

*Knightsbridge
Community Development District*

Agenda

May 20, 2024

AGENDA

Knightsbridge

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

REVISED AGENDA

May 13, 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, May 20, 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. **Organizational Matters - Added**
 - A. **Acceptance of Resignation of Nicole Henley and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2024**
 - B. **Administration of Oath of Office of Newly Appointed Board Member**
 - C. **Consideration of Resolution 2024-09 Electing an Assistant Secretary**
4. Approval of Minutes of the April 15, 2024 Meeting
5. Consideration of Resolution 2024-08 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
6. Amendment to Interlocal Agreement with City of Kissimmee Regarding Golden Knight Blvd.
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 1
 - iv. Designation of **November 5, 2024** as the Landowners' Meeting Date
 - D. Field Manager's Report
8. Other Business
9. Supervisor's Requests
10. Adjournment

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

Sincerely,

George S. Flint


George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION A

From: Stacie Vanderbilt svanderbilt@gmscfl.com 
Subject: Fwd: CDD Resignation
Date: May 17, 2024 at 8:28 PM
To:

From: Nicole Henley <Nicole.Henley@lennar.com>
Date: May 17, 2024 at 9:58:59 AM EDT
To: Adam Morgan <adam.morgan@lennar.com>
Subject: CDD Resignation

Good Morning Adam,

I would like to resign from my position on the CDD boards for Knightsbridge & Ranches.

Thank you!

LENNAR®



Nicole Henley

Permit Manager

Nicole.Henley@Lennar.com

www.LennarOrlando.com

Cell: 352-552-7441

6675 Westwood Blvd.

5th Floor

Orlando, FL 32821

NEW HOMES

SECTION C

RESOLUTION 2024-09

**A RESOLUTION OF THE KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT ELECTING
_____ AS ASSISTANT
SECRETARY OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Knightsbridge Community District desires to elect _____ as an Assistant Secretary.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 20th day of May, 2024.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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, April 15, 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	Assistant Secretary
Nicole Henley <i>by phone</i>	Assistant Secretary
Josmin Martinez <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Dave Reid <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: The next item is public comment. We just have Board and staff here, no public comments.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 19, 2024 Meeting

Mr. Flint: You have your February 19th minutes. Were there any changes to those?

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the February 19, 2024 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2024-06
Approving the Conveyance of Real
Property and Improvements to the District**

Mr. Flint: Resolution 2024-06 approves the conveyance of real property and improvements.

Ms. Trucco: That's exactly what this resolution is going to do. These are tracts in the Phase 1 plat that are platted as to be owned and maintained by the CDD. We are going through the process of the Board approving the conveyance of these tracts to the CDD. That is basically what the resolution states, that the Board is going to approve signatures on these, documents, and any other steps that are necessary in order to effectuate the conveyance. I'll go through the actual conveyance documents that are attached to exhibit A. We are asking for approval of these documents in substantially final form subject to staff sign off. The first one you have is a special warranty deed. This is the document that actually transfers the real property from the current landowners to the CDD. After that you have the bill of sale. This is going to transfer any improvements that are on the property from the current owner to the CDD. Then you have our standard agreement regarding taxes. Our owner's affidavit. The first is an agreement from the current landowner, that there are no outstanding taxes on the property. And then the owner's affidavit is assurance from the landowner that there are no encumbrances over the property that would hinder our ability to own and maintain these for their proposed purpose. And then following that is the certificate of the District Engineer. This is a requirement under the initial bond documents, that the engineer certify that the conveyance of these tracts and improvements are consistent with the plans for the CDD. I still need to get Mr. Reid's signature on the certificate of engineer and obviously, if he has any adjustments to these documents then we will go ahead and incorporate those. So, again, today we are just looking for a motion to approve Resolution 2024-06 in substantially final form subject to staff sign off.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2024-06 Approving the Conveyance of Real Property and Improvements to the District, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-07
Finalizing the Series 2024 Bonds**

Mr. Flint: The next resolution 2024-07 is a resolution finalizing the Series 2024 bonds.

Ms. Trucco: This resolution is a statutory requirement. You will recall that the last resolution that this Board passed related to the series 2024 bonds was your levy resolution, 2024-04. Since that time, the bonds have closed and so the amount of the special assessments has been set to be the par amount of those bonds which is \$6,175,000. This resolution just basically confirms the final amount of special assessments in the actual amount of the bond paramount. Which, again, is \$6,175,000. This is going to approve the levying of special assessments in that amount in accordance with the assessment methodology report that is attached as exhibit B for the project that relates to the series 2024 bonds that are specified in exhibit A in the engineer's report. Again, this is a statutory requirement for the bond issuer, we are just looking for a motion to approve Resolution 2024-07.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2024-07 Finalizing the Series 2024 Bonds, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding Annual Reminder on Florida Laws for Public Officials

Mr. Flint: Staff reports.

Ms. Trucco: I was just going to go through the memorandum that is included in your agenda. We are doing this for all of our CDD Boards. It's just really a reminder about the laws that apply to you as supervisors, since supervisors of CDD Boards are considered government officials under Florida law. The first area we want to remind you about is in the code of ethics is the gifts law.

Mr. Flint: Nicole and Josmin are on? Did you guys hear the memorandum on the prior Board meetings?

Ms. Henley: I heard it when you were saying it earlier.

Ms. Trucco: Okay, perfect. So, just read through this and if you have any other questions or questions at all, just reach out and we can help you with that.

Mr. Flint: It's not that we don't want to hear it again. It's very important.

Ms. Trucco: Great. It's covered in the required ethics training too. Otherwise, I don't have any updates.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Flint: Dave are you still on?

Mr. Reid: Yes, I am.

Mr. Flint: Okay, do you have anything under your report.

Mr. Reid: Again, there are the two items on the agenda, plot conveyance and some permit transfers. I am assuming that all the permit transfers haven't been done. And the plat conveyance is similar. I am not sure where we are with the final construction of that phase 2.

Mr. Bonin: Aren't we owed comments today?

Mr. Morgan: Yes.

Mr. Bonin: If we don't get an approval today, we are requesting a meeting with the city manager to go over there and discussing plat process. We submitted this plat in June of last year. It should not take almost a year to get a plat recorded and I want to go air my grievances on how bad the plat process is. Ryan is worthless as far as I am concerned.

Mr. Flint: Alright, anything else? Dave?

Mr. Reid: The last thing is when we are done with this project, I know there is going to be reimbursements and all that stuff, but we will be resigning from this CDD also when we complete everything. So, this one might hang on longer than the other one, but I will see this one through until we are done.

Mr. Flint: Okay, it might be premature to issue an RFQ, then at this point.

Mr. Morgan: Right. Just hold off.

Mr. Bonin: We need to be thinking about who some possible candidates are.

Mr. Flint: Alright, thanks Dave.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: District manager's report, you have the check register from February 1st through March 8th. And then from March 9th through April 5th. Those are in your agenda. Does the Board have any questions on either check register?

Mr. Morgan: They all look good.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through February. If there are any questions, we can discuss those.

Mr. Morgan: The bonds haven't posted?

Mr. Flint: This is through February.

Mr. Morgan: Oh, okay.

D. Field Manager's Report

Mr. Flint: Field manager's report.

Mr. Scheerer: Just a generic question; the entry monument at the entrance to the community looks like it has been landscaped recently. Is that pretty much done and ready to be turned over to us?

Mr. Bonin: I think so. There wasn't much of an entrance.

Mr. Scheerer: There are no lights on that, Rob? That monument? I didn't see any.

Mr. Bonin: There are probably supposed to be. We'll check on that.

Mr. Scheerer: If it's ready for us to add, I just want to make sure we have it insured. That's the only thing.

Mr. Bonin: That's a good point.

Mr. Scheerer: And then I know that the parks and stuff internal are getting pretty close. You've got a lot of construction going in around it right now, between the homes and the phase 2 mass grating. None of that has been turned over to us yet.

Mr. Morgan: Carly is working hard on that. She should have it ready pretty soon.

Mr. Scheerer: I just wanted to make sure we are talking about it and I want to make sure if it is ours, we walk it and that we get it insured right away.

Mr. Morgan: She's pretty good about keeping in touch with you.

Mr. Scheerer: Oh yeah. We have our bi-weekly meetings, and we go over all the CDDs.

Mr. Bonin: So, you are basically saying that it looks ready to turn over.

Mr. Scheerer: Yeah, it's landscaped. I just need to know, and I need the schedule values for all the assets and hardscapes so we can put together a little PDF for the insurance company and add it to your insurance.

Mr. Morgan: Golden Knight Blvd. is that City or is that CDD. That's City because the school is on it, right?

Mr. Bonin: No, I think it's CDD.

Mr. Morgan: Is it? Is Golden Knight Blvd. CDD?

Mr. Scheerer: It says CDD on the map.

Mr. Morgan: Does it?

Mr. Scheerer: If you look at the map right here that's in your Engineer's Report that Dave Reid's team provided. The legend in the bottom here shows that that burgundy color is CDD red.

Ms. Trucco: That actually needs to be conveyed over to the CDD, so I think we're going to work on some renovations that you wanted to see in there. We'll get that schoolboard...

Mr. Bonin: I want them to pay for some of the damages.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I make a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (**“Board”**) of the Knightsbridge Community Development District (**“District”**) prior to June 15, 2024, a proposed budget (**“Proposed Budget”**) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (**“Fiscal Year 2024/2025”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 19, 2024

HOUR: 10:00 a.m.

LOCATION: Oasis Club at ChampionsGate
1520 Oasis Club Blvd.
ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County and City of Kissimmee, at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF MAY, 2024.

ATTEST:

**KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Knightsbridge
Community Development District

Proposed Budget
FY2025



Table of Contents

1-2	<u>General Fund</u>
------------	---------------------

3-6	<u>General Fund Narrative</u>
------------	-------------------------------

Knightsbridge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proped Budget FY2025
<u>Revenues</u>					
Assessments	\$ 151,677	\$ 151,959	\$ -	\$ 151,959	\$ 151,677
Developer Contributions	\$ 264,083	\$ 5,200	\$ 78,944	\$ 84,144	\$ 274,015
Total Revenues	\$ 415,760	\$ 157,159	\$ 78,944	\$ 236,102	\$ 425,692
<u>Expenditures</u>					
<u>General & Administrative</u>					
Supervisor Fees	\$ 12,000	\$ 3,600	\$ 4,000	\$ 7,600	\$ 12,000
FICA Expenditures	\$ 918	\$ 275	\$ 306	\$ 581	\$ 918
Engineering	\$ 10,000	\$ 1,763	\$ 4,500	\$ 6,263	\$ 10,000
Attorney	\$ 20,000	\$ 10,816	\$ 10,816	\$ 21,632	\$ 20,000
Annual Audit	\$ 5,000	\$ -	\$ 2,850	\$ 2,850	\$ 5,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,250
Arbitrage	\$ 900	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 7,000	\$ -	\$ -	\$ -	\$ 7,000
Trustee Fees	\$ 8,142	\$ -	\$ -	\$ -	\$ 8,142
Management Fees	\$ 40,000	\$ 20,000	\$ 20,000	\$ 40,000	\$ 42,500
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,260
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 1,000	\$ 65	\$ 210	\$ 275	\$ 1,000
Insurance	\$ 5,750	\$ 5,200	\$ -	\$ 5,200	\$ 5,750
Copies	\$ 1,000	\$ 22	\$ 210	\$ 232	\$ 1,000
Legal Advertising	\$ 5,000	\$ 4,162	\$ 4,460	\$ 8,622	\$ 8,700
Other Current Charges	\$ 2,500	\$ 243	\$ 450	\$ 693	\$ 2,500
Property Appraiser	\$ -	\$ 295	\$ -	\$ 295	\$ -
Office Supplies	\$ 625	\$ 2	\$ 25	\$ 27	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 150	\$ 150	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative	\$ 128,970	\$ 53,118	\$ 49,527	\$ 102,645	\$ 135,570

Knightsbridge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proped Budget FY2025
-------------	-----------------------------	----------------------------	-------------------------------	------------------------------	----------------------------

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Field Management	\$ 15,000	\$ 5,000	\$ 7,500	\$ 12,500	\$ 15,750
Landscape Maintenance	\$ 119,700	\$ 14,000	\$ 41,250	\$ 55,250	\$ 119,700
Landscape Replacement	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Pond Maintenance	\$ 8,026	\$ -	\$ 4,013	\$ 4,013	\$ 10,608
Streetlights	\$ 53,064	\$ -	\$ 26,532	\$ 26,532	\$ 53,064
Electric	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Water	\$ 30,000	\$ 3,221	\$ 6,442	\$ 9,663	\$ 30,000
Sidewalk & Asphalt Maintenance	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Irrigation Repairs	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ 6,000
General Repairs & Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Stormwater Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Field Contingency	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000

Total Operations & Maintenance	\$ 286,790	\$ 22,221	\$ 111,237	\$ 133,458	\$ 290,122
---	-------------------	------------------	-------------------	-------------------	-------------------

Total Expenditures	\$ 415,760	\$ 75,338	\$ 160,764	\$ 236,102	\$ 425,692
---------------------------	-------------------	------------------	-------------------	-------------------	-------------------

Excess Revenues/(Expenditures)	\$ -	\$ 81,820	\$ (81,820)	\$ -	\$ -
---------------------------------------	-------------	------------------	--------------------	-------------	-------------

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

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

Knightsbridge

Community Development District

General Fund Narrative

Revenues:

Assessments

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

Developer Contributions

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expenditures

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Knightsbridge

Community Development District

General Fund Narrative

Arbitrage

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

Dissemination

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage & Delivery

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

Insurance

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

Copies

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

Knightsbridge

Community Development District

General Fund Narrative

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Travel Per Diem

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Pond Maintenance

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

Knightsbridge

Community Development District

General Fund Narrative

Streetlights

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

Electric

Represents estimated electric charges of common areas throughout the District.

Water

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

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Stormwater Maintenance

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

Field Contingency

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

SECTION V

**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

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

THIS AMENDED & RESTATED INTERLOCAL AGREEMENT BETWEEN THE CITY OF KISSIMMEE, FLORIDA AND THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE MAINTENANCE AND OWNERSHIP OF GOLDEN KNIGHT BOULEVARD (the “Amended Interlocal Agreement”), dated as of _____, 2024, is entered into by and between the **CITY OF KISSIMMEE, FLORIDA** (the “City”), a political subdivision of the State of Florida, organized and existing under the laws of the State of Florida, whose mailing address is 101 Church Street, Kissimmee, Florida, 34741, and the **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT** (the “District”), a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801. This Amended Interlocal Agreement amends and restates in its entirety that certain **INTERLOCAL AGREEMENT BETWEEN THE CITY OF KISSIMMEE, FLORIDA AND THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE MAINTENANCE AND OWNERSHIP OF GOLDEN KNIGHT BOULEVARD**, dated September 12, 2023 (the “Interlocal Agreement”).

RECITALS:

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

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

WHEREAS, the City and District desire to amend and restate the Interlocal Agreement by this Amended Interlocal Agreement in order to reflect a change in the plan for ownership and maintenance of Golden Knight Boulevard, as depicted on SHEET 2 of the KNIGHTSBRIDGE PHASE 1 plat, recorded in Plat Book 32, Page 190 of the Official Records of Osceola County, Florida (the “Boulevard”);

WHEREAS, as detailed herein, the City and District desire for the City to own the Boulevard and for the District to maintain the landscaping on the Boulevard; and

WHEREAS, this Amended Interlocal Agreement shall constitute an “agreement between the District and a governmental entity” required by section 190.012(g) of the Act.

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

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

2. Ownership of Golden Knight Boulevard. The City and the District agree that the District shall convey the Boulevard to the City by deed, after construction of the Boulevard is completed, in order for the City to own the Boulevard.

3. Maintenance of Landscaping on Golden Knight Boulevard. The City and District agree that the District shall be responsible for the maintenance of the landscaping on the Boulevard. The landscaping on the Boulevard shall be installed in conformance with plans submitted to the City. The landscaping on the Boulevard shall be installed and maintained in such a manner as will not interfere with the use of the Boulevard by the public and in such a manner that does not create a safety hazard on the Boulevard. Maintenance of the Boulevard includes irrigation, fertilization and pest control for the landscaping on the Boulevard. The City grants the District a license over the City’s property in order for the District to maintain the landscaping on the Boulevard, as such maintenance is described herein. The City agrees that it shall reimburse the District for any damage the City, including its representatives, contractors and employees, causes to the landscaping and/or irrigation system installed and/or maintained by the District.

4. Indemnification. Subject to, and specifically restricted by, the limited waiver of sovereign immunity set forth Section 768.28, *Florida Statutes*, the District and the City agree that they shall indemnify and hold the other harmless from and against all claims, damages, loss and expense of any kind, arising out of or resulting from any negligent act or intentional tort of the District or City, as applicable, or their representatives, employees, agents, contractors or anyone for whose acts they may be responsible or liable for.

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

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

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

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

If to the District: Knightsbridge Community Development District
 c/o Governmental Management Services – Central Florida, LLC
 219 E. Livingston Street
 Orlando, Florida 32801
 Attention: George S. Flint, District Manager
 Telephone: (407) 841-5524

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

8. **Termination of Agreement.** The City and the District both retain the right to terminate this Amended Interlocal Agreement upon thirty (30) days' notice by notifying the other party in writing of such termination at the address listed in Paragraph 7 of this Amended Interlocal Agreement. The City shall maintain the landscaping on the Boulevard in the event of termination.

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

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

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

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

13. Compliance with Laws. The parties to this Amended Interlocal Agreement agree to comply with all applicable federal, state and local laws, ordinances, rules and regulations.

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

[Signature pages to follow]

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

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

CITY OF KISSIMMEE

By: _____

Name: _____

Title: _____

ATTEST:

Name:

Title: City Clerk

STATE OF FLORIDA)

COUNTY OF OSCEOLA)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2024, by _____ and _____, as the _____ and City Clerk of the City of Kissimmee, Florida, and who have acknowledged that they executed the same on behalf of the City of Kissimmee, Florida and that each was authorized to do so. Each is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

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

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

**KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

By: _____
Name: Adam Morgan
Title: Chairman

Name: George S. Flint
Title: Secretary

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 Adam Morgan, as Chairman of the Board of Supervisors, and by George S. Flint, as Secretary, of **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida, on behalf of the community development district. They are both ☐ personally known to me or ☐ has produced valid identification.

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

SECTION VI

SECTION C

SECTION 1

Knightsbridge
Community Development District

Summary of Check Register

April 10, 2024 to May 10, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	4/15/24	68	\$ 4,850.11
	4/19/24	69	\$ 2,188.90
	5/3/24	70	\$ 5,875.00
Total Amount			\$ 12,914.01

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/15/24	00001	4/01/24 24	202404 310-51300-34000	MANAGEMENT FEES APR24	*	3,333.33	
		4/01/24 24	202404 310-51300-35200	WEBSITE ADMIN APR24	*	100.00	
		4/01/24 24	202404 310-51300-35100	INFORMATION TECH APR24	*	150.00	
		4/01/24 24	202404 310-51300-51000	OFFICE SUPPLIES APR24	*	.24	
		4/01/24 24	202404 310-51300-42000	POSTAGE APR24	*	5.14	
		4/01/24 24	202404 310-51300-42500	COPIES APR24	*	11.40	
		4/01/24 26	202404 320-53800-34000	FIELD MANAGEMENT APR24	*	1,250.00	
GOVERNMENTAL MANAGEMENT SERVICES-							4,850.11 000068
4/19/24	00003	4/15/24 124184	202403 310-51300-31500	GENERAL COUNSEL MAR24	*	1,456.40	
		4/15/24 124187	202403 310-51300-31500	CONVEYANCES MAR24	*	732.50	
LATHAM, LUNA, EDEN & BEAUDINE LLP							2,188.90 000069
5/03/24	00010	5/01/24 18168	202405 320-53800-46200	LANDSCAPE MAINT MAY24	*	5,875.00	
FRANK POLLY SOD, INC							5,875.00 000070
TOTAL FOR BANK A						12,914.01	
TOTAL FOR REGISTER						12,914.01	

KNIB KNIGHTSBRIDGE IARAUJO

SECTION 2

Knightsbridge
Community Development District

Unaudited Financial Reporting
March 31, 2024



Table of Contents

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

Knightsbridge
Community Development District
Combined Balance Sheet
March 31, 2024

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 87,863	\$ -	\$ 87,863
Due from Capital	\$ 3,819	\$ -	\$ 3,819
Total Assets	\$ 91,682	\$ -	\$ 91,682
Liabilities:			
Accounts Payable	\$ 3,590	\$ -	\$ 3,590
Total Liabilites	\$ 3,590	\$ -	\$ 3,590
Fund Balance:			
Unassigned	\$ 88,092	\$ -	\$ 88,092
Total Fund Balances	\$ 88,092	\$ -	\$ 88,092
Total Liabilities & Fund Balance	\$ 91,682	\$ -	\$ 91,682

Knightsbridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<u>Revenues:</u>				
Assessments	\$ 151,677	\$ 151,677	\$ 151,959	\$ 281
Developer Contributions	\$ 264,083	\$ 5,200	\$ 5,200	\$ -
Total Revenues	\$ 415,760	\$ 156,877	\$ 157,159	\$ 281
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,600	\$ 2,400
FICA Expenditures	\$ 918	\$ 459	\$ 275	\$ 184
Engineering	\$ 10,000	\$ 5,000	\$ 1,763	\$ 3,237
Attorney	\$ 20,000	\$ 10,000	\$ 10,816	\$ (816)
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	\$ 20,000	\$ 20,000	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 65	\$ 435
Insurance	\$ 5,750	\$ 5,750	\$ 5,200	\$ 550
Copies	\$ 1,000	\$ 500	\$ 22	\$ 478
Legal Advertising	\$ 5,000	\$ 2,500	\$ 4,162	\$ (1,662)
Other Current Charges	\$ 2,500	\$ 1,250	\$ 243	\$ 1,007
Property Appraiser	\$ -	\$ -	\$ 295	\$ (295)
Office Supplies	\$ 625	\$ 313	\$ 2	\$ 311
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 128,970	\$ 59,427	\$ 53,118	\$ 6,309

Knightsbridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 10,000	\$ -	\$ -	\$ -
Field Management	\$ 15,000	\$ 7,500	\$ 5,000	\$ 2,500
Landscape Maintenance	\$ 119,700	\$ 59,850	\$ 14,000	\$ 45,850
Landscape Replacement	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Pond Maintenance	\$ 8,026	\$ 4,013	\$ -	\$ 4,013
Streetlights	\$ 53,064	\$ 26,532	\$ -	\$ 26,532
Electric	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Water	\$ 30,000	\$ 15,000	\$ 3,221	\$ 11,779
Sidewalk & Asphalt Maintenance	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Irrigation Repairs	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
General Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Stormwater Maintenance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Field Contingency	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Total Operations & Maintenance	\$ 286,790	\$ 138,395	\$ 22,221	\$ 116,174
Total Expenditures	\$ 415,760	\$ 197,822	\$ 75,338	\$ 122,483
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 81,820	
Fund Balance - Beginning	\$ -		\$ 6,271	
Fund Balance - Ending	\$ -		\$ 88,092	

Knightsbridge
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Developer Advancements	\$ -	\$ -	\$ 5,220	\$ 5,220
Total Revenues	\$ -	\$ -	\$ 5,220	\$ 5,220
Expenditures:				
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 5,220	\$ (5,220)
Total Expenditures	\$ -	\$ -	\$ 5,220	\$ (5,220)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ -	

Knightsbridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ -	\$ 151,806	\$ 152	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,959
Developer Contributions	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Total Revenues	\$ 5,200	\$ -	\$ 151,806	\$ 152	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157,159
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ -	\$ 2,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA Expenditures	\$ 46	\$ -	\$ 153	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275
Engineering	\$ 401	\$ 268	\$ 542	\$ -	\$ 553	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,763
Attorney	\$ 5,963	\$ (152)	\$ 937	\$ 298	\$ 1,581	\$ 2,189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,816
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 4	\$ 30	\$ 1	\$ -	\$ 25	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Printing & Binding	\$ -	\$ -	\$ -	\$ 2	\$ 1	\$ 19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22
Legal Advertising	\$ -	\$ -	\$ -	\$ 2,081	\$ 2,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,162
Other Current Charges	\$ 46	\$ 39	\$ 38	\$ 38	\$ 41	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ 295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 295
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,019	\$ 3,768	\$ 7,254	\$ 6,003	\$ 8,161	\$ 6,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,118

Knightsbridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Landscape Maintenance	\$ -	\$ -	\$ 2,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,000
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water	\$ -	\$ -	\$ 1,319	\$ 527	\$ 768	\$ 607	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,221
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Stormwater Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance	\$ -	\$ -	\$ 4,569	\$ 5,777	\$ 6,018	\$ 5,857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,221
Total Expenditures	\$ 21,019	\$ 3,768	\$ 11,823	\$ 11,780	\$ 14,178	\$ 12,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,338
Excess Revenues (Expenditures)	\$ (15,819)	\$ (3,768)	\$ 139,983	\$ (11,627)	\$ (14,178)	\$ (12,770)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,820

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&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
TOTAL	\$	161,358.58	\$ (3,227.18)	\$ (6,325.05)	\$ 152.41	\$ 151,958.76	\$151,958.76	\$ 151,958.76

100%	Net Percent Collected
0	Balance Remaining to Collect

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 19, 2024

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

RE: Knightsbridge Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the Knightsbridge Community Development District as of April 15, 2024.

The number of registered voters within the Knightsbridge CDD is one as of April 15, 2024.

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

Respectfully yours,

A handwritten signature in cursive script that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

RECEIVED

APR 24 2024

GMS-CF, LLC

Vote
Osceola

SECTION 4

LANDOWNER PROXY
LANDOWNERS' MEETING – NOVEMBER 5, 2024

KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT
OSECOLA COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Knightsbridge Community Development District** to be held at **The Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida** on **November 5, 2024 at 10:00 AM**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner

Date _____

Signature of Landowner

Parcel Description

Acreage

Authorized Votes*

(must be street address, tax parcel ID number,
or legal description attached)

Total Number of Authorized Votes:

*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.

INSTRUCTIONS

At the Board meeting, when the landowner's election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners meeting, landowners shall organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment