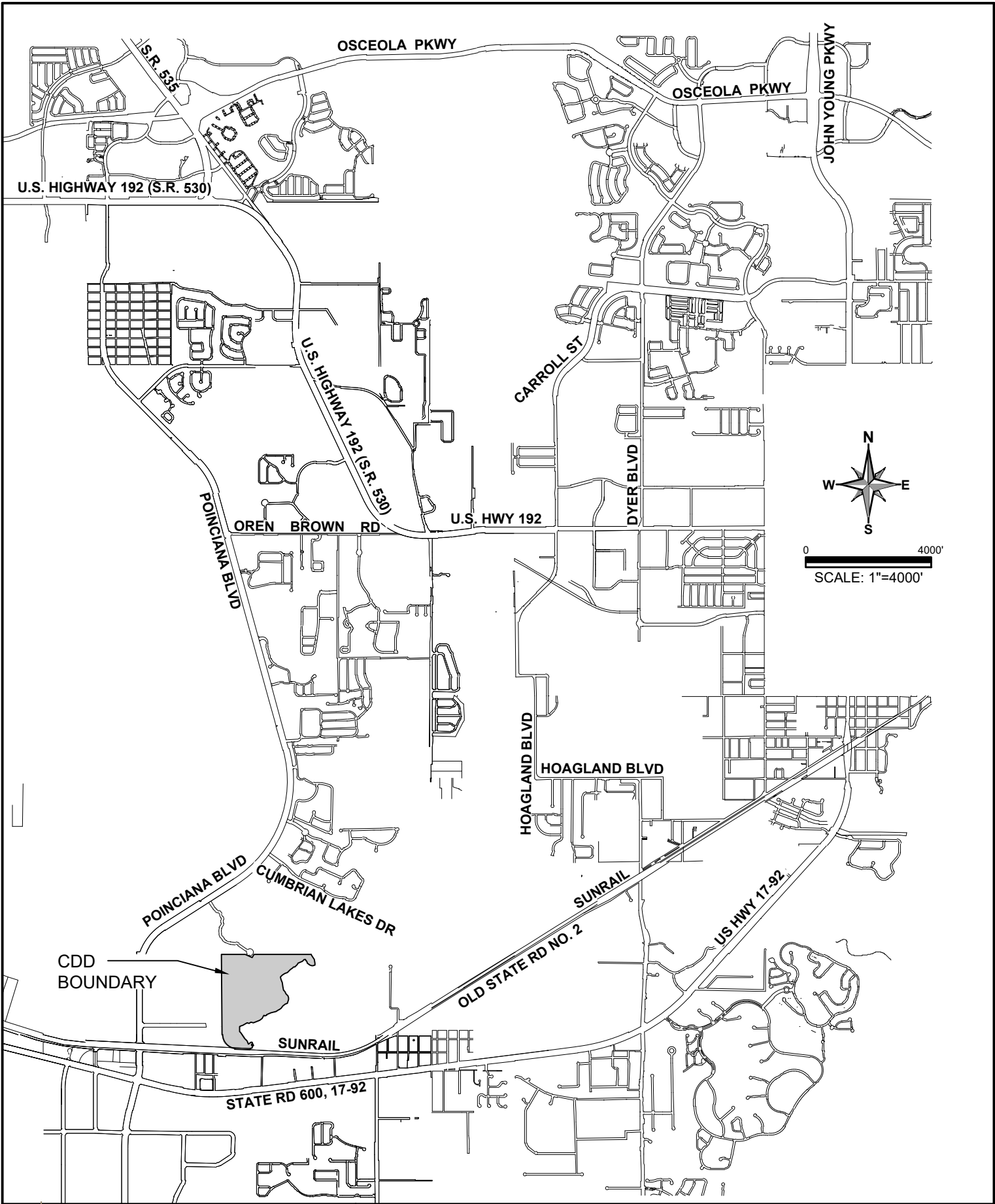


David A. Reid, PE

Florida PE License #38794

Madden, Moorhead & Stokes, LLC.

Eng. Business Certificate of Authorization No. 0007723



L:\53509 Lennar Homes, LLC\0018 Knightsbridge CDD Petition\ENGR001 CDD Petition\1 DWGs\Preliminary\Exhibit 1 Location Map.dwg (11/8/5) JohnV Jul 28, 2022 - 12:51pm



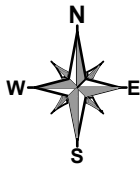
**HAMILTON**  
ENGINEERING & SURVEYING, LLC.

3409 W LEMON ST  
TAMPA, FL 33609  
TEL: 813.250.3535

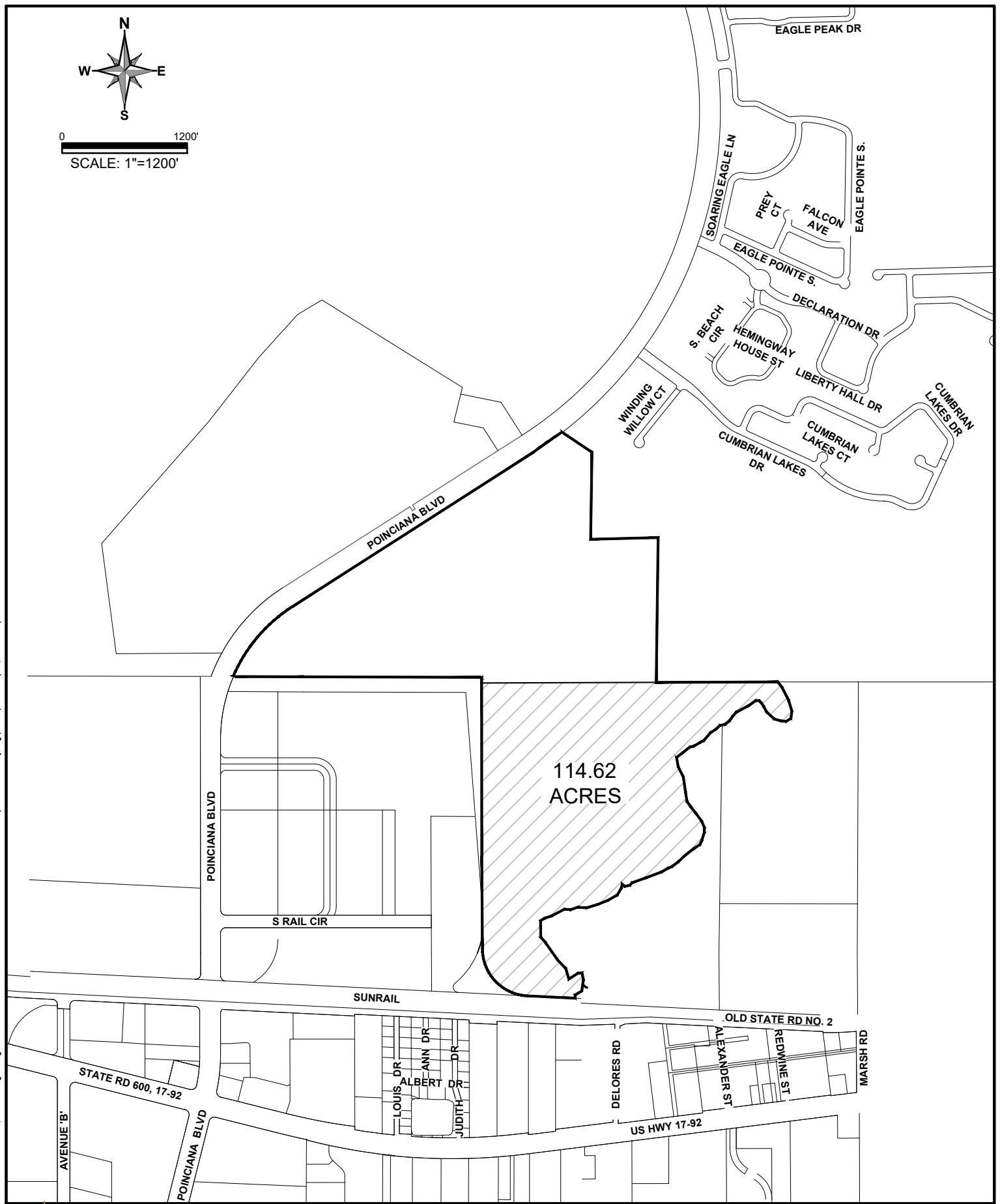
LB #7013 CA #8474  
www.HamiltonEngineering.US

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

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



0 1200'  
SCALE: 1"=1200'



L:\35509\Lenarr\_Homes, LLC\0018\Kightsbridge CDD\Feitlon\ENGR\01\_CDD\Feitlon1 DWG\CADD EXHIBITS\Exhibit 2 Map of Dist Boundary.dwg (11x8.5) JohnV Sep 27, 2022 - 3:20pm



**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 260 MAITLAND, FL 32751 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.

L:\53509 Lennar Homes, LLO0018 Knightsbridge CDD Featlon\ENGR001 CDD Featlon1 DWG\Gis\Preliminary\Exhibit 2A Legal Description.dwg (11x8.5-REVISED).JohnV, Jul 27, 2022 - 3:19pm

 <p><b>HAMILTON</b> ENGINEERING &amp; SURVEYING, LLC.</p> <p>3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535</p> <p>LB #7013 CA #8474 www.HamiltonEngineering.US</p> <p>431 E HORATIO AVE, STE 280 MAITLAND, FL 32751 TEL: 407.362.5929</p>	<b>LEGAL DESCRIPTION</b>			
	<b>KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT</b>			
SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	EXHIBIT
35, 36-25S-28E	53509.0018	JV	27/07/2022	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:

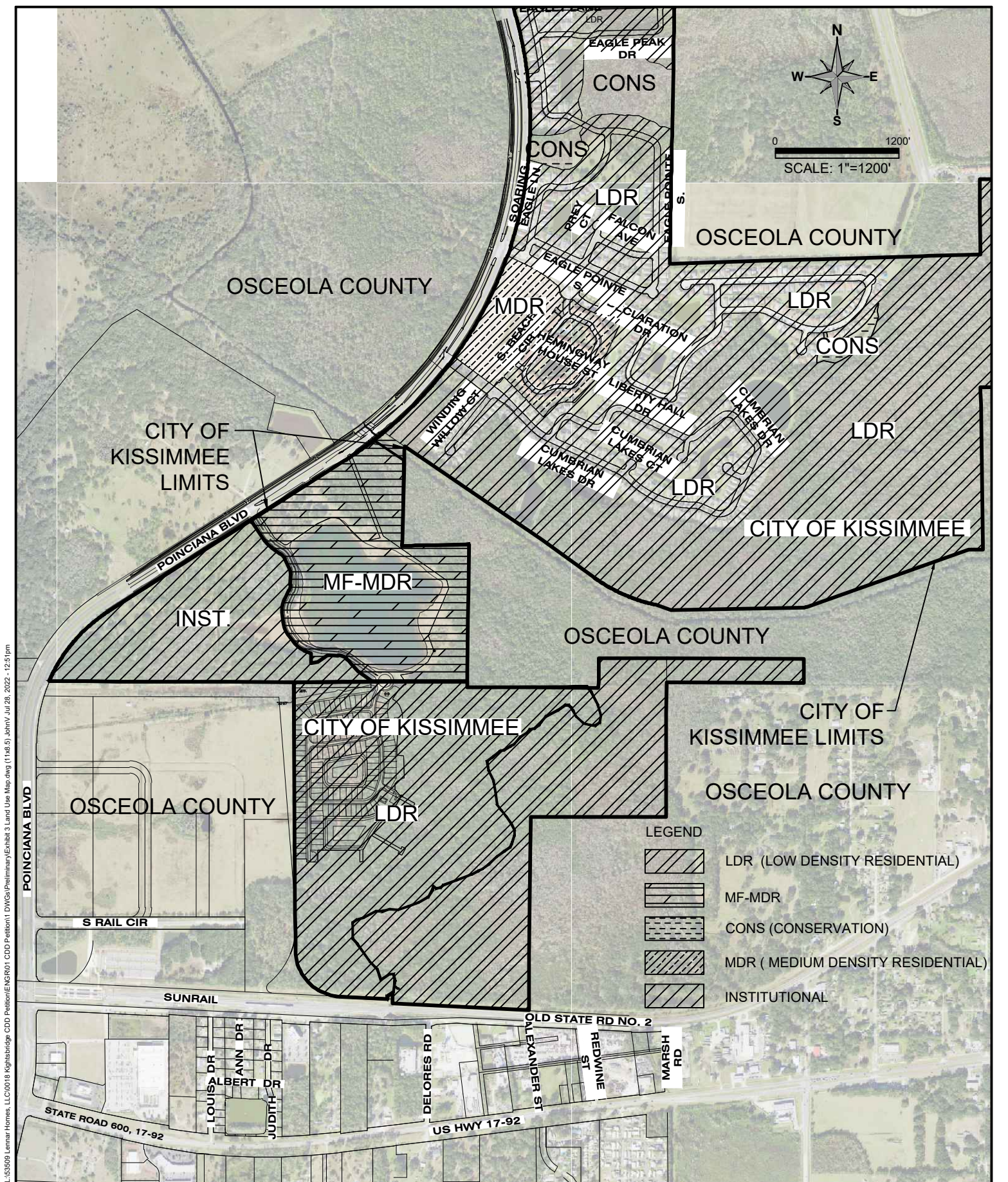
COMMENCE AT THE NORTHEAST CORNER OF POINCIANA OFFICE AND INDUSTRIAL PARK I SECTION B, AS RECORDED IN PLAT BOOK 3, PAGE 236 THROUGH 238, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID PLAT RUN SOUTH 00°23'35" EAST A DISTANCE OF 1715.54 FEET TO THE POINT OF BEGINNING, BEING 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.



L:\53509 Lemar Homes, LLC\0018 Knightsbridge CDD\Feasibility\ENGR01\_CDD\Feasibility\DWG\3 Land Use Map.dwg (11x8.5) johnv Jul 28, 2022 - 12:51 pm



**HAMILTON**  
ENGINEERING & SURVEYING, LLC.

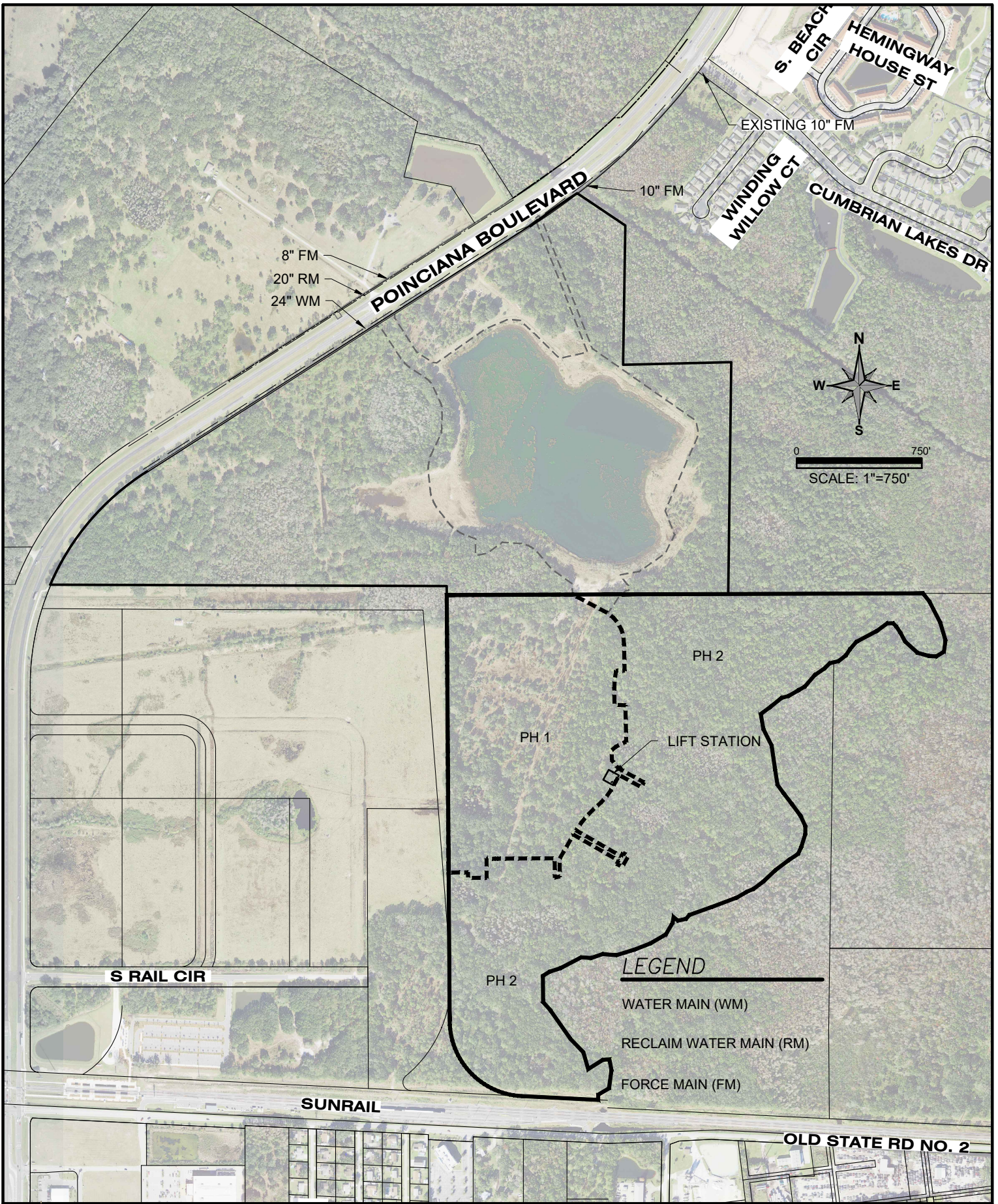
3409 W LEMON ST  
TAMPA, FL 33609  
TEL: 813.250.3535

LB #7013 CA #8474  
www.HamiltonEngineering.US

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

<b>FUTURE LAND USE MAP</b>		<b>KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT</b>	
SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE
35, 36-25S-28E	53509.0018	JV	27/07/2022
			EXHIBIT
			3

L:\35509\Lennox\_Homes, LLC\0018\Kightsbridge CDD\Feathon\ENGR\01\_CDD\Feathon1 DWG\CADD EXHIBITS\SE\Exhibit 4 Existing Utility Map.dwg (11x8.5) JohnV Sep 27, 2022 - 3:23pm



**HAMILTON**  
ENGINEERING & SURVEYING, LLC

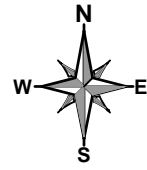
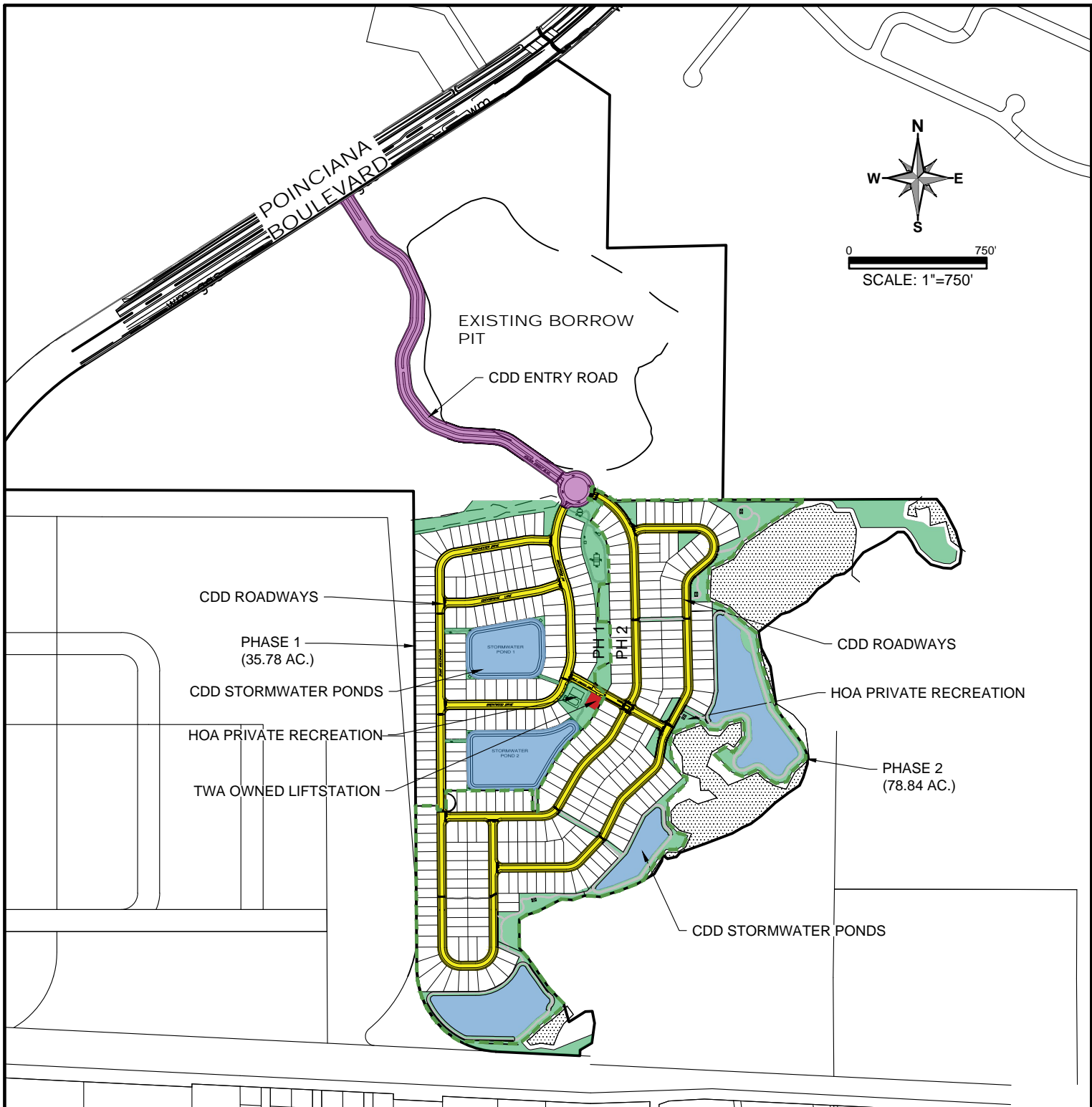
3409 W LEMON ST  
TAMPA, FL 33609  
TEL: 813.250.3535

LB #7013 CA #8474  
www.HamiltonEngineering.US

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

<b>EXISTING UTILITIES MAP</b>		<b>KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT</b>	
SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE
35, 36-25S-28E	53509.0018	JV	09/27/22
			EXHIBIT
			4

H:\Data\2073 - Knightsbridge CDD Construction Series 2023\ENGR\1 DMGS\CDD Exhibit\Exhibit 5 Site Plan-Rev.dwg (11.XB.5) JohnK Jan 10, 2024 - 2:03pm



0 750'  
SCALE: 1"=750'

CDD ROADWAYS  
 PHASE 1 (35.78 AC.)  
 CDD STORMWATER PONDS  
 HOA PRIVATE RECREATION  
 TWA OWNED LIFTSTATION  
 PH 1  
 PH 2  
 CDD ROADWAYS  
 HOA PRIVATE RECREATION  
 PHASE 2 (78.84 AC.)  
 CDD STORMWATER PONDS

**LEGEND**

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

**LOT COUNT**

PHASE 1	127 UNITS
PHASE 2	220 UNITS
<b>TOTAL (114.62 AC.)</b>	<b>347 UNITS</b>



**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 260 MAITLAND, FL 32751 TEL: 407.362.5929

**SITE PLAN**  
**KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	EXHIBIT
35, 36-25S-28E	53509.0018	JV	01/09/24	5

**EXHIBIT “B”**

**ASSESSMENT METHODOLOGY**

[ATTACHED BELOW]

**FIRST SUPPLEMENTAL  
ASSESSMENT METHODOLOGY**

**FOR  
KNIGHTSBRIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: March 13, 2024**

**Prepared by**

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



Table of Contents

1.0 Introduction..... 3  
    1.1 Purpose..... 3  
    1.2 Background..... 3  
    1.3 Special Benefits and General Benefits ..... 4  
    1.4 Requirements of a Valid Assessment Methodology ..... 5  
    1.5 Special Benefits Exceed the Costs Allocated ..... 5

2.0 Assessment Methodology ..... 5  
    2.1 Overview ..... 5  
    2.2 Allocation of Debt..... 6  
    2.3 Allocation of Benefit ..... 6  
    2.4 Lienability Test: Special and Peculiar Benefit to the Property ..... 7  
    2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay  
    Non-Ad Valorem Assessments ..... 7

3.0 True-Up Mechanism..... 8

4.0 Assessment Roll..... 8

5.0 Appendix ..... 9  
    Table 1: Development Program ..... 9  
    Table 2: Infrastructure Cost Estimates..... 10  
    Table 3: Bond Sizing..... 11  
    Table 4: Allocation of Benefit ..... 12  
    Table 5: Allocation of Benefit/Total Par Debt to Each Product Type ..... 13  
    Table 6: Par Debt and Annual Assessments ..... 14  
    Table 7: Preliminary Assessment Roll ..... 15

**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 will issue on April 4, 2024, \$6,175,000 of tax exempt bonds (the “Series 2024 Bonds” or “Bonds”) for the purpose of financing certain infrastructure improvements within the District, more specifically described in the Master Engineer’s Report dated December 18, 2023, prepared by Madden, Moorhead & Stokes, LLC, 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**

This First Supplemental Assessment Methodology Report (the “Supplemental Report”) supplements the Amended & Restated Master Assessment Methodology Report dated January 11, 2024 (collectively, the “Assessment Report”), and provides for an assessment methodology that allocates the debt to be incurred by the District to the benefitting properties within the District. This Supplemental Report allocates the debt to properties based on the special benefits each receives from the District’s capital improvement plan (“CIP”). The 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 has imposed non ad valorem special assessments on the benefited lands within the District based on this Supplemental 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 347 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 Supplemental 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 its borders as well as general benefits to the public at large.

However, as discussed within this Supplemental 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 \$24,889,529. The District's Underwriter has determined that financing costs required to fund a portion the CIP, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will total \$6,175,000. 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 will issue on April 4, 2024, \$6,175,000 in Bonds to fund a portion of the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Supplemental Report to allocate the \$6,175,000 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 \$24,889,529. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for a portion of the CIP and related costs was determined by the District's Underwriter to total \$6,175,000. 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 unplatted 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 347 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.

## **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 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. Since there is only unit type, these improvements accrue in the same amounts to all of the planned units which are 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 one product type in Table 4, a total debt per unit and an annual assessment per unit have been calculated for the one 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, re-plat, site plan approval, or revisions thereof. 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 unplatted 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  
 FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Totals	ERUs per Unit (1)	Total ERUs
Single Family 50'	347	347	1	347
Total Units	347	347		347

(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**  
**FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY**

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Earthwork, Survey, Stormwater Ponds & Erosion Control	\$1,869,400
CDD Local Roads	\$3,719,500
Storm Drainage	\$4,679,700
Potable Water	\$2,026,900
Sanitary Sewer	\$2,649,600
Reclaimed Water	\$1,324,800
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 & Inspection	\$1,032,500
Water and Sewer Utility Impact Fees	\$2,422,245
Contingency	\$2,262,684
	<b>\$24,889,529</b>

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated December 18, 2023

Prepared by: Governmental Management Services - Central Florida, LLC



**TABLE 3**  
**KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY**

<b>Description</b>	<b>Total</b>
Construction Funds	\$5,540,857
Original Issue Discount	\$13,264
Debt Service Reserve	\$208,069
Capitalized Interest	\$63,835
Underwriters Discount	\$123,500
Cost of Issuance	\$225,475
<b>Par Amount</b>	<b>\$6,175,000</b>

Bond Assumptions:

Average Coupon	5.37%
Amortization	30 years
Capitalized Interest	Thru 6/15/2024
Debt Service Reserve	50% MADS
Underwriters Discount	2%

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4  
 KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF BENEFIT  
 FIRST SUPPLEMENTAL 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'	347	1.0	347	100.00%	\$24,889,529.00	\$71,727.75
Totals	347		347	100.00%	\$24,889,529.00	

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

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 5**  
**KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE**  
**FIRST SUPPLEMENTAL 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'	347	\$24,889,529.00	\$6,175,000.00	\$17,795.39
Totals	347	\$24,889,529.00	\$6,175,000.00	

\* 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  
 FIRST SUPPLEMENTAL 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	If Paid In	
						November - Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family 50	347	\$6,175,000.00	\$17,795.39	\$416,137.50	\$1,199.24	\$1,223.72	\$1,275.79
Totals	347	\$6,175,000.00		\$416,137.50			

(1) This amount includes 6% for 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  
 FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY

**Phase 1**

Owner	Property	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	If Paid In November - Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
LENNAR HOMES LLC	35-25-28-1611-0001-0010	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0020	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0030	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0040	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0050	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0060	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0070	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0080	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0090	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0100	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0110	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0120	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0130	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0140	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0150	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0160	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0170	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0180	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0190	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0200	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0210	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0220	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0230	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0240	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0250	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0260	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0270	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0280	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0290	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0300	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0310	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0320	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79
LENNAR HOMES LLC	35-25-28-1611-0001-0330	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79





Owner	Property	Units	Type	Total Par Debt Allocated	Net Annual Debt		Gross Annual Debt	
					Assessment Allocation	If Paid In November - Annual Debt Assessment Allocation	Assessment Allocation (1)	
AG EHC II (LEN) MULTI STATE 2 LLC	35-25-28-1611-0001-1120	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79	
AG EHC II (LEN) MULTI STATE 2 LLC	35-25-28-1611-0001-1130	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79	
AG EHC II (LEN) MULTI STATE 2 LLC	35-25-28-1611-0001-1140	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79	
AG EHC II (LEN) MULTI STATE 2 LLC	35-25-28-1611-0001-1150	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79	
LENNAR HOMES LLC	35-25-28-1611-0001-1160	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79	
LENNAR HOMES LLC	35-25-28-1611-0001-1170	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79	
LENNAR HOMES LLC	35-25-28-1611-0001-1180	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79	
LENNAR HOMES LLC	35-25-28-1611-0001-1190	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79	
LENNAR HOMES LLC	35-25-28-1611-0001-1200	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79	
LENNAR HOMES LLC	35-25-28-1611-0001-1210	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79	
LENNAR HOMES LLC	35-25-28-1611-0001-1220	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79	
LENNAR HOMES LLC	35-25-28-1611-0001-1230	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79	
LENNAR HOMES LLC	35-25-28-1611-0001-1240	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79	
LENNAR HOMES LLC	35-25-28-1611-0001-1250	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79	
LENNAR HOMES LLC	35-25-28-1611-0001-1260	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79	
LENNAR HOMES LLC	35-25-28-1611-0001-1270	1	Single Family 50'	\$17,795.39	\$1,199.24	\$1,223.72	\$1,275.79	
<b>Total Phase 1</b>		<b>127</b>		<b>\$2,260,014.41</b>	<b>\$152,303.93</b>	<b>\$155,412.17</b>	<b>\$162,025.45</b>	

**Phase 2**

Owner	Property	Acres	Total Par Debt		Net Annual Debt		Gross Annual Debt	
			Allocated Per Acre	Total Par Debt Allocated	Assessment Allocation	If Paid In November - Annual Debt Assessment Allocation	Assessment Allocation (1)	
AG EHC II (LEN) MULTI STATE 2 LLC	Phase 2*	78.92	\$49,607.01	\$3,914,985.59	\$263,833.57	\$269,217.93	\$280,674.01	
<b>Total Phase 2</b>				<b>\$3,914,985.59</b>	<b>\$263,833.57</b>	<b>\$269,217.93</b>	<b>\$280,674.01</b>	

<b>Combined Total</b>				<b>\$6,175,000.00</b>	<b>\$416,137.50</b>	<b>\$424,630.10</b>	<b>\$442,699.47</b>
-----------------------	--	--	--	-----------------------	---------------------	---------------------	---------------------

(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 (%)	5.37%
Maximum Annual Debt Service	\$416,138



Owner	Property	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	If Paid In November - Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
-------	----------	-------	------	-----------------------------	---	---	---

\* - 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 716, 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 VI

# SECTION A

# SECTION 1



LATHAM, LUNA,  
EDEN & BEAUDINE, <sup>LLP</sup>  
ATTORNEYS AT LAW

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

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

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

**To:** CDD Board of Supervisors  
**From:** District Counsel (Jan Albanese Carpenter, Esq., Jay E. Lazarovich, Esq. and Kristen E. Trucco, Esq.)  
**Regarding:** Annual Reminder on Florida Laws for Public Officials  
**Date:** April 2024

---

## **I. Code of Ethics Reminders**

### **a. "GIFTS LAW"**

**-BENEFIT TO YOU:** public officials are prohibited from accepting or asking for anything of value based upon an understanding that such thing will influence the official's vote, official action or judgment. Section 112.313(2), *Florida Statutes*.

**-BENEFIT TO SPOUSE/MINOR CHILDREN:** a public official, their spouse and minor children are prohibited from accepting anything of value when the public official knows, or under the circumstances should know, that it was given to influence a vote or other official action of the public official. Section 112.313(4), *Florida Statutes*.

**-DISCLOSURE DUTY:** a public official must disclose gifts with a value of more than \$100 to the Commission on Ethics (on Form 9) unless the gift is from a relative or unless the public official pays the donor an amount to reduce the value of the gift to \$100 or less within 90 days of receiving the gift. Section 112.3148(8)(a), *Florida Statutes*.

### **b. MISUSE OF PUBLIC POSITION**

-No public official shall corruptly<sup>1</sup> use or attempt to use his/her official position or any property or resource which may be within his or her trust, or perform his or her official duties, to secure a special privilege, benefit or exemption for himself/herself, or others. Section 112.313(6), *Florida Statutes*.

-Recent examples: (1) Florida Commission on Ethics found probable cause to believe that a CDD Supervisor misused her public position by using her official CDD email account to send an email

---

<sup>1</sup> "Corruptly" "means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant which is inconsistent with the proper performance of his or her public duties." See Section 112.312(9), *Florida Statutes*.



April 2024

Page 2

endorsing her preferred candidates for the upcoming homeowners association election; and (2) Florida Commission on Ethics opined that use of City business cards by City Commissioners and a City Mayor for private promotion or gain creates a prohibited conflict of interest under Section 112.313(6), *Florida Statutes*.

### c. VOTING CONFLICTS

-A public officer must **not** vote on any measure which would (1) **result in his/her special private gain or loss**; or (2) which the officer knows would result in a special private gain or loss to:

- i. a principal<sup>2</sup> by whom the officer is retained<sup>3</sup>;
- ii. a parent organization or subsidiary of a corporate principal by whom the officer is retained;
- iii. a relative (parents, children, spouse, sibling, mother/father-in-law, son/daughter-in-law); and
- iv. a business associate (pursuing common commercial/business pursuit for profit and such pursuit is current and ongoing). Example: business partner.

-If you have a voting conflict you should: (1) consult with your CDD's counsel and/or your CDD's District Manager; (2) disclose your conflict<sup>4</sup>; and (3) submit the Commission on Ethics Form 8B within 15 days after the vote occurs to your District Manager so that the form can be incorporated into the minutes.

## II. Quorum & Sunshine Law Reminders

### a. QUORUM

-A majority of the Board of Supervisors must be physically present in order for the Board to take any official action.

-Participation by telephone: Participation by physical presence at Board meetings is expected under the Sunshine law. However, when a quorum of the Board is physically present, a Supervisor may participate by telephone only if the Supervisor's absence is due to an extraordinary circumstance such as an illness. In the event a Supervisor participates by telephone, the Supervisor must vote on every action unless a voting conflict exists. Likewise, if a Supervisor is participating in person, the Supervisor must vote on every action unless a voting conflict exists.

---

<sup>2</sup> According to the Commission on Ethics, a "principal" excludes a "government agency" and includes: (1) an employer; (2) a client of a legal, accounting, insurance or other professional practice; and (3) a corporation for which the officer serves as a compensated director.

<sup>3</sup> Generally speaking, a "principal by whom retained" means for compensation, consideration or similar thing of value. See Section 112.3143(1)(a), *Florida Statutes* for the full definition.

<sup>4</sup> Although there may be a slight difference on timing and procedure for disclosure of a voting conflict for "**Elected Officers**" vs. "**Appointed Officers**," it is recommended that the conflict be disclosed prior to any discussion on the matter. Further, we caution that discussions on items on which a Supervisor has a voting conflict could potentially be challenged as a violation of the "Misuse of Public Position" rule in Section 112.313(6), *Florida Statutes*, if the discussion is seen as persuasion or an attempt to influence the Board's position to secure a special benefit for the Supervisor or others. If you have any questions, please contact counsel to discuss.

April 2024

Page 3

## **b. SUNSHINE LAW**

-Outside of a Board of Supervisors meetings, two or more members of the Board **must not** discuss any matter on which foreseeable action will be taken by the Board. This applies to in-person, “liaison” and “virtual” discussions, including text messages, emails, telephone calls, online postings (social media) and any other means of communication. Failure to abide to this rule constitutes a Sunshine law violation.

-**Best practices:** (1) utilize Board meetings for discussions with other Supervisors; (2) refrain from posting about CDD business online and responding/reacting to matters online related to CDD business.

## **III. Public Records Reminders**

-Chapter 119, *Florida Statutes* & the Florida Constitution (Article 1, Section 24) guarantees the public a right to access government records.

-Includes **all materials** (i.e., documents, emails, **TEXT MESSAGES**, sound recordings, films, maps, books, photographs, tapes, etc.) made or received in connection with the official business of the CDD.

-You are required to keep records for the time period set by the Division of Library Information Services of the Florida Department of State.<sup>5</sup> For example, correspondence and memoranda that are associated with administrative practices or routine issues (but do not create a policy/procedure, document the business of a particular program or act as a receipt) are required to be retained for **3 fiscal years**.<sup>6</sup> Correspondence and memoranda that document policy development, decision-making, or substantive programmatic issues, procedures or activities are required to be retained for **5 fiscal years**. For more information on the retention and disposition of records, please contact your CDD’s District Manager.

-Exceptions are very limited. Examples of exemptions: (1) materials related to security and/or fire safety of a facility (including video surveillance and security details); and (2) materials related to active criminal investigations.

-**Best Practices:** (1) in-person or telephone discussions (except with other Board members); (2) use or create a separate email account for CDD related materials; (3) avoid posting on social media about CDD business (posts can be removed/edited by users and website controller); and (4) avoid using text/social media messaging as they generally cannot be saved.

---

<sup>5</sup> The Records Schedule is accessible at the following URL: <https://files.floridados.gov/media/706717/gsl-sl-june-2023.pdf>.

<sup>6</sup> October 1<sup>st</sup> through September 30<sup>th</sup>.

# SECTION C

# SECTION 1

# Knightsbridge Community Development District

## Summary of Check Register

February 1, 2024 through March 8, 2024

Fund	Date	Check No.'s	Amount
General Fund	2/13/24	55-56	\$ 4,294.63
	2/16/24	57	\$ 3,609.74
	2/23/24	58-59	\$ 2,378.56
	3/8/24	60	\$ 4,000.00
<b>Total Amount</b>			<b>\$ 14,282.93</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/13/24	00010	1/31/24	18115	202402	320	53800	46200		FRANK POLLY SOD, INC	*	4,000.00	4,000.00	000055
2/13/24	00011	2/01/24	2018840	202402	310	51300	49200		OSCEOLA COUNTY PROPERTY APPRAISER	*	294.63	294.63	000056
2/16/24	00001	2/01/24	22	202402	310	51300	34000		MANAGEMENT FEES FEB24	*	3,333.33		
		2/01/24	22	202402	310	51300	35200		WEBSITE ADMIN FEB24	*	100.00		
		2/01/24	22	202402	310	51300	35100		INFORMATION TECH FEB24	*	150.00		
		2/01/24	22	202402	310	51300	51000		OFFICE SUPPLIES FEB24	*	.78		
		2/01/24	22	202402	310	51300	42000		POSTAGE FEB24	*	25.03		
		2/01/24	22	202402	310	51300	42500		COPIES FEB24	*	.60		
									GOVERNMENTAL MANAGEMENT SERVICES-			3,609.74	000057
2/23/24	00003	2/14/24	123231	202401	310	51300	31500		GENERAL COUNSEL JAN24	*	137.56		
		2/14/24	123241	202401	310	51300	31500		CONVEYANCES JAN24	*	160.00		
									LATHAM, LUNA, EDEN & BEAUDINE LLP			297.56	000058
2/23/24	00002	1/31/24	08707338	202401	310	51300	48000		NOTICE OF PUBLIC HEARING	*	2,081.00		
									TRIBUNE PUBLISHING COMPANY LLC DBA			2,081.00	000059
3/08/24	00010	3/01/24	18136	202403	320	53800	46200		FRANK POLLY SOD, INC	*	4,000.00	4,000.00	000060
TOTAL FOR BANK A											14,282.93		
TOTAL FOR REGISTER											14,282.93		

the 1990s, the number of people with a disability in the United States has increased by 25% (U.S. Census Bureau, 1997).

As a result of the increase in the number of people with disabilities, the need for accessible information has become more acute. The National Center for Accessible Information (NCAI) has estimated that 10% of the population has a disability that may affect their ability to access information (NCAI, 1997). The NCAI has also estimated that 20% of the population has a disability that may affect their ability to use information technology (NCAI, 1997). The NCAI has also estimated that 30% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 40% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 50% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 60% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 70% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 80% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 90% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 100% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 110% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 120% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 130% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 140% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 150% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 160% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 170% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 180% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 190% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 200% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 210% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 220% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 230% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 240% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

The NCAI has also estimated that 250% of the population has a disability that may affect their ability to use information technology (NCAI, 1997).

# Knightsbridge Community Development District

**Summary of Check Register**

March 9, 2024 to April 5, 2024

Fund	Date	Check No.'s	Amount
General Fund	3/15/24	61-62	\$ 4,160.82
	3/22/24	63-64	\$ 3,662.44
	3/29/24	65	\$ 5,000.00
	4/2/24	66	\$ 1,400.90
	4/5/24	67	\$ 4,000.00
<b>Total Amount</b>			<b>\$ 18,224.16</b>



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/15/24	00001	3/01/24	23	202403	310	51300	34000		MANAGEMENT FEES MAR24	*	3,333.33		
		3/01/24	23	202403	310	51300	35200		WEBSITE ADMIN MAR24	*	100.00		
		3/01/24	23	202403	310	51300	35100		INFORMATION TECH MAR24	*	150.00		
		3/01/24	23	202403	310	51300	51000		OFFICE SUPPLIES MAR24	*	.27		
		3/01/24	23	202403	310	51300	42000		POSTAGE MAR24	*	4.92		
		3/01/24	23	202403	310	51300	42500		COPIES MAR24	*	19.20		
GOVERNMENTAL MANAGEMENT SERVICES-											3,607.72	000061	
3/15/24	00008	2/26/24	023072.0	202402	310	51300	31100		GENERAL ENGINEERING FEB24	*	553.10		
MADDEN, MOORHEAD & STOKES LLC											553.10	000062	
3/22/24	00003	3/18/24	123719	202402	310	51300	31500		GENERAL COUNSEL FEB24	*	793.50		
		3/18/24	123722	202402	310	51300	31500		CONVEYANCES FEB24	*	787.94		
LATHAM, LUNA, EDEN & BEAUDINE LLP											1,581.44	000063	
3/22/24	00002	2/29/24	08863057	202402	310	51300	48000		NOTICE OF PUBLIC HEARING	*	2,081.00		
TRIBUNE PUBLISHING COMPANY LLC DBA											2,081.00	000064	
3/29/24	00001	3/01/24	25DEC	202312	320	53800	34000		FIELD MANAGEMENT DEC23	*	1,250.00		
		3/01/24	25FEB	202402	320	53800	34000		FIELD MANAGEMENT FEB24	*	1,250.00		
		3/01/24	25JAN	202401	320	53800	34000		FIELD MANAGEMENT JAN24	*	1,250.00		
		3/01/24	25MAR	202403	320	53800	34000		FIELD MANAGEMENT MAR24	*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES-											5,000.00	000065	
4/02/24	00008	1/29/24	023073.0	202403	300	20700	10100		031 FR#1	*	1,400.90		
MADDEN, MOORHEAD & STOKES LLC											1,400.90	000066	
4/05/24	00010	4/02/24	18153	202404	320	53800	46200		LANDSCAPE MAINT APR24	*	4,000.00		
FRANK POLLY SOD, INC											4,000.00	000067	
TOTAL FOR BANK A											18,224.16		

KNIB KNIGHTSBRIDGE AGUZMAN

# SECTION 2

***Knightsbridge***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 29, 2024***



# Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2-3	<hr/>	<u>General Fund</u>
4	<hr/>	<u>Capital Projects Fund</u>
5-6	<hr/>	<u>Month to Month</u>
7	<hr/>	<u>Assessment Receipt Schedule</u>

**Knightsbridge**  
**Community Development District**  
**Combined Balance Sheet**  
**February 29, 2024**

		<i>General Fund</i>
<b>Assets:</b>		
<b>Cash:</b>		
Operating Account	\$	105,009
Due from Capital	\$	3,819
<b>Total Assets</b>	<b>\$</b>	<b>108,828</b>
<b>Liabilities:</b>		
Accounts Payable	\$	7,966
<b>Total Liabilites</b>	<b>\$</b>	<b>7,966</b>
<b>Fund Balance:</b>		
Unassigned	\$	100,862
<b>Total Fund Balances</b>	<b>\$</b>	<b>100,862</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>108,828</b>

# Knightsbridge

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual		
	Budget	Thru 02/29/24	Thru 02/29/24	Variance	
<b>Revenues:</b>					
Assessments	\$ 151,677	\$ 151,677	\$ 151,959	\$	281
Developer Contributions	\$ 264,083	\$ 5,200	\$ 5,200	\$	-
<b>Total Revenues</b>	<b>\$ 415,760</b>	<b>\$ 156,877</b>	<b>\$ 157,159</b>	<b>\$</b>	<b>281</b>
<b>Expenditures:</b>					
<b>General &amp; Administrative:</b>					
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,600	\$	2,400
FICA Expenditures	\$ 918	\$ 383	\$ 199	\$	184
Engineering	\$ 10,000	\$ 4,167	\$ 1,763	\$	2,403
Attorney	\$ 20,000	\$ 8,333	\$ 8,627	\$	(294)
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	\$ 16,667	\$ 16,667	\$	-
Information Technology	\$ 1,800	\$ 750	\$ 750	\$	-
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$	-
Telephone	\$ 300	\$ 125	\$ -	\$	125
Postage & Delivery	\$ 1,000	\$ 417	\$ 60	\$	357
Insurance	\$ 5,750	\$ 5,750	\$ 5,200	\$	550
Copies	\$ 1,000	\$ 417	\$ 3	\$	414
Legal Advertising	\$ 5,000	\$ 2,083	\$ 4,162	\$	(2,079)
Other Current Charges	\$ 2,500	\$ 1,042	\$ 202	\$	839
Property Appraiser	\$ -	\$ -	\$ 295	\$	(295)
Office Supplies	\$ 625	\$ 260	\$ 1	\$	259
Travel Per Diem	\$ 660	\$ 275	\$ -	\$	275
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$	-
<b>Total General &amp; Administrative</b>	<b>\$ 128,970</b>	<b>\$ 51,343</b>	<b>\$ 46,204</b>	<b>\$</b>	<b>5,139</b>

# Knightsbridge

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 10,000	\$ -	\$ -	\$ -
Field Management	\$ 15,000	\$ 6,250	\$ 3,750	\$ 2,500
Landscape Maintenance	\$ 119,700	\$ 49,875	\$ 10,000	\$ 39,875
Landscape Replacement	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Pond Maintenance	\$ 8,026	\$ 3,344	\$ -	\$ 3,344
Streetlights	\$ 53,064	\$ 22,110	\$ -	\$ 22,110
Electric	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Water	\$ 30,000	\$ 12,500	\$ 2,614	\$ 9,886
Sidewalk & Asphalt Maintenance	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Irrigation Repairs	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
General Repairs & Maintenance	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Stormwater Maintenance	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Field Contingency	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
<b>Total Operations &amp; Maintenance</b>	<b>\$ 286,790</b>	<b>\$ 115,329</b>	<b>\$ 16,364</b>	<b>\$ 98,966</b>
<b>Total Expenditures</b>	<b>\$ 415,760</b>	<b>\$ 166,672</b>	<b>\$ 62,568</b>	<b>\$ 104,104</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 94,591</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,271</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,862</b>	

**Knightsbridge**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 29, 2024**

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<b>Revenues:</b>				
Developer Advancements	\$ -	\$ -	\$ 3,819	\$ 3,819
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,819</b>	<b>\$ 3,819</b>
<b>Expenditures:</b>				
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 3,819	\$ (3,819)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,819</b>	<b>\$ (3,819)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**Knightsbridge**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments	\$ -	\$ -	\$ 151,806	\$ 152	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,959
Developer Contributions	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
<b>Total Revenues</b>	<b>\$ 5,200</b>	<b>\$ -</b>	<b>\$ 151,806</b>	<b>\$ 152</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 157,159</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 600	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
FICA Expenditures	\$ 46	\$ -	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199
Engineering	\$ 401	\$ 268	\$ 542	\$ -	\$ 553	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,763
Attorney	\$ 5,963	\$ (152)	\$ 937	\$ 298	\$ 1,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,627
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 4	\$ 30	\$ 1	\$ -	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Printing & Binding	\$ -	\$ -	\$ -	\$ 2	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Legal Advertising	\$ -	\$ -	\$ -	\$ 2,081	\$ 2,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,162
Other Current Charges	\$ 46	\$ 39	\$ 38	\$ 38	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ 295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 295
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 21,019</b>	<b>\$ 3,768</b>	<b>\$ 7,254</b>	<b>\$ 6,003</b>	<b>\$ 8,161</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,204</b>

**Knightsbridge**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Field Expenditures</b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Landscape Maintenance	\$ -	\$ -	\$ 2,000	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ -	\$ -	\$ 1,319	\$ 527	\$ 768	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,614
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,569</b>	<b>\$ 5,777</b>	<b>\$ 6,018</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,364</b>
<b>Total Expenditures</b>	<b>\$ 21,019</b>	<b>\$ 3,768</b>	<b>\$ 11,823</b>	<b>\$ 11,780</b>	<b>\$ 14,178</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 62,568</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (15,819)</b>	<b>\$ (3,768)</b>	<b>\$ 139,983</b>	<b>\$ (11,627)</b>	<b>\$ (14,178)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 94,591</b>

**Knightsbridge**  
**Community Development District**  
**Special Assessment Receipt Schedule**  
**Fiscal Year 2024**

Gross Assessment \$ 161,358.58 \$ 161,358.58  
 Net Assessments \$ 151,677.07 \$ 151,677.07

**ON ROLL ASSESSMENTS**

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	100.00% <i>O&amp;M Portion</i>	100.00% <i>Total</i>
12/11/23	ACH	\$161,358.58	(\$3,227.18)	(\$6,325.05)	\$0.00	\$151,806.35	\$151,806.35	\$151,806.35
1/31/24	ACH	\$0.00	\$0.00	\$0.00	\$152.41	\$152.41	\$152.41	\$152.41
<b>TOTAL</b>		<b>\$ 161,358.58</b>	<b>\$ (3,227.18)</b>	<b>\$ (6,325.05)</b>	<b>\$ 152.41</b>	<b>\$ 151,958.76</b>	<b>\$151,958.76</b>	<b>\$ 151,958.76</b>

<b>100%</b>	<b>Net Percent Collected</b>
<b>0</b>	<b>Balance Remaining to Collect</b>