

*Knightsbridge
Community Development District*

Agenda

July 15, 2024

AGENDA

Knightsbridge

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

July 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, July 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 June 17, 2024 Meeting
4. Review and Acceptance of Fiscal Year 2023 Audit Report
5. Consideration of Resolution 2024-10 Approving the Conveyance of Real Property to the District
6. Consideration of Resolution 2024-11 Ratifying the Conveyance of Real Property to Developer
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
 - 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

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, June 17, 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
Michelle Dudley	Assistant Secretary
Josmin Martinez	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 five Board members present constituting a quorum.

Mr. Flint: I did administer the oath of office to Michelle Dudley prior to the meeting. District Counsel went over public, ethics, and Sunshine laws, etc.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: The next item is public comment. Are there any public comments at this time? Hearing no comments, we will move on to the next item.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 20, 2024

Meeting

Mr. Flint: We have approval of the minutes from the May 20th meeting. Did the Board have any comments or corrections to those?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the May 20, 2024 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Amending Agenda

Mr. Flint: Staff reports, attorney, you have the memo on goals and objectives.

Ms. Trucco: We also need to talk about the new item as well.

Mr. Flint: Is there a motion to amend the agenda to add the item related to the parcel owned by the Sabeti's that need to be conveyed to the District? Any public comment on the amended agenda? Hearing no comments, I will ask for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Amending the Agenda, was approved.

ii. Approval of Conveyance

Ms. Trucco: We received a request late last week regarding the Knightsbridge Phase 2 plat which has been recorded specifically that piece of tract S1 which is in the surveyor notes on the recorded plat to come to the CDD to be owned and maintained by the CDD. A piece from tract S1 is missing from the overall legal description that is included in the Knightsbridge Phase 2 plat. The City and or County is requiring that piece which is currently owned by the Sabeti's and or a Trust Company that is controlled by the Sabeti's. The City and or County is requiring that piece of S1 be conveyed to the CDD by a deed before the developer is permitted to take next steps with the development process. From a District Counsel perspective, we don't have an objection to that but obviously we need to bring this back to the Board. We do have our standard conveyance process where there are a few documents that we would request the developer sign so we would still have to go through that process and would need the District Engineer sign off. The CDD does not ordinarily accept property when the construction is not completed. In this case, we can ask the developer to sign some type of agreement with the CDD agreeing that the developer will complete the construction of that piece of S1 and indemnify the CDD in the event there was any liability or claims related to that construction. This request came in late last week so I at least wanted to bring it to your attention and see if we could get Board direction to proceed with drafting the conveyance documents for this.

Mr. Bonin: Is it more than one piece?

Ms. Trucco: It is just before the roundabout in Phase 1.

Mr. Reid: What she has there is a sketch and description of essentially the four pieces that compromise this section. It is four individual slivers by the parcel IDs that the Osceola County Property Appraiser was able to identify for us and from that information that was provided to the surveyor who prepared a sketch and description to accompany these warranty deeds to get that land conveyed to the CDD.

Mr. Morgan: All four pieces are in this one sketch.

Mr. Reid: Yes.

Mr. Bonin: Does there need to be four different legal descriptions for these four parcels?

Mr. Reid: No, not for the purpose of conveying the extent of the roadway per se.

Ms. Trucco: Is it correct that this is the overall legal description?

Mr. Reid: It is the overall legal description of the four pieces that comprise to create the connects.

Mr. Bonin: Everything in dark black are the four pieces that totals 4291 sq. ft., 0.1 acre. Wasn't there something on the other side of the roundabout?

Mr. Reid: There was a piece of one of the parcels that lies within that configuration.

Mr. Bonin: It is not on here. Does Sabeti own that one?

Mr. Reid: Yes.

Mr. Bonin: Does it have to go to the CDD?

Mr. Reid: No, because it doesn't function as part of the road.

Mr. Bonin: The property appraiser wants this cleaned up too.

Mr. Reid: Not necessarily, she wants the portions that comprise the connection to be demonstrated that the Sabeti's will convey that area.

Mr. Bonin: What happens with that triangle, remnant piece?

Mr. Reid: The County didn't give any instruction on that. The Sabeti's will still control that. That piece does not belong to Phase 1. It does not appear to be in any development area other than remnant acres.

Mr. Bonin: Was that the fourth and there is really only three.

Mr. Reid: It is four pieces. That one parcel expands the roadway connection. When you create the legal description of the connection, you get a split parcel.

Mr. Bonin: Allen & Company created this?

Mr. Reid: Yes.

Mr. Bonin: I just don't want to mess this up as we are trying to get it across the goal line. I am going under the assumption that Allen & Company knows what they are doing.

Mr. Flint: The Boards action can be broad enough that if this is not exactly 100% and it needs to be tweaked, part of the motion can delegate the authority to the Chair or Vice Chair to take whatever action is necessary.

Ms. Trucco: I think that is a great idea that we do that. The conveyance documents will be subject to staff signoff and also subject to someone that the Board decides will be delegating authority to provide final signoff.

Mr. Bonin: This is basically holding up getting the parcel IDs so that is the hangup here.

Ms. Trucco: It is my understanding that there is a lawyer reaching out to the Sabeti's to make sure they are comfortable with this.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Authorization for Staff to Proceed with Conveyance Documents for a Piece of Property Located at Knightsbridge Phase 2 that would be Subject to Staff Signoff and Delegation of Authority to Rob Bonin to Sign off on the Final Form of the Conveyance Documents, was approved.

iii. Memorandum Regarding Enacted Legislation

Ms. Trucco: On page 14 of the agenda is the new bill that was passed, House Bill 7013 and actually goes into effect July 1st. It relates to Special Districts and notes new requirements for Special Districts but there are two provisions that impact CDDs. There is a new requirement that by October 1st of each year, the CDD is required to prepare a list of goals and objectives for each program and activity undertaken by the CDD and then also specify what performance measurements and standards that the CDD will use to determine if the CDD has reached those goals and objectives. By December 1st of each year an annual report must be prepared and published on the CDD's website that describes the goals and objectives and also states whether or not those goals and objectives were achieved by the CDD and also by what measurement standard did the CDD determine whether or not they have met those goals and objectives. Those goals can be general and broad. We are recommending sometime before the CDD's September Board meeting that the District Management Company bring back a general list of objectives of the CDD

then the CDD Board can tailor that more to fit that particular CDD's goals and objectives. Also, the House Bill repealed Section 190.047 which talks about a referendum requirement as part of the CDD's incorporation process. She asked for any questions.

Mr. Flint: On the goals and objectives, just to let the Board know, at the meeting in August when you consider the budget we will have that item on the agenda. We already have a memo with some recommended goals and objectives that are for the most part things you are already required to do under state law. Our plan is to keep it simple. Later if the Board wants to get more involved in it you can, but for purposes of meeting the requirement we have some standard ones that we are going to propose that should meet the requirements.

Ms. Dudley: Do they have any parameters around what must be included?

Mr. Flint: The plan is to have one dealing with operational issues, one dealing with financial and one dealing with administrative and that pretty much covers the gamut. Some communities that don't have field management yet, we would take those out, if it's a newer District that does not own and maintain anything, the other two would apply. Under the financial, we would cover the financial statements, audit, and the budget. Under administrative, we would cover the meeting X number of times a year. The legal notices would be properly posted.

Ms. Dudley: It doesn't take our ability away to act on other items that may come up throughout the year?

Mr. Flint: No. We are going to make it general enough and easy enough to achieve the things that we already have to do and set the thresholds low enough that there is no doubt. For example, the goal might be to meet three times a year when you probably are going to meet 10 times a year. The only place it will get posted is on the Districts website. It is not going to any state agency that is monitoring any of this. That may be a future step.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Reid: Phase 1 is done and certified. Do we want to do a partial transfer to the CDD for Phase 1 or wait until the end for the stormwater?

Mr. Flint: Do you want to do a partial ERP transfer to operating or wait until the end.

Ms. Trucco: If it is for stormwater ponds in Phase 1, we sent the deed out for recording on Friday.

Mr. Bonin: I say yes do Phase 1. I thought it was done to be honest. We are six months plus away on Phase 2. No reason to wait.

Mr. Reid: I am working on the construction reimbursement for Phase 1 also this week.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register for the month of April for the General Fund totaling \$12,439.91. Any questions?

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through the end of April. There is no action required.

Ms. Dudley: The landscape maintenance, it's under the \$51,000 for the ERP, is that right?

Mr. Scheerer: That is because it has only been partially turned over. We budget for the whole year and as things have been coming online, we have received those and started the maintenance like Golden Knight Blvd. Recently, we have done the amenity, the volleyball and play area so that will be coming online and then we added the two ponds.

Mr. Flint: You will see we are underspent on streetlights too. It is just a matter of timing when those are turned over.

iii. Form 1 Filing Reminder – Due July 1st

Mr. Flint: Reminder that Form 1 is due by July 1st. It is online this year. You should have gotten an email from the Commission on Ethics. They send a reminder around June 1st. Any questions, let me know.

D. Field Manager's Report

Mr. Scheerer: Continuing to make regular site visits to the property and do inspections. Recently did a site audit inventory in all of the amenity, the benches, trash cans, volleyball stuff. The new sign going in and getting the SOV's together to send over to insurance to make sure we have the proper coverage. That has been completed.

Mr. Bonin: When does the school switchover officially happen?

Ms. Trucco: We got the amended and restated interlocal agreement over to their attorney by the cut off for their agenda.

Mr. Bonin: Which one, the City of Kissimmee or the school Board?

Ms. Trucco: The City of Kissimmee.

Mr. Bonin: I forgot which one was going first and which one second. I thought it was happening in June. I met with them in early May and the City of Kissimmee had to ratify it first and then the school Board accepted it. I just couldn't remember the dates. When does it officially go from the CDD to the City?

Ms. Trucco: After the City approves that. They will need to approve the amended and restated interlocal agreement because that states the City will take over ownership of it. I did not receive any comments from their Counsel. I believe it is proceeding to their meeting. The City Commission is meeting on July 2nd.

Mr. Bonin: That is when they accept ownership of the road. Does the School Board have to do anything at that point?

Ms. Trucco: That would be up to the School Board's attorney. From the CDD's perspective, we are just going into an agreement with the City where in the City is saying we will take Golden Knight Blvd. and be the owner instead of the CDD. Once they approve the interlocal agreement then the CDD can convey Golden Knight to the City and that interlocal agreement states the CDD will maintain it.

Ms. Bonin: When does that happen and what documents make that happen?

Ms. Trucco: The amended and restated interlocal agreement will make that happen basically the City will approve that. I still need to draft the deed from the CDD to the City which I can get moving on that.

Mr. Bonin: The interlocal says what is happening. The deed makes the ownership change. We as the District will continue to maintain it. We are already maintaining it so it's business as usual.

Ms. Trucco: The interlocal agreement will specify the maintenance responsibility.

FIFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

SEVENTH 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

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2023

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2023

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Knightsbridge Community Development District
City of Kissimmee, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Knightsbridge Community Development District, City of Kissimmee, Florida ("District") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 27, 2024, on our consideration of the Knightsbridge Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 27, 2024 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 27, 2024

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

Our discussion and analysis of Knightsbridge Community Development District, City of Kissimmee, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,271.
- The change in the District's total net position in comparison with the prior fiscal year was (\$2,292), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$6,271. A portion of fund balance is restricted for debt service and future capital repairs and replacement, nonspendable deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2023

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2023	2022 (UNAUDITED)
Current assets	\$ 10,154	\$ 25,000
Capital assets	11,280	-
Total assets	21,434	25,000
Current liabilities	3,883	-
Long-term liabilities	11,280	16,437
Total liabilities	15,163	16,437
Net position		
Unrestricted	6,271	8,563
Total net position	\$ 6,271	\$ 8,563

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which ongoing cost of operations exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2023	2022 (UNAUDITED)
Program revenues	\$ 86,602	\$ 25,000
Total revenues	86,602	25,000
Expenses		
General government	88,894	16,437
Total expenses	88,894	16,437
Change in net position	(2,292)	8,563
Net position - beginning of period	8,563	-
Net position - end of year	\$ 6,271	\$ 8,563

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$88,894, which primarily consisted of costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$11,280 invested in construction in process. Construction in process has not completed as of September 30, 2023 and therefore is not depreciated to date. Once projects are complete, items will transfer to depreciable assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$11,280 in Developer advances. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2024, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2023

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Knightsbridge Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2023

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	\$ 8,044
Due from developer	2,110
Capital assets:	
Non-depreciable	11,280
TOTAL ASSETS	\$ 21,434
LIABILITIES	
Accounts payable and accrued expenses	\$ 3,883
Developer advances, due in more than one year	11,280
TOTAL LIABILITIES	15,163
NET POSITION	
Unrestricted	6,271
TOTAL NET POSITION	\$ 6,271

The accompanying notes are an integral part of this financial statement

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended September 30, 2023

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Operating	Revenues and
		Services	Contributions	Changes in Net
				Position
				Governmental
				Activities
Governmental activities				
General government	\$ 88,894	\$ -	\$ 86,602	\$ (2,292)
Total governmental activities	<u>\$ 88,894</u>	<u>\$ -</u>	<u>\$ 86,602</u>	<u>(2,292)</u>
Change in net position				(2,292)
Net position - October 1, 2022				<u>8,563</u>
Net position - September 30, 2023				<u>\$ 6,271</u>

The accompanying notes are an integral part of this financial statement

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2023

	MAJOR FUNDS		TOTAL
	GENERAL	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<u>ASSETS</u>			
Cash and cash equivalents	\$ 8,044	\$ -	\$ 8,044
Due from developer	2,110	-	2,110
TOTAL ASSETS	<u>\$ 10,154</u>	<u>\$ -</u>	<u>\$ 10,154</u>
<u>LIABILITIES AND FUND BALANCES</u>			
LIABILITIES			
Accounts payable and accrued expenses	\$ 3,883	\$ -	\$ 3,883
TOTAL LIABILITIES	<u>3,883</u>	<u>-</u>	<u>3,883</u>
FUND BALANCES			
Unassigned	6,271	-	6,271
TOTAL FUND BALANCES	<u>6,271</u>	<u>-</u>	<u>6,271</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 10,154</u>	<u>\$ -</u>	<u>\$ 10,154</u>

The accompanying notes are an integral part of this financial statement

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2023

Total Governmental Fund Balances in the Balance Sheet	\$ 6,271
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	11,280
Certain liabilities are not due and payable in the current period and therefore are not reported in the governmental funds:	
Developer advances	<u>(11,280)</u>
Net Position of Governmental Activities	<u>\$ 6,271</u>

The accompanying notes are an integral part of this financial statement

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2023

	MAJOR FUNDS		TOTAL
	GENERAL	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
REVENUES			
Developer contributions	\$ 86,602	\$ -	\$ 86,602
TOTAL REVENUES	<u>86,602</u>	<u>-</u>	<u>86,602</u>
EXPENDITURES			
General government	88,894	-	88,894
Capital outlay	-	11,280	11,280
TOTAL EXPENDITURES	<u>88,894</u>	<u>11,280</u>	<u>100,174</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	<u>(2,292)</u>	<u>(11,280)</u>	<u>(13,572)</u>
OTHER SOURCES (USES)			
Developer advances	-	11,280	11,280
TOTAL OTHER SOURCES (USES)	<u>-</u>	<u>11,280</u>	<u>11,280</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	<u>(2,292)</u>	<u>-</u>	<u>(2,292)</u>
FUND BALANCE			
Beginning of year	8,563	-	8,563
End of year	<u>\$ 6,271</u>	<u>\$ -</u>	<u>\$ 6,271</u>

The accompanying notes are an integral part of this financial statement

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2023

Net Change in Fund Balances - Total Governmental Funds	\$ (2,292)
--	------------

Amount reported for governmental activities in the Statement of Activities
are different because:

Governmental funds report capital outlays as expenditures. However,
in the Statement of Activities, the costs of those assets are depreciated
over their estimated useful lives:

Capital outlay	11,280
----------------	--------

Governmental funds report developer advances as financial resources
when cash is received, whereas these amounts are eliminated in the
statement of activities and recognized as long-term liabilities in the
statement of net position.

(11,280)

Change in Net Position of Governmental Activities	<u>\$ (2,292)</u>
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The accompanying notes are an integral part of this financial statement

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Knightsbridge Community Development District ("District") was created on July 19, 2022 by the Board of City Commissioners of Kissimmee, Florida Ordinance No. 3062 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Unearned Revenue/Deferred Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The statement of net position reports contains, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports contains, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one item, deferred revenue, which qualifies for reporting in this category.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Balance 10/01/2022	Increases	Decreases	Balance 09/30/2023
Governmental activities:				
Capital assets, not being depreciated:				
Construction in process	\$ -	\$ 11,280	\$ -	\$ 11,280
Total capital assets, not being depreciated	-	11,280	-	11,280
Governmental activities capital assets - net	\$ -	\$ 11,280	\$ -	\$ 11,280

NOTE F – LONG TERM LIABILITIES

Developer advances - The District entered into a construction funding agreement with the Developer whereby the Developer agreed to make available to the District the fund necessary to enable the District to proceed with the project. The District agreed to reimburse the Developer from proceeds of future bond issuance, should said future issuance occur. Per the Agreement, the District shall reimburse the Developer until full reimbursement is made or until all funds generated by the anticipated financing are exhausted. In accordance with this agreement, the Developer advanced a total of \$11,280.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2023:

	Balance 10/01/2022	Additions	Deletions	Balance 09/30/2023	Due Within One Year
Developer advances	\$ -	\$ 21,239	\$ -	\$ 21,239	\$ -
	\$ -	\$ 21,239	\$ -	\$ 21,239	\$ -

NOTE G - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE H - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE I – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2023

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES			
Developer contributions	<u>\$ 143,178</u>	<u>\$ 86,602</u>	<u>\$ (56,576)</u>
TOTAL REVENUES	<u>143,178</u>	<u>86,602</u>	<u>(56,576)</u>
 EXPENDITURES			
Current			
General government	<u>143,178</u>	<u>88,894</u>	<u>54,284</u>
TOTAL EXPENDITURES	<u>143,178</u>	<u>88,894</u>	<u>54,284</u>
 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ -</u>	<u>(2,292)</u>	<u>\$ (2,292)</u>
 FUND BALANCES			
Beginning of year		<u>8,563</u>	
End of year		<u>\$ 6,271</u>	

* Original and final budget.

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
Knightsbridge Community Development District
City of Kissimmee, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Knightsbridge Community Development District, as of September 30, 2023 and for the year ended September 30, 2023, which collectively comprise Knightsbridge Community Development District's basic financial statements and have issued our report thereon dated June 27, 2024.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 27, 2024

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Knightsbridge Community Development District
City of Kissimmee, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Knightsbridge Community Development District, City of Kissimmee, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 27, 2024

Management Letter

To the Board of Supervisors
Knightsbridge Community Development District
City of Kissimmee, Florida

Report on the Financial Statements

We have audited the financial statements of the Knightsbridge Community Development District ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated June 27, 2024.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 27, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Initial year audit, there were no findings in the prior year.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Knightsbridge Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 5.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 3.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$8,600.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$90,731.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Knightsbridge Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District as N/A.
- b. The total amount of special assessments collected by or on behalf of the District as N/A.
- c. The total amount of outstanding bonds issued by the district as N/A.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 27, 2024

SECTION V

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY FROM PARISA AND PEGAH SABETI; AUTHORIZING ACTIONS BY 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 and/or transfer real property 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; and

WHEREAS, the City of Kissimmee, Florida and/or Lennar Homes, LLC, a Florida limited liability company, has requested the transfer of certain real property, identified in the documents attached hereto as Exhibit “A” (the “Property”), from Parisa and Pegah Sabeti to the District in order to resolve a title issue caused by platting of the Property in the KNIGHTSBRIDGE PHASE 2 plat, recorded in Plat Book 35, Page 58, of the Official Records of Osceola County, Florida;

WHEREAS, the requested conveyance to the District is documented in the Special Warranty Deed, Certificate of District Engineer and Post-Closing Conveyance Agreement, collectively attached hereto as Exhibit “A” (the “Conveyance Documents”); and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyance to the District and the District Engineer has also reviewed the conveyance and has provided a Certificate of District Engineer, attached hereto as part of Exhibit “A,” to evidence his consent to the conveyance.

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 the Conveyance of the Property. The Board hereby approves the conveyance of the Property to the District and approves the Conveyance Documents.

3. Ratification of Prior Actions and Authorization for Future Actions. All actions taken by 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, related to the conveyance of the Property to the District, are hereby ratified and authorized. The District Officers are hereby authorized and directed to execute all necessary or desirable future certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution for the conveyance of the Property to the District.

4. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

5. 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 15th day of July, 2024.

**KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: George Flint
Title: Secretary

By: _____
Name: Adam Morgan
Title: Chairman

EXHIBIT “A”

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Certificate of District Engineer
3. Post-Closing Conveyance Agreement

**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 18th day of June, 2024, by **PARISA SABETI** and **PEGAH SABETI**, individually and as Co-Trustees under the Land Trust Agreement, dated January 15, 2013, whose address is 132 E. Colonial Drive, Suite 206, Orlando, Florida 32801 (collectively, the “Grantor”), 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 and PEGAH SABETI,
individually and as co-Trustees

(Signature)

(Print Name)

Address: _____

(Signature)

(Print Name)

Address: _____

By: _____

Print: Parisa Sabeti

Address: 132 E. Colonial Dr., Suite 206,
Orlando, FL 32801

By: _____

Print: Pegah Sabeti

Address: 132 E. Colonial Dr., Suite 206,
Orlando, FL 32801

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of June, 2024, by PARISA SABETI and PEGAH SABETI, individually and as co-Trustees. Said persons are [] personally known to me or [] have produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT “A”

Description of the Property

[See attached.]

LEGAL DESCRIPTION

NOT A SURVEY

A TRACT OF LAND, BEING A PORTION OF GOLDEN KNIGHT BOULEVARD, KNIGHTSBRIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 58 THROUGH 65 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF LOT 307 OF SAID KNIGHTSBRIDGE PHASE 2, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GOLDEN KNIGHT BOULEVARD BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 325.02 FEET, WITH A CHORD BEARING OF NORTH 60°35'22" WEST, AND A CHORD DISTANCE OF 42.95 FEET; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°34'40" FOR A DISTANCE OF 42.99 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE; CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 81°33'51" WEST, AND A CHORD DISTANCE OF 28.00 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°06'54" FOR A DISTANCE OF 29.72 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDEN KNIGHT BOULEVARD BEING THE CUSP OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 100.00 FEET, WITH A CHORD BEARING OF NORTH 15°15'03" EAST, AND A CHORD DISTANCE OF 77.90 FEET; THENCE RUN NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°50'43" FOR A DISTANCE OF 80.02 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GOLDEN KNIGHT BOULEVARD BEING THE CUSP OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 37°11'40" EAST, AND A CHORD DISTANCE OF 24.64 FEET; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°02'43" FOR A DISTANCE OF 25.76 FEET TO A POINT OF REVERSE CURVATURE; CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 375.02 FEET, WITH A CHORD BEARING OF SOUTH 58°36'20" EAST, AND A CHORD DISTANCE OF 105.83 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°13'22" FOR A DISTANCE OF 106.18 FEET TO A POINT ON A NON-TANGENT LINE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°48'21" WEST FOR A DISTANCE OF 41.98 FEET; THENCE RUN SOUTH 47°12'32" WEST A DISTANCE OF 25.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN OSCEOLA COUNTY, FLORIDA AND CONTAINS 0.10 ACRES OR 4,291 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#6723

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTHERN LINE OF LOT 307, KNIGHTSBRIDGE PHASE 2, BEING NORTH 34°11'40" EAST.
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE OSCEOLA COUNTY, FLORIDA PUBLIC ACCESS WEBSITE.

JOB #: 20200711

DATE: 6-5-24

SCALE: 1"=40'

CALC BY: SEJ

DRAWN BY: SEJ

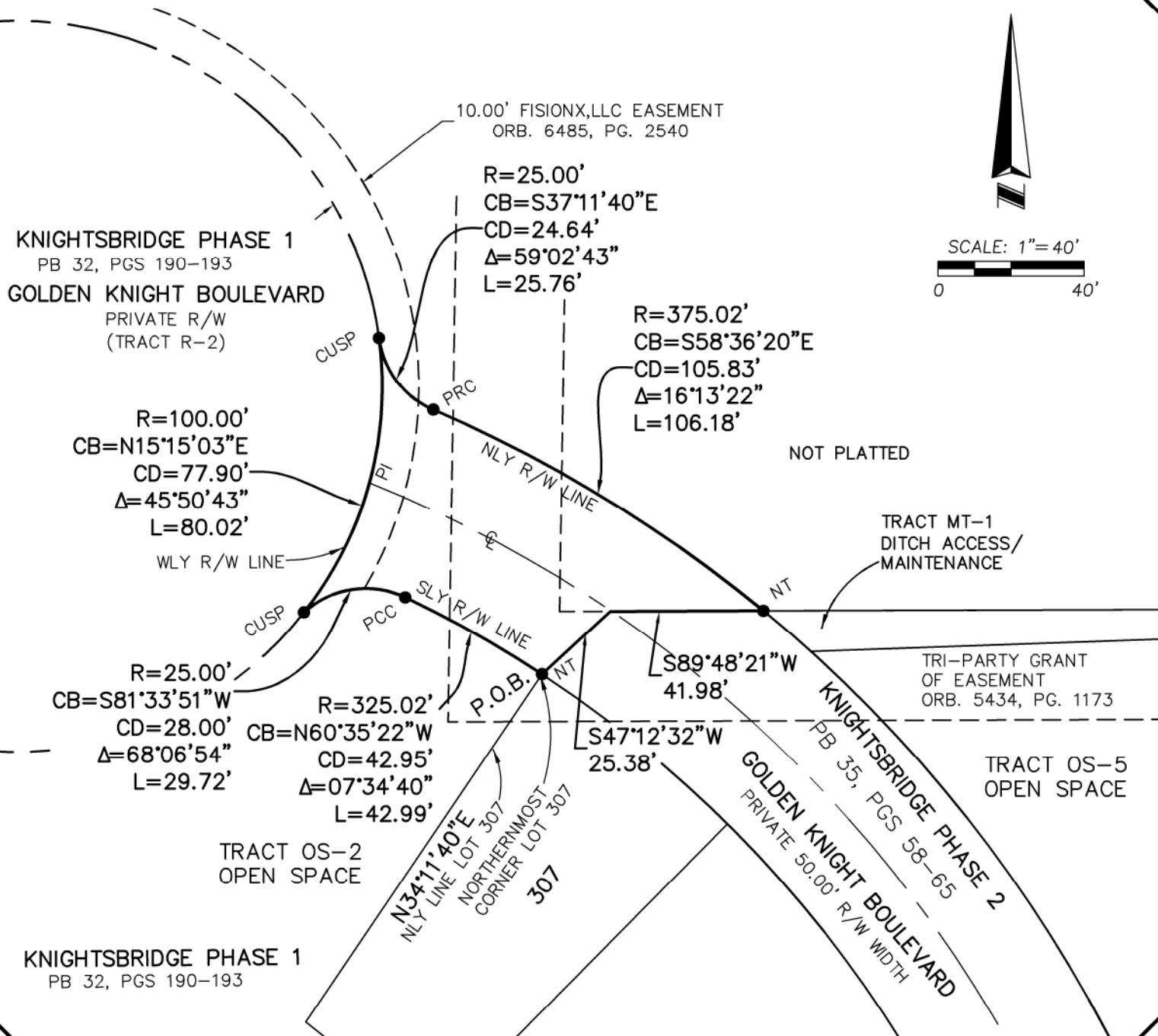
CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY



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SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION

LB LICENSED BUSINESS

NT NON-TANGENT

PCC POINT OF COMPOUND CURVATURE

PRC POINT OF REVERSE CURVATURE

R RADIUS

Δ CENTRAL ANGLE

L ARC LENGTH

CD CHORD LENGTH

CB CHORD BEARING

ORB. OFFICIAL RECORDS BOOK

PG(S) PAGE(S)

PB PLAT BOOK

R/W RIGHT-OF-WAY

P.O.B. POINT OF BEGINNING

CL CENTERLINE

PI POINT OF INTERSECTION

JOB #: 20200711

DATE: 6-5-24

SCALE: 1"=40'

CALC BY: SEJ

DRAWN BY: SEJ

CHECKED BY: MR

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 Parisa and Pegah Sabeti (the “Grantor”) certain real property, described in the conveyance documents attached hereto as **Exhibit “A”** (the “Property”), in order to resolve a title issue caused by the platting of the KNIGHTSBRIDGE PHASE 2 plat, recorded in Plat Book 35, Page 58, of the Official Records of Osceola County, Florida (the “Phase 2 Plat”).
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 to the District from the Grantor. The District will rely on this Certification for such purposes.
4. The Property being conveyed to the District is being transferred at only nominal cost, if any, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required nor is being rendered.
5. The conveyance of the Property to the District is consistent with the development plans for the District.
6. Subject to execution of the Post-Closing Conveyance Agreement attached hereto as **Exhibit “A”**, the undersigned consents to the conveyance of the Property to the District at this time in order to remediate a title issue caused by the platting of the Phase 2 Plat.
7. That copies of the applicable plans, specifications and permits relating to the Property, if any, that have actually been provided to Madden are being held by Madden as records of the District on its behalf.

[Remainder of page intentionally left blank.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Knightsbridge Community Development District

Dated: _____, 2024

David A. Reid, P.E.

State of Florida License No.: **38794**

on behalf of the company,

Madden, Moorhead & Stokes, LLC

**STATE OF FLORIDA
COUNTY OF ORANGE**

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”

Conveyance Documents

1. Special Warranty Deed
2. Post-Closing Conveyance Agreement

[See attached.]

**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 18th day of June, 2024, by **PARISA SABETI** and **PEGAH SABETI**, individually and as Co-Trustees under the Land Trust Agreement, dated January 15, 2013, whose address is 132 E. Colonial Drive, Suite 206, Orlando, Florida 32801 (collectively, the “Grantor”), 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 and PEGAH SABETI,
individually and as co-Trustees

(Signature)

(Print Name)

Address: _____

(Signature)

(Print Name)

Address: _____

By: _____

Print: Parisa Sabeti

Address: 132 E. Colonial Dr., Suite 206,
Orlando, FL 32801

By: _____

Print: Pegah Sabeti

Address: 132 E. Colonial Dr., Suite 206,
Orlando, FL 32801

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of June, 2024, by PARISA SABETI and PEGAH SABETI, individually and as co-Trustees. Said persons are [] personally known to me or [] have produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT “A”

Description of the Property

[See attached.]

LEGAL DESCRIPTION

NOT A SURVEY

A TRACT OF LAND, BEING A PORTION OF GOLDEN KNIGHT BOULEVARD, KNIGHTSBRIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 58 THROUGH 65 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF LOT 307 OF SAID KNIGHTSBRIDGE PHASE 2, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GOLDEN KNIGHT BOULEVARD BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 325.02 FEET, WITH A CHORD BEARING OF NORTH 60°35'22" WEST, AND A CHORD DISTANCE OF 42.95 FEET; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°34'40" FOR A DISTANCE OF 42.99 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE; CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 81°33'51" WEST, AND A CHORD DISTANCE OF 28.00 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°06'54" FOR A DISTANCE OF 29.72 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDEN KNIGHT BOULEVARD BEING THE CUSP OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 100.00 FEET, WITH A CHORD BEARING OF NORTH 15°15'03" EAST, AND A CHORD DISTANCE OF 77.90 FEET; THENCE RUN NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°50'43" FOR A DISTANCE OF 80.02 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GOLDEN KNIGHT BOULEVARD BEING THE CUSP OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 37°11'40" EAST, AND A CHORD DISTANCE OF 24.64 FEET; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°02'43" FOR A DISTANCE OF 25.76 FEET TO A POINT OF REVERSE CURVATURE; CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 375.02 FEET, WITH A CHORD BEARING OF SOUTH 58°36'20" EAST, AND A CHORD DISTANCE OF 105.83 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°13'22" FOR A DISTANCE OF 106.18 FEET TO A POINT ON A NON-TANGENT LINE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°48'21" WEST FOR A DISTANCE OF 41.98 FEET; THENCE RUN SOUTH 47°12'32" WEST A DISTANCE OF 25.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN OSCEOLA COUNTY, FLORIDA AND CONTAINS 0.10 ACRES OR 4,291 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#6723

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTHERN LINE OF LOT 307, KNIGHTSBRIDGE PHASE 2, BEING NORTH 34°11'40" EAST.
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE OSCEOLA COUNTY, FLORIDA PUBLIC ACCESS WEBSITE.

JOB #: 20200711

DATE: 6-5-24

SCALE: 1"=40'

CALC BY: SEJ

DRAWN BY: SEJ

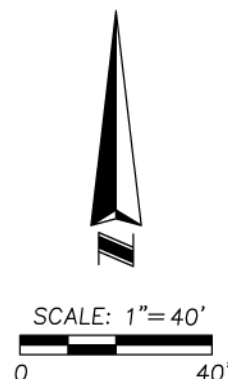
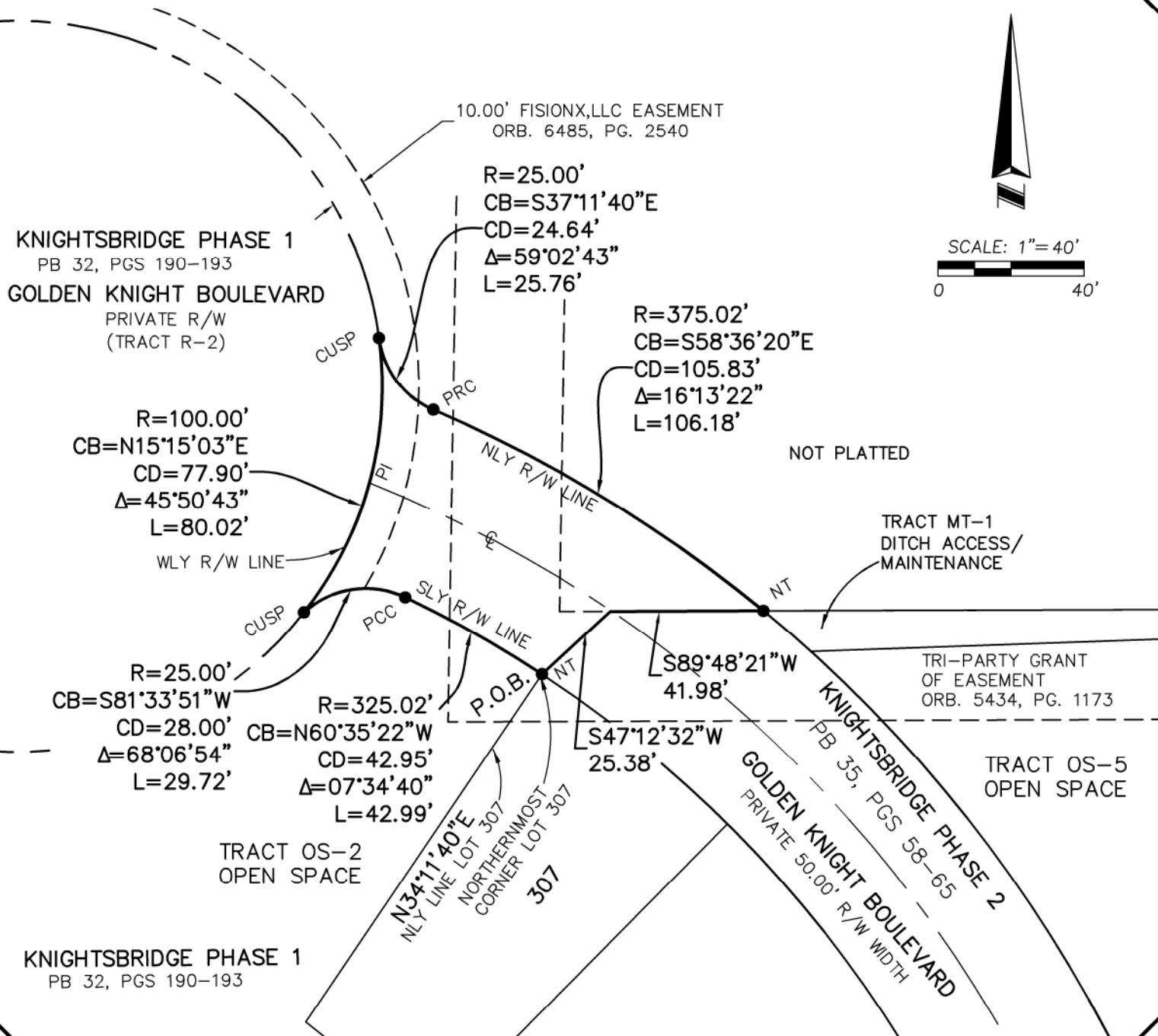
CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY



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SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION

LB LICENSED BUSINESS

NT NON-TANGENT

PCC POINT OF COMPOUND CURVATURE

PRC POINT OF REVERSE CURVATURE

R RADIUS

Δ CENTRAL ANGLE

L ARC LENGTH

CD CHORD LENGTH

CB CHORD BEARING

ORB. OFFICIAL RECORDS BOOK

PG(S) PAGE(S)

PB PLAT BOOK

R/W RIGHT-OF-WAY

P.O.B. POINT OF BEGINNING

CL CENTERLINE

PI POINT OF INTERSECTION

JOB #: 20200711

DATE: 6-5-24

SCALE: 1"=40'

CALC BY: SEJ

DRAWN BY: SEJ

CHECKED BY: MR

POST-CLOSING CONVEYANCE AGREEMENT

THIS POST-CLOSING CONVEYANCE AGREEMENT (this "**Agreement**"), dated as of July ____, 2024 (the "**Effective Date**"), is entered into by and between **LENNAR HOMES, LLC**, a Florida limited liability company (the "**Lennar**"), whose address is 5505 Waterford District Drive, Miami, Florida 33126, and the **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "**District**"), whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

WHEREAS, Lennar has requested that the District accept the real property described in **Exhibit "A"** (the "**Property**"), by the recording of a deed (the "**Deed**") in order to remediate a scrivener's error/title issue discovered in the "KNIGHTSBRIDGE PHASE 2" plat, recorded in Plat Book 35, Page 58, of the Official Records of Osceola County, Florida (the "**Plat**"); and

WHEREAS, the parties desire to set forth certain post-closing completion and indemnification terms related to the Property, including for infrastructure improvements located on the Property.

NOW, THEREFORE, in consideration of the District's willingness to accept the Deed, the parties hereby agree as follows:

1. Post-Closing Obligations

A. Infrastructure Improvements. Lennar agrees that it shall complete, or cause the completion of, all of the infrastructure improvements located on the Property, as contemplated by and in accordance with the development/site plans for the District and the reports of the District's Engineer, including the construction of the roadway (collectively, the "Improvements"), within 180 days of recording the Deed, and Lennar agrees that it shall convey, or cause the conveyance of, such Improvements to the District by separate conveyance document within 180 days of recording the Deed, upon the District Engineer's certification that such Improvements have been constructed in accordance with the development/site plans for the District and any other applicable permits and regulations.

B. Grant of License. The District hereby grants a non-exclusive license (the "**License**") to Lennar, its employees, agents, representatives and contractors, over, upon, on and through the Property for the sole purpose of completing the construction of the Improvements. The term of the License shall commence on the date of this Agreement and terminate on the date this Agreement terminates as provided in Section 2 below.

C. Indemnification. Lennar agrees to indemnify and defend the District against, and to hold the District harmless from, any and all claims, actions, causes of action, losses, expenses, demands, liabilities, costs and expenses, including, but not limited to, the fees and expenses of any attorneys, paralegals and experts reasonably incurred by the District (including said fees and expenses incurred upon any appeal), directly or indirectly arising out of, based upon, or resulting from the conveyance of the Property to the District by Deed, use of the Property in order to

construct the Improvements and/or otherwise stemming from this Agreement, including, but not limited to, issues involving encumbrances on the Property and/or outstanding taxes. This indemnity includes and extends to all liabilities, obligations, claims or actions based upon or arising out of damage, illness or injury (including death) to any person or property caused by or sustained in connection with this Agreement and shall extend past termination of this Agreement. Lennar agrees that it shall clear, or cause to be cleared, any encumbrances on the Property and/or Improvements within 180 days of the recording of the Deed.

2. Miscellaneous

A. Termination. This Agreement shall terminate upon the conveyance of the completed Improvements to the District by a separate conveyance document, after the District's Engineer has provided a certification that the Improvements have been completed in accordance with the development/site plans for the District and any other applicable permits and regulations.

B. Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless agreed to in writing by both parties.

[SIGNATURE PAGES TO FOLLOW]

**COUNTERPART SIGNATURE PAGE FOR THE
POST-CLOSING CONVEYANCE AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective names by their duly authorized representatives as of the day and year first set forth above.

Signed, sealed and delivered in our presence:

“LENNAR”:

LENNAR HOMES, LLC, a Florida limited liability company

By: _____

Print: Mark McDonald

Title: Vice President

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of July, 2024, by Mark McDonald, Vice President, of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the company, who is ☐ personally known to me or ☐ has produced a valid driver’s license as identification.

Notary Public; State of Florida

Print Name:_____

My Commission Expires:_____

My Commission No.:_____

**COUNTERPART SIGNATURE PAGE FOR THE
POST-CLOSING CONVEYANCE AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective names by their duly authorized representatives as of the day and year first set forth above.

Signed, sealed and delivered in our presence:

“DISTRICT”:

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

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 July, 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”

Property

[See attached.]

LEGAL DESCRIPTION

NOT A SURVEY

A TRACT OF LAND, BEING A PORTION OF GOLDEN KNIGHT BOULEVARD, KNIGHTSBRIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 58 THROUGH 65 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF LOT 307 OF SAID KNIGHTSBRIDGE PHASE 2, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GOLDEN KNIGHT BOULEVARD BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 325.02 FEET, WITH A CHORD BEARING OF NORTH 60°35'22" WEST, AND A CHORD DISTANCE OF 42.95 FEET; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°34'40" FOR A DISTANCE OF 42.99 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE; CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 81°33'51" WEST, AND A CHORD DISTANCE OF 28.00 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°06'54" FOR A DISTANCE OF 29.72 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDEN KNIGHT BOULEVARD BEING THE CUSP OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 100.00 FEET, WITH A CHORD BEARING OF NORTH 15°15'03" EAST, AND A CHORD DISTANCE OF 77.90 FEET; THENCE RUN NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°50'43" FOR A DISTANCE OF 80.02 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GOLDEN KNIGHT BOULEVARD BEING THE CUSP OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 37°11'40" EAST, AND A CHORD DISTANCE OF 24.64 FEET; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°02'43" FOR A DISTANCE OF 25.76 FEET TO A POINT OF REVERSE CURVATURE; CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 375.02 FEET, WITH A CHORD BEARING OF SOUTH 58°36'20" EAST, AND A CHORD DISTANCE OF 105.83 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°13'22" FOR A DISTANCE OF 106.18 FEET TO A POINT ON A NON-TANGENT LINE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°48'21" WEST FOR A DISTANCE OF 41.98 FEET; THENCE RUN SOUTH 47°12'32" WEST A DISTANCE OF 25.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN OSCEOLA COUNTY, FLORIDA AND CONTAINS 0.10 ACRES OR 4,291 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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(407) 654-5355
LB#6723

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTHERN LINE OF LOT 307, KNIGHTSBRIDGE PHASE 2, BEING NORTH 34°11'40" EAST.
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE OSCEOLA COUNTY, FLORIDA PUBLIC ACCESS WEBSITE.

JOB #: 20200711

DATE: 6-5-24

SCALE: 1"=40'

CALC BY: SEJ

DRAWN BY: SEJ

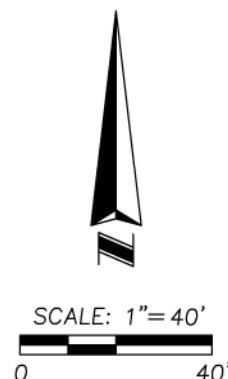
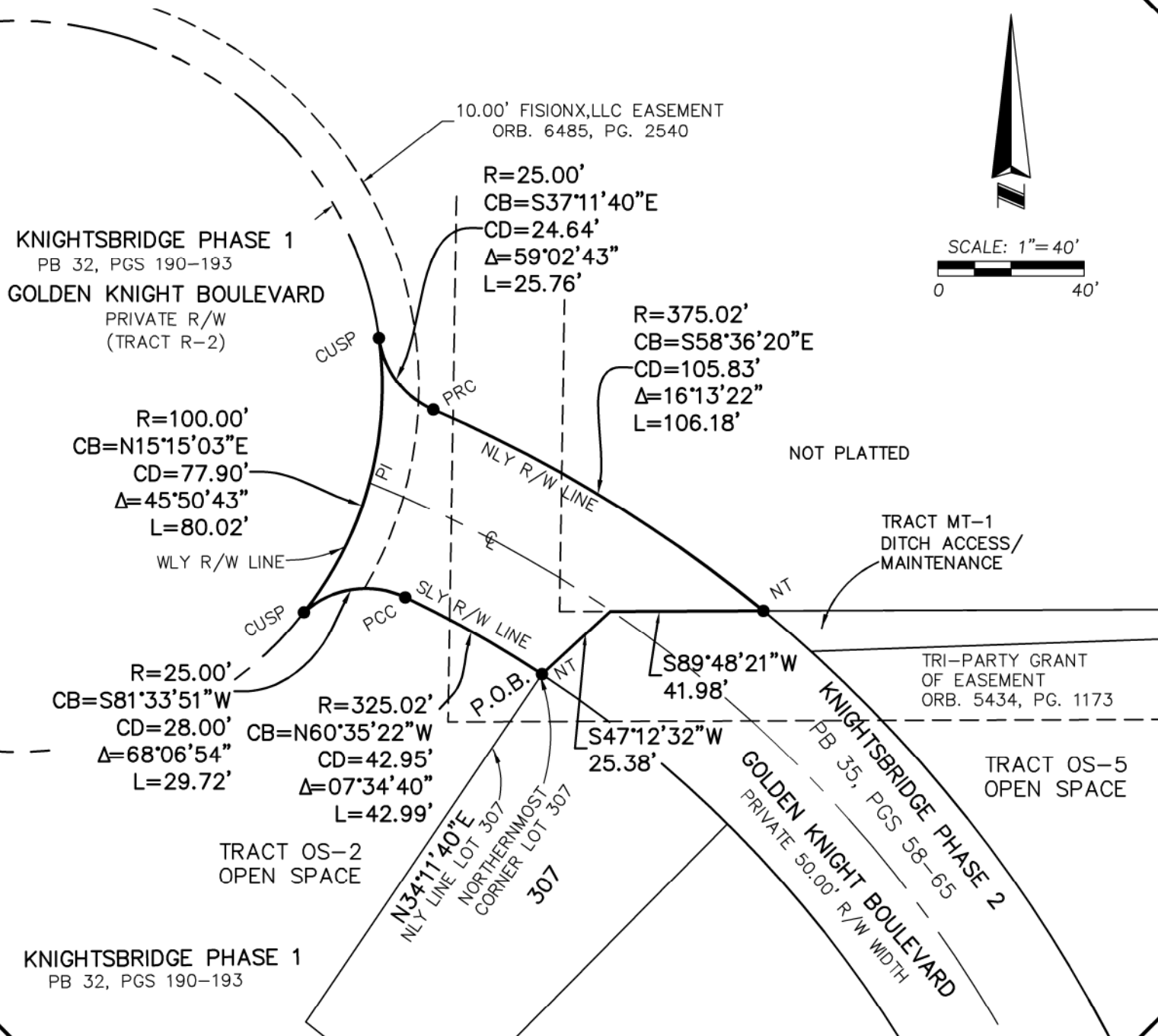
CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY



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SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION

LB LICENSED BUSINESS

NT NON-TANGENT

PCC POINT OF COMPOUND CURVATURE

PRC POINT OF REVERSE CURVATURE

R RADIUS

Δ CENTRAL ANGLE

L ARC LENGTH

CD CHORD LENGTH

CB CHORD BEARING

ORB. OFFICIAL RECORDS BOOK

PG(S) PAGE(S)

PB PLAT BOOK

R/W RIGHT-OF-WAY

P.O.B. POINT OF BEGINNING

CL CENTERLINE

PI POINT OF INTERSECTION

JOB #: 20200711

DATE: 6-5-24

SCALE: 1"=40'

CALC BY: SEJ

DRAWN BY: SEJ

CHECKED BY: MR

POST-CLOSING CONVEYANCE AGREEMENT

THIS POST-CLOSING CONVEYANCE AGREEMENT (this "**Agreement**"), dated as of July ____, 2024 (the "**Effective Date**"), is entered into by and between **LENNAR HOMES, LLC**, a Florida limited liability company (the "**Lennar**"), whose address is 5505 Waterford District Drive, Miami, Florida 33126, and the **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "**District**"), whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

WHEREAS, Lennar has requested that the District accept the real property described in **Exhibit "A"** (the "**Property**"), by the recording of a deed (the "**Deed**") in order to remediate a scrivener's error/title issue discovered in the "KNIGHTSBRIDGE PHASE 2" plat, recorded in Plat Book 35, Page 58, of the Official Records of Osceola County, Florida (the "**Plat**"); and

WHEREAS, the parties desire to set forth certain post-closing completion and indemnification terms related to the Property, including for infrastructure improvements located on the Property.

NOW, THEREFORE, in consideration of the District's willingness to accept the Deed, the parties hereby agree as follows:

1. Post-Closing Obligations

A. Infrastructure Improvements. Lennar agrees that it shall complete, or cause the completion of, all of the infrastructure improvements located on the Property, as contemplated by and in accordance with the development/site plans for the District and the reports of the District's Engineer, including the construction of the roadway (collectively, the "Improvements"), within 180 days of recording the Deed, and Lennar agrees that it shall convey, or cause the conveyance of, such Improvements to the District by separate conveyance document within 180 days of recording the Deed, upon the District Engineer's certification that such Improvements have been constructed in accordance with the development/site plans for the District and any other applicable permits and regulations.

B. Grant of License. The District hereby grants a non-exclusive license (the "**License**") to Lennar, its employees, agents, representatives and contractors, over, upon, on and through the Property for the sole purpose of completing the construction of the Improvements. The term of the License shall commence on the date of this Agreement and terminate on the date this Agreement terminates as provided in Section 2 below.

C. Indemnification. Lennar agrees to indemnify and defend the District against, and to hold the District harmless from, any and all claims, actions, causes of action, losses, expenses, demands, liabilities, costs and expenses, including, but not limited to, the fees and expenses of any attorneys, paralegals and experts reasonably incurred by the District (including said fees and expenses incurred upon any appeal), directly or indirectly arising out of, based upon, or resulting from the conveyance of the Property to the District by Deed, use of the Property in order to

construct the Improvements and/or otherwise stemming from this Agreement, including, but not limited to, issues involving encumbrances on the Property and/or outstanding taxes. This indemnity includes and extends to all liabilities, obligations, claims or actions based upon or arising out of damage, illness or injury (including death) to any person or property caused by or sustained in connection with this Agreement and shall extend past termination of this Agreement. Lennar agrees that it shall clear, or cause to be cleared, any encumbrances on the Property and/or Improvements within 180 days of the recording of the Deed.

2. Miscellaneous

A. Termination. This Agreement shall terminate upon the conveyance of the completed Improvements to the District by a separate conveyance document, after the District's Engineer has provided a certification that the Improvements have been completed in accordance with the development/site plans for the District and any other applicable permits and regulations.

B. Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless agreed to in writing by both parties.

[SIGNATURE PAGES TO FOLLOW]

**COUNTERPART SIGNATURE PAGE FOR THE
POST-CLOSING CONVEYANCE AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective names by their duly authorized representatives as of the day and year first set forth above.

Signed, sealed and delivered in our presence:

“LENNAR”:

LENNAR HOMES, LLC, a Florida limited liability company

By: _____

Print: Mark McDonald

Title: Vice President

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of July, 2024, by Mark McDonald, Vice President, of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the company, who is ☐ personally known to me or ☐ has produced a valid driver’s license as identification.

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

**COUNTERPART SIGNATURE PAGE FOR THE
POST-CLOSING CONVEYANCE AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective names by their duly authorized representatives as of the day and year first set forth above.

Signed, sealed and delivered in our presence:

“DISTRICT”:

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

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 July, 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”

Property

[See attached.]

LEGAL DESCRIPTION

NOT A SURVEY

A TRACT OF LAND, BEING A PORTION OF GOLDEN KNIGHT BOULEVARD, KNIGHTSBRIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 58 THROUGH 65 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF LOT 307 OF SAID KNIGHTSBRIDGE PHASE 2, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GOLDEN KNIGHT BOULEVARD BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 325.02 FEET, WITH A CHORD BEARING OF NORTH 60°35'22" WEST, AND A CHORD DISTANCE OF 42.95 FEET; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°34'40" FOR A DISTANCE OF 42.99 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE; CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 81°33'51" WEST, AND A CHORD DISTANCE OF 28.00 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°06'54" FOR A DISTANCE OF 29.72 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDEN KNIGHT BOULEVARD BEING THE CUSP OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 100.00 FEET, WITH A CHORD BEARING OF NORTH 15°15'03" EAST, AND A CHORD DISTANCE OF 77.90 FEET; THENCE RUN NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°50'43" FOR A DISTANCE OF 80.02 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GOLDEN KNIGHT BOULEVARD BEING THE CUSP OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 37°11'40" EAST, AND A CHORD DISTANCE OF 24.64 FEET; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°02'43" FOR A DISTANCE OF 25.76 FEET TO A POINT OF REVERSE CURVATURE; CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 375.02 FEET, WITH A CHORD BEARING OF SOUTH 58°36'20" EAST, AND A CHORD DISTANCE OF 105.83 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°13'22" FOR A DISTANCE OF 106.18 FEET TO A POINT ON A NON-TANGENT LINE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°48'21" WEST FOR A DISTANCE OF 41.98 FEET; THENCE RUN SOUTH 47°12'32" WEST A DISTANCE OF 25.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN OSCEOLA COUNTY, FLORIDA AND CONTAINS 0.10 ACRES OR 4,291 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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(407) 654-5355
LB#6723

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
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3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE OSCEOLA COUNTY, FLORIDA PUBLIC ACCESS WEBSITE.

JOB #: 20200711

DATE: 6-5-24

SCALE: 1"=40'

CALC BY: SEJ

DRAWN BY: SEJ

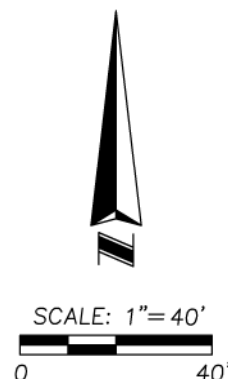
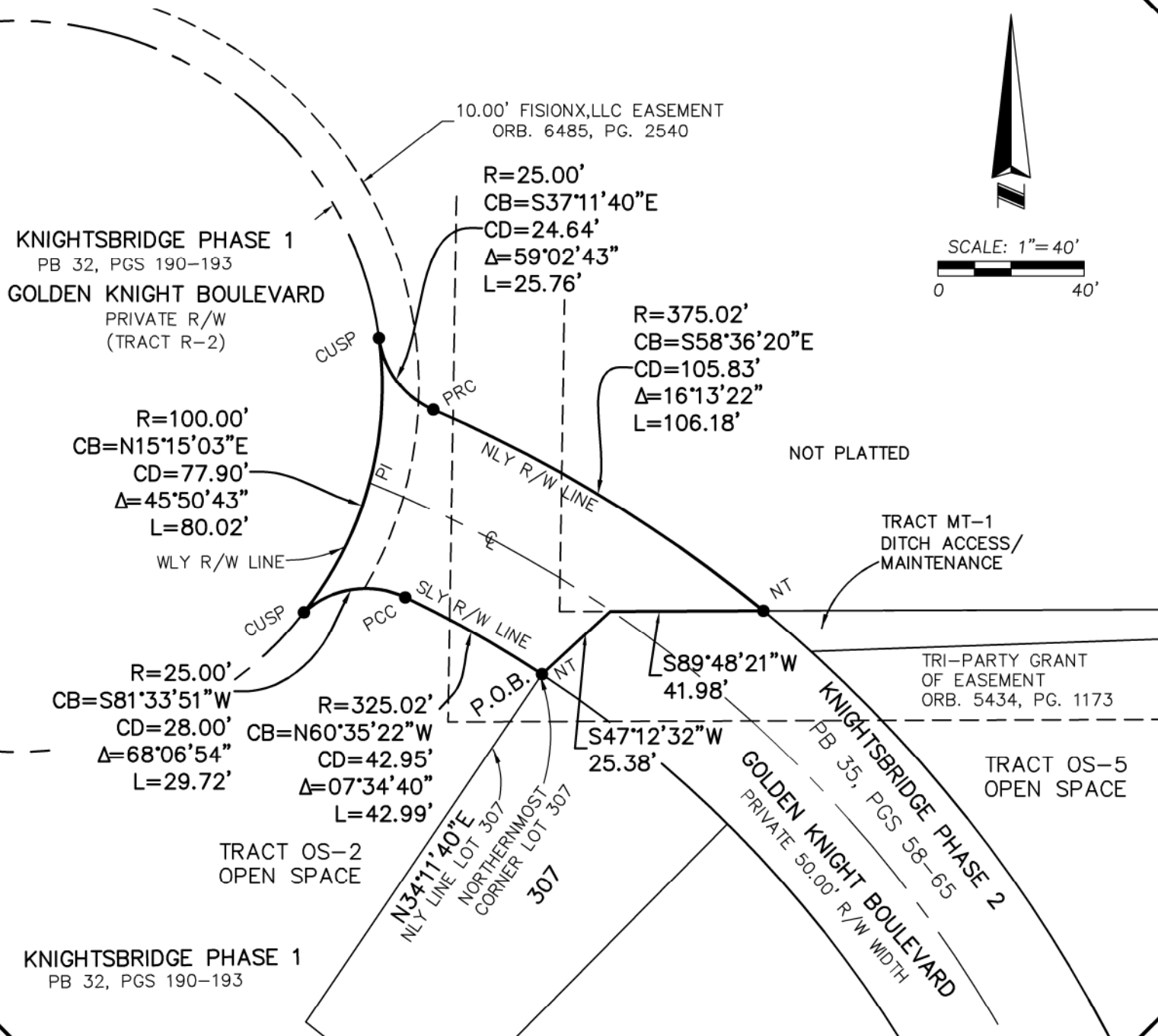
CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY



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SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION

LB LICENSED BUSINESS

NT NON-TANGENT

PCC POINT OF COMPOUND CURVATURE

PRC POINT OF REVERSE CURVATURE

R RADIUS

Δ CENTRAL ANGLE

L ARC LENGTH

CD CHORD LENGTH

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ORB. OFFICIAL RECORDS BOOK

PG(S) PAGE(S)

PB PLAT BOOK

R/W RIGHT-OF-WAY

P.O.B. POINT OF BEGINNING

CL CENTERLINE

PI POINT OF INTERSECTION

JOB #: 20200711

DATE: 6-5-24

SCALE: 1"=40'

CALC BY: SEJ

DRAWN BY: SEJ

CHECKED BY: MR

SECTION VI

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE CONVEYANCE OF REAL PROPERTY TO AG EHC II (LEN) MULTI STATE 2, LLC; RATIFYING ANY ACTIONS TAKEN BY 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 and/or transfer real property 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; and

WHEREAS, the City of Kissimmee, Florida, AG EHC II (LEN) MULTI STATE 2, LLC, a Delaware limited liability company (“AG”) and/or Lennar Homes, LLC, a Florida limited liability company, has requested the transfer of certain real property, identified in Exhibit “A” attached hereto (the “Property”), from the District to AG in order to resolve a title issue caused by the re-platting of the Property in the KNIGHTSBRIDGE PHASE 2 plat, recorded in Plat Book 35, Page 58, of the Official Records of Osceola County, Florida;

WHEREAS, the requested conveyance to AG is documented in the Quit Claim Deed and Certificate of District Engineer, collectively attached hereto as Exhibit “B”; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyance to AG, and the District Engineer has also reviewed the conveyance and has provided a Certificate of District Engineer, attached hereto as part of Exhibit “B,” to evidence compliance with the conveyance requirements of the District and his consent to the conveyance.

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. Ratification of the Conveyance of the Property. The Board hereby ratifies the conveyance of the Property to AG and the documents evidencing such conveyance attached hereto as Exhibit "B."

3. Ratification of Prior Actions and Authorization for Future Actions. All actions taken by 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, related to the conveyance of the Property to AG, are hereby ratified and authorized. The District Officers are hereby authorized and directed to execute all necessary or desirable future certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution for the conveyance of the Property to AG.

4. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

5. 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 15th day of July, 2024.

**KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: George Flint
Title: Secretary

By: _____
Name: Adam Morgan
Title: Chairman

EXHIBIT “A”

PROPERTY DESCRIPTION

[See attached.]

PARCEL 1

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 347; THENCE RUN ALONG THE NORTH LINE OF SAID LOT 347 NORTH 89°34'37" EAST FOR A DISTANCE OF 0.84 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 28.46 FEET, WITH A CHORD BEARING OF SOUTH 44°5'15" EAST, AND A CHORD DISTANCE OF 23.77 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°22'00" FOR A DISTANCE OF 24.52 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 49.88 FEET, WITH A CHORD BEARING OF SOUTH 01°26'25" WEST, AND A CHORD DISTANCE OF 96.69 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°51'30"1" FOR A DISTANCE OF 131.89 FEET TO A POINT ON THE WEST LINE OF SAID LOT 347; THENCE RUN ALONG SAID WEST LINE OF SAID LOT 347 WEST 90°00'00" FOR A DISTANCE OF 10.93 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 28.46 FEET, WITH A CHORD BEARING OF SOUTH 44°5'15" EAST, AND A CHORD DISTANCE OF 23.77 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°22'00" FOR A DISTANCE OF 24.52 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 49.88 FEET, WITH A CHORD BEARING OF SOUTH 01°26'25" WEST, AND A CHORD DISTANCE OF 96.69 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°51'30"1" FOR A DISTANCE OF 131.89 FEET TO A POINT ON THE WEST LINE OF SAID LOT 347; THENCE RUN ALONG SAID WEST LINE OF SAID LOT 347 WEST 90°00'00" FOR A DISTANCE OF 10.93 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 28.46 FEET, WITH A CHORD BEARING OF SOUTH 44°5'15" EAST, AND A CHORD DISTANCE OF 23.77 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°22'00" FOR A DISTANCE OF 24.52 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 49.88 FEET, WITH A CHORD BEARING OF SOUTH 01°26'25" WEST, AND A CHORD DISTANCE OF 96.69 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°51'30"1" FOR A DISTANCE OF 131.89 FEET TO A POINT ON THE WEST LINE OF SAID LOT 347; THENCE CONTINUING ALONG SAID WESTERLY LINE RUN NORTH 00°23'35" WEST FOR A DISTANCE OF 90.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 4261 SQUARE FEET OF LAND, MORE OR LESS

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LOTS 334 AND 335, KNIGHTSBRIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 58 THROUGH 65 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 334; THENCE RUN ALONG THE WESTERLY LINE OF SAID LOT 334 NORTH 34°03'19" EAST FOR A DISTANCE OF 15.05 FEET; THENCE DEPARTING SAID WESTERLY LINE RUN SOUTH 6°08'51" EAST FOR A DISTANCE OF 114.51 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GOLDEN KNIGHT BOULEVARD, ACCORDING TO SAID KNIGHTSBRIDGE PHASE 2, BEING A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 475.00 FEET, WITH A CHORD BEARING OF SOUTH 31°16'52" WEST, AND A CHORD DISTANCE OF 22.12 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°40'05" FOR A DISTANCE OF 22.12 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE RUN SOUTH 29°56'49" WEST FOR A DISTANCE OF 7.88 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN NORTH 6°08'51" WEST FOR A DISTANCE OF 115.07 FEET TO A POINT ON THE WESTERLY LINE OF THE AFORESAID LOT 335; THENCE RUN ALONG SAID WESTERLY LINE NORTH 29°55'07" EAST A DISTANCE OF 14.98 FEET TO THE POINT OF BEGINNING.

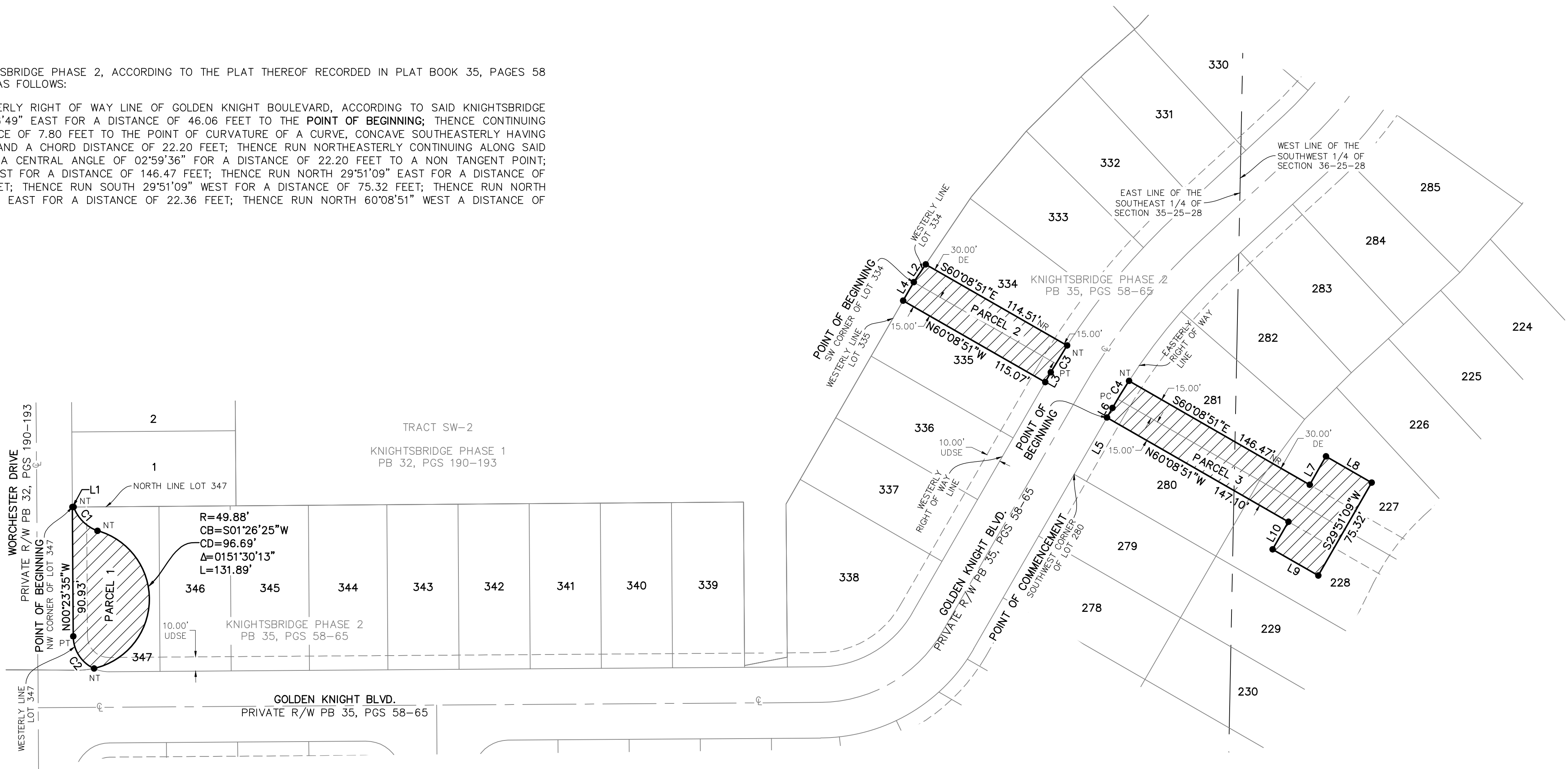
CONTAINING 3447 SQUARE FEET OF LAND, MORE OR LESS.

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF LOTS 227, 228, 280 AND 281, KNIGHTSBRIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 58 THROUGH 65 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 280 LYING ON THE EASTERLY RIGHT OF WAY LINE OF GOLDEN KNIGHT BOULEVARD, ACCORDING TO SAID KNIGHTSBRIDGE PLANS 2; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 29°56'49" EAST FOR A DISTANCE OF 46.06 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY RUN NORTH 29°56'49" EAST FOR A DISTANCE OF 7.80 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 425.05 FEET, WITH A CHORD BEARING OF NORTH 31°26'37" EAST, AND A CHORD DISTANCE OF 22.20 FEET; THENCE RUN NORTHEASTERLY CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°59'36" FOR A DISTANCE OF 22.20 FEET TO THE NEXT TANGENT POINT; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 60°08'50" WEST FOR A DISTANCE OF 10.47 FEET; THENCE RUN NORTH 29°51'09" EAST FOR A DISTANCE OF 22.97 FEET; THENCE RUN SOUTH 60°08'50" EAST FOR A DISTANCE OF 37.00 FEET; THENCE RUN SOUTH 29°51'09" WEST FOR A DISTANCE OF 75.32 FEET; THENCE RUN NORTH 60°08'51" WEST FOR A DISTANCE OF 37.00 FEET; THENCE RUN NORTH 29°51'09" EAST FOR A DISTANCE OF 22.36 FEET; THENCE RUN NORTH 60°08'51" WEST A DISTANCE OF 147.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7193 SQUARE FEET OF LAND, MORE OR LESS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°34'37"E	0.84'
L2	N34°03'19"E	15.05'
L3	S29°56'49"W	7.88'
L4	N29°55'07"E	14.98'
L5	N29°56'49"E	46.06'
L6	N29°56'49"E	7.80'
L7	N29°51'09"E	22.97'
L8	S60°08'50"E	37.00'
L9	N60°08'51"W	37.00'
L10	N29°51'09"E	22.36'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	28.46'	S44°57'15"E	23.77'	049°22'00"	24.52'
C2	25.00'	N32°52'42"W	26.85'	064°58'13"	28.35'
C3	745.00'	S31°16'52"W	22.12'	002°40'05"	22.12'
C4	425.00'	N31°26'37"E	22.20'	002°59'36"	22.20'

1. THIS IS NOT A SURVEY.
2. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
3. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF LOT 347, KNIGHTSBRIDGE PHASE 2, BEING NORTH 89°34'37" EAST.
4. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
6. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE OSCEOLA COUNTY, FLORIDA PUBLIC ACCESS WEBSITE.

LEGEND

PB.....PLAT BOOK	R.....RADIUS
PGS.....PAGES	CB.....CHORD BEARING
NT.....NON TANGENT	CD.....CHORD DISTANCE
PT.....POINT OF TANGENCY	Δ.....CENTRAL ANGLE
PC.....POINT OF CURVATURE	Δ.....ARC LENGTH
NR.....NON-RADIAL	●CHANGE IN DIRECTION
BLVD.....BOULEVARD	R/W.....RIGHT OF WAY
DR.....DRIVE	℄.....CENTERLINE
UPSE..... UTILITY, DRAINAGE & SIDEWALK EASEMENT	DE.....DRAINAGE EASEMENT



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16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB#6723

SKETCH OF DESCRIPTION OF
PORTIONS OF
KNIGHTSBRIDGE PHASE 2
SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

FOR:
LENNAR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

[illegible]

JOB #: 20200711
DATE: 6/20/24
SCALE: 1"=50'
CALC BY: SEJ
FIELD BY: N/A
DRAWN BY: MR
CHECKED BY: SEJ

SHEET 1 OF 1

EXHIBIT “B”

CONVEYANCE DOCUMENTS

1. Quit Claim Deed
2. 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

Portion of Osceola County Parcel No.: 35-25-28-1611-0001-SW20
Portion of Osceola County Parcel No.: 35-25-28-1611-0001-0R20

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and executed as of the 28th day of June, 2024, by **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“**Grantor**”), to **AG EHC II (LEN) MULTI STATE 2, LLC**, a Delaware limited liability company, whose address is 245 Park Avenue, 26th Floor, New York, New York 10167 (“**Grantee**”).

Wherever used herein the terms “Grantor” and “Grantee” shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

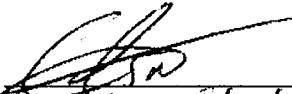
WITNESSETH, that the said Grantor for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand that the said Grantor has in and to the property situate, lying and being in the City of Kissimmee, State of Florida and described on **Exhibit “A”** attached hereto (“**Property**”).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has executed this Quit Claim Deed as of the date set forth above.

WITNESSES:



Print Name: Clayton Smith

Address: 219 E. Livingston St
Orlando, FL 32801

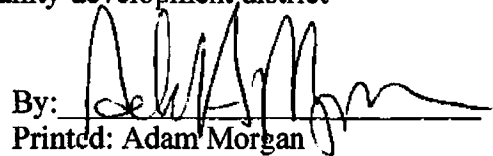


Print Name: Adam Scherer

Address: 219 E Livingston St
Orlando FL 32801

GRANTOR:

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



Printed: Adam Morgan

Title: Chairman

Address: 6675 Westwood Blvd
Orlando FL 32821

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 26 day of June, 2024, by Adam Morgan, as the Chairman of the Knightsbridge Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity. Said person is ☒ personally known to me or ☐ has produced a valid driver's license as identification.



GEORGE S. FLINT
Notary Public
State of Florida
Comm# HH172812
Expires 10/16/2025



Notary Public; State of Florida

Print Name: George S. Flint

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT “A”

Property

[See attached.]

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF LOT 347, KNIGHTSBRIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 58 THOUGH 65 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 347; THENCE RUN ALONG THE NORTH LINE OF SAID LOT 347 NORTH 89°34'37" EAST FOR A DISTANCE OF 0.84 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 28.46 FEET, WITH A CHORD BEARING OF SOUTH 41°57'15" EAST, AND A CHORD DISTANCE OF 23.77 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°22'00" FOR A DISTANCE OF 24.92 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 49.88 FEET, WITH A CHORD BEARING OF SOUTH 01°26'25" WEST, AND A CHORD DISTANCE OF 96.69 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 151°50'15" FOR A DISTANCE OF 151.89 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 347, ALSO BEING A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 32°52'42" WEST, AND A CHORD DISTANCE OF 26.85 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 64°58'13" FOR A DISTANCE OF 10.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID WESTERLY LINE RUN NORTH 00°23'35" WEST FOR A DISTANCE OF 90.93 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4261 SQUARE FEET OF LAND, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LOTS 334 AND 335, KNIGHTSBRIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 58 THOUGH 65 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 334; THENCE RUN ALONG THE WESTERLY LINE OF SAID LOT 334 NORTH 34°03'19" EAST FOR A DISTANCE OF 15.05 FEET; THENCE DEPARTING SAID WESTERLY LINE RUN SOUTH 60°08'51" EAST FOR A DISTANCE OF 114.51 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GOLDEN KNIGHT BOULEVARD, ACCORDING TO SAID KNIGHTSBRIDGE PHASE 2, BEING A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 475.00 FEET, WITH A CHORD BEARING OF SOUTH 31°16'52" WEST, AND A CHORD DISTANCE OF 22.12 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°40'05" FOR A DISTANCE OF 22.12 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE RUN SOUTH 29°56'49" WEST FOR A DISTANCE OF 7.88 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN NORTH 60°08'51" WEST FOR A DISTANCE OF 115.07 FEET TO A POINT ON THE WESTERLY LINE OF THE AFORESAID LOT 335; THENCE RUN ALONG SAID WESTERLY LINE NORTH 29°55'07" EAST A DISTANCE OF 14.98 FEET TO THE **POINT OF BEGINNING**.

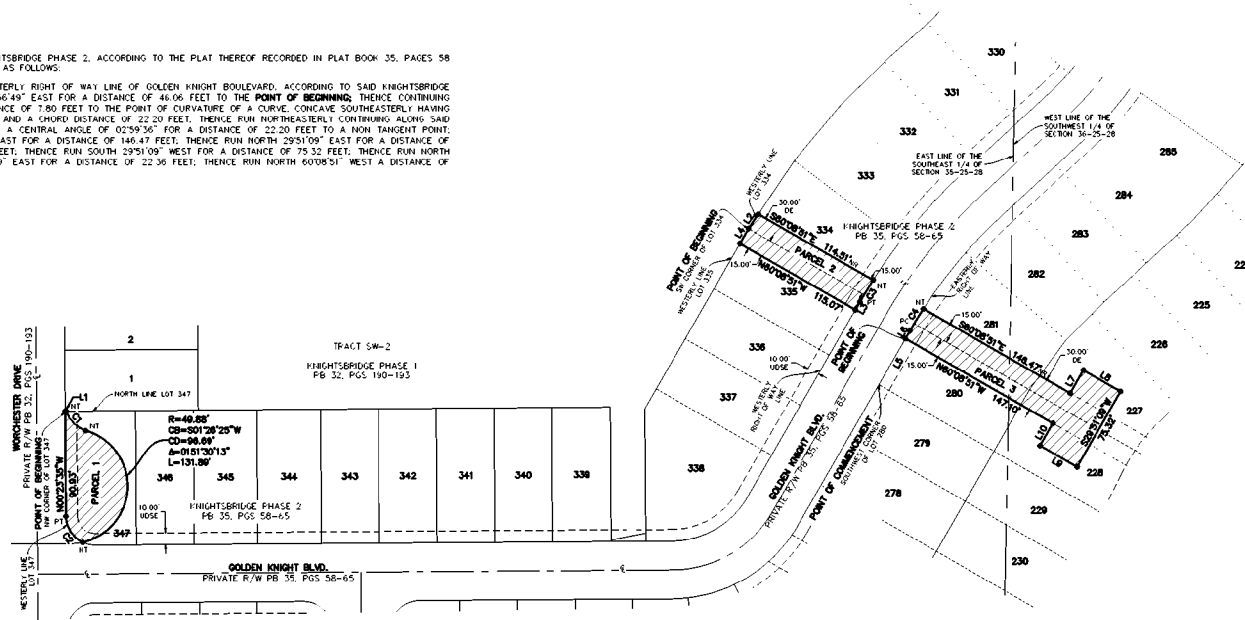
CONTAINING 3447 SQUARE FEET OF LAND, MORE OR LESS.

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF LOTS 227, 228, 280 AND 281, KNIGHTSBRIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 58 THOUGH 65 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 280 LYING ON THE EASTERLY RIGHT OF WAY LINE OF GOLDEN KNIGHT BOULEVARD, ACCORDING TO SAID KNIGHTSBRIDGE PHASE 2; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 29°56'49" EAST FOR A DISTANCE OF 7.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 425.00 FEET, WITH A CHORD BEARING OF NORTH 31°20'57" EAST, AND A CHORD DISTANCE OF 22.20 FEET; THENCE RUN NORTHEASTERLY CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°39'36" FOR A DISTANCE OF 22.20 FEET TO A NON TANGENT POINT; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 60°08'51" EAST FOR A DISTANCE OF 146.47 FEET; THENCE RUN NORTH 29°51'09" EAST FOR A DISTANCE OF 22.97 FEET; THENCE RUN SOUTH 60°08'50" EAST FOR A DISTANCE OF 37.00 FEET; THENCE RUN SOUTH 29°51'09" WEST FOR A DISTANCE OF 75.32 FEET; THENCE RUN NORTH 60°08'51" WEST FOR A DISTANCE OF 37.00 FEET; THENCE RUN NORTH 29°51'09" EAST FOR A DISTANCE OF 22.36 FEET; THENCE RUN NORTH 60°08'51" WEST A DISTANCE OF 147.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7193 SQUARE FEET OF LAND, MORE OR LESS.



SURVEYOR'S NOTES

- THIS IS NOT A SURVEY.
- THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL PRESSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 54-17.062.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF LOT 347, KNIGHTSBRIDGE PHASE 2, BEING NORTH 89°34'37" EAST.
- THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
- THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE OSCEOLA COUNTY, FLORIDA PUBLIC ACCESS WEBSITE.

LEGEND

PB..... PLAT BOOK
P.GS..... PAGES
NT..... NON TANGENT
PT..... POINT OF TANGENCY
PC..... POINT OF CURVATURE
NR..... NON-RADIAL
BLVD..... BOULEVARD
DR..... DRIVE
UDE..... UTILITY, DRAINAGE & SIDEWALK EASEMENT
R..... RADIUS
CB..... CHORD BEARING
CD..... CHORD DISTANCE
Δ..... CENTRAL ANGLE
L..... ARC LENGTH
●..... CHANGE IN DIRECTION
R/W..... RIGHT OF WAY
CL..... CENTERLINE
DE..... DRAINAGE EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°34'37"E	0.84'
L2	N34°03'19"E	15.05'
L3	S29°56'49"W	7.88'
L4	N29°55'07"E	14.98'
L5	N29°50'49"E	46.00'
L6	N29°56'49"E	7.80'
L7	N29°51'09"E	22.97'
L8	S60°08'50"E	37.00'
L9	N60°08'51"W	37.00'
L10	N29°51'09"E	22.36'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	28.46'	S44°57'15"E	23.77'	049°22'00"	24.52'
C2	25.00'	N32°52'42"W	26.85'	064°58'13"	28.35'
C3	475.00'	S31°16'52"W	22.12'	002°40'05"	22.12'
C4	425.00'	N31°26'37"E	22.20'	002°59'36"	22.20'



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 894-3355 LB96723

SKETCH OF DESCRIPTION OF
PARCELS 1, 2, AND 3
KNIGHTSBRIDGE PHASE 2

SECTION 35 AND 36, TOWNSHIP 35 NORTH, RANGE 25 EAST
OSCEOLA COUNTY, FLORIDA

FOR:
LENNAR

FOR THE LICENSED BUSINESS #933 BY:

JAMES L. BICKMAN, P.S.M. #50333

DATE		DATE	
JOB #	20200711	CHECKED BY	SEJ
DATE	6/20/24	FIELD BY	N/A
SCALE	1"=50'	DRAWN BY	MB
CALC BY	SEJ	CHECKED BY	SEJ

SHEET 1 OF 1

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 convey to AG EHC II (LEN) MULTI STATE 2, LLC, a Delaware limited liability company (the "Grantee"), certain real property described in **Exhibit "A"** attached hereto and incorporated herein (the "Property") for ownership, operation and maintenance. The conveyance of the Property is being completed for consistency with the current development plans/approvals for the land within the District, including the recently recorded KNIGHTSBRIDGE PHASE 2 plat, recorded in Plat Book 35, Page 58, of the Official Records of Osceola County, Florida (the "Phase 2 Plat"); the Phase 2 Plat shows that the Property is no longer intended to be owned and maintained by the District.

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 from the District to the Grantee. The District will rely on this Certification for such purposes.

4. The Property being conveyed from the District is being transferred at only nominal cost, if any, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required nor is being rendered.

5. That the Property is in a condition acceptable for conveyance by the District and that such conveyance is consistent with the current development plans for the District.

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

[Remainder of page intentionally left blank.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Knightsbridge Community Development District

Dated: 27 June, 2024



David A. Reid, P.E.

State of Florida License No.: **38794**

on behalf of the company,

Madden, Moorhead & Stokes, LLC

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 27th day of June, 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: Jacqueline L. Lloyd

Comm. Exp.: 02/26/2028

Comm. No.: HH 486942

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF LOT 347, KNIGHTSBRIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 58 THOUGH 65 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 347; THENCE RUN ALONG THE NORTH LINE OF SAID LOT 347 NORTH 89°34'37" EAST FOR A DISTANCE OF 0.84 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 28.46 FEET, WITH A CHORD BEARING OF SOUTH 44°57'15" EAST, AND A CHORD DISTANCE OF 23.77 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°22'00" FOR A DISTANCE OF 24.52 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 49.88 FEET, WITH A CHORD BEARING OF SOUTH 01°26'25" WEST, AND A CHORD DISTANCE OF 96.69 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 151°30'13" FOR A DISTANCE OF 131.89 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 347, ALSO BEING A POINT ON A NON TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 32°52'42" WEST, AND A CHORD DISTANCE OF 26.85 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 64°58'13" FOR A DISTANCE OF 28.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID WESTERLY LINE RUN NORTH 00°23'35" WEST FOR A DISTANCE OF 90.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 4261 SQUARE FEET OF LAND, MORE OR LESS

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LOTS 334 AND 335, KNIGHTSBRIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 58 THOUGH 65 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 334; THENCE RUN ALONG THE WESTERLY LINE OF SAID LOT 334 NORTH 34°03'19" EAST FOR A DISTANCE OF 15.05 FEET; THENCE DEPARTING SAID WESTERLY LINE RUN SOUTH 60°08'51" EAST FOR A DISTANCE OF 114.51 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GOLDEN KNIGHT BOULEVARD, ACCORDING TO SAID KNIGHTSBRIDGE PHASE 2, BEING A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 475.00 FEET, WITH A CHORD BEARING OF SOUTH 31°16'52" WEST, AND A CHORD DISTANCE OF 22.12 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°40'05" FOR A DISTANCE OF 22.12 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE RUN SOUTH 29°56'49" WEST FOR A DISTANCE OF 7.88 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN NORTH 60°08'51" WEST FOR A DISTANCE OF 115.07 FEET TO A POINT ON THE WESTERLY LINE OF THE AFORESAID LOT 335; THENCE RUN ALONG SAID WESTERLY LINE NORTH 29°55'07" EAST A DISTANCE OF 14.98 FEET TO THE POINT OF BEGINNING.

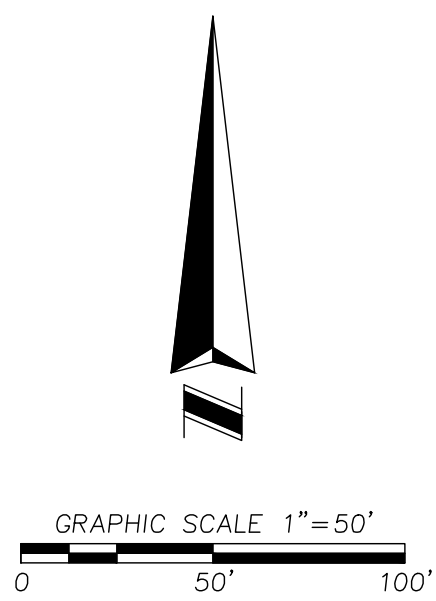
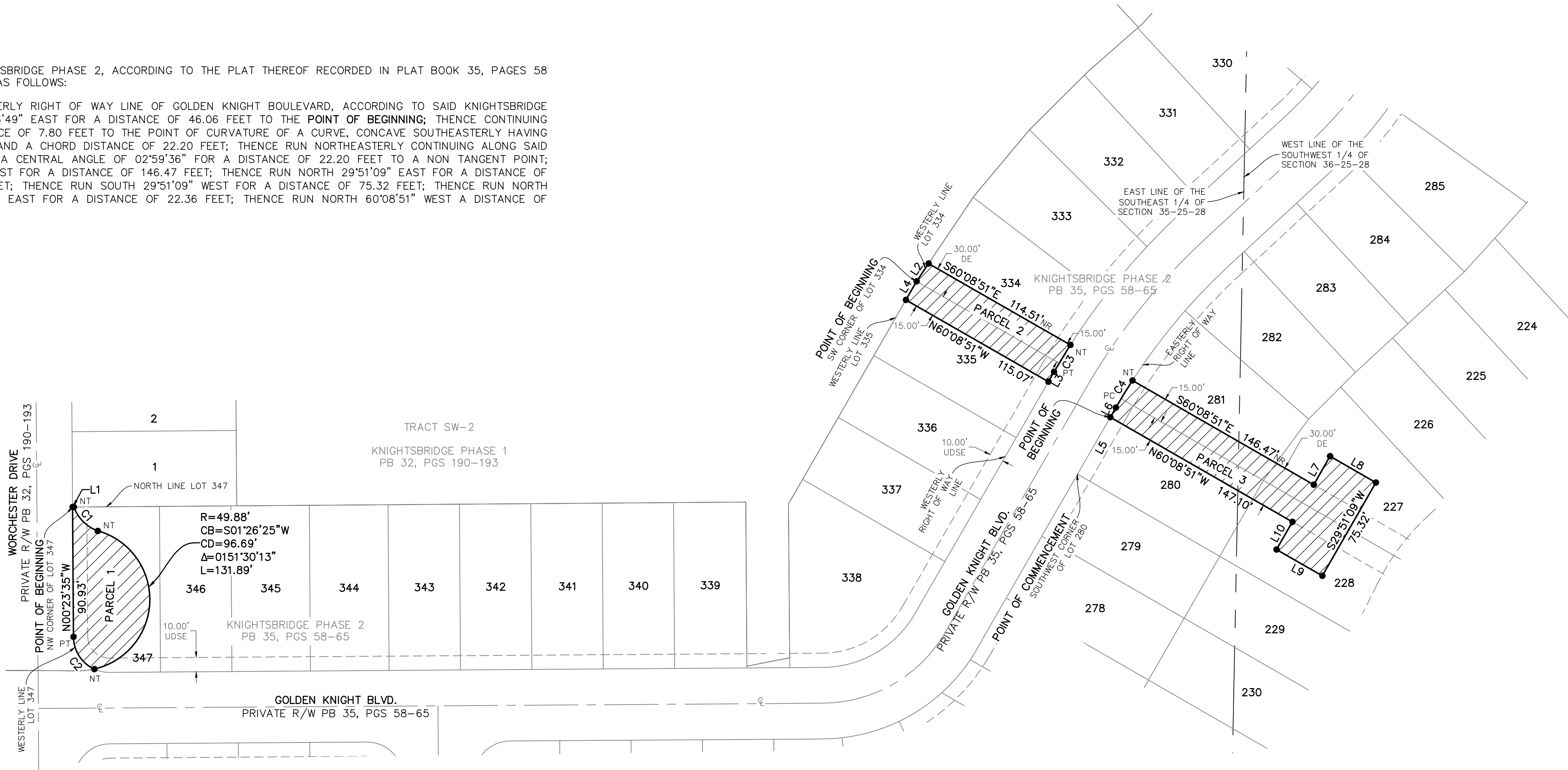
CONTAINING 3447 SQUARE FEET OF LAND, MORE OR LESS.

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF LOTS 227, 228, 280 AND 281, KNIGHTSBRIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 58 THOUGH 65 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 280 LYING ON THE EASTERLY RIGHT OF WAY LINE OF GOLDEN KNIGHT BOULEVARD, ACCORDING TO SAID KNIGHTSBRIDGE PHASE 2; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 29°56'49" EAST FOR A DISTANCE OF 46.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY RUN NORTH 29°56'49" EAST FOR A DISTANCE OF 7.80 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 425.00 FEET, WITH A CHORD BEARING OF NORTH 31°26'37" EAST, AND A CHORD DISTANCE OF 22.20 FEET; THENCE RUN NORTHEASTERLY CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°59'36" FOR A DISTANCE OF 22.20 FEET TO A NON TANGENT POINT; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 60°08'51" EAST FOR A DISTANCE OF 146.47 FEET; THENCE RUN NORTH 29°51'09" EAST FOR A DISTANCE OF 22.97 FEET; THENCE RUN SOUTH 60°08'50" EAST FOR A DISTANCE OF 37.00 FEET; THENCE RUN SOUTH 29°51'09" WEST FOR A DISTANCE OF 75.32 FEET; THENCE RUN NORTH 60°08'51" WEST FOR A DISTANCE OF 37.00 FEET; THENCE RUN NORTH 29°51'09" EAST FOR A DISTANCE OF 22.36 FEET; THENCE RUN NORTH 60°08'51" WEST A DISTANCE OF 147.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 7193 SQUARE FEET OF LAND, MORE OR LESS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°34'37"E	0.84'
L2	N34°03'19"E	15.05'
L3	S29°56'49"W	7.88'
L4	N29°55'07"E	14.98'
L5	N29°56'49"E	46.06'
L6	N29°56'49"E	7.80'
L7	N29°51'09"E	22.97'
L8	S60°08'50"E	37.00'
L9	N60°08'51"W	37.00'
L10	N29°51'09"E	22.36'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	28.46'	S44°57'15"E	23.77'	049°22'00"	24.52'
C2	25.00'	N32°52'42"W	26.85'	064°58'13"	28.35'
C3	475.00'	S31°16'52"W	22.12'	002°40'05"	22.12'
C4	425.00'	N31°26'37"E	22.20'	002°59'36"	22.20'

SURVEYOR'S NOTES:

- THIS IS NOT A SURVEY.
- THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF LOT 347, KNIGHTSBRIDGE PHASE 2, BEING NORTH 89°34'37" EAST.
- THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
- THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE OSCEOLA COUNTY, FLORIDA PUBLIC ACCESS WEBSITE.

LEGEND

PB.....PLAT BOOK
PGS.....PAGES
NT.....NON TANGENT
PT.....POINT OF TANGENCY
PC.....POINT OF CURVATURE
NR.....NON-RADIAL
BLVD.....BOULEVARD
DR.....DRIVE
UDSE..... UTILITY, DRAINAGE & SIDEWALK EASEMENT
R.....RADIUS
CB.....CHORD BEARING
CD.....CHORD DISTANCE
Δ.....CENTRAL ANGLE
L.....ARC LENGTH
●CHANGE IN DIRECTION
R/W.....RIGHT OF WAY
℄.....CENTERLINE
DE.....DRAINAGE EASEMENT



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SKETCH OF DESCRIPTION OF
PORTIONS OF
KNIGHTSBRIDGE PHASE 2
SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

FOR:
LENNAR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

DATE REVISIONS

JOB #: 20200711
DATE: 6/20/24
SCALE: 1"=50'
CALC BY: SEJ
FIELD BY: N/A
DRAWN BY: MR
CHECKED BY: SEJ

SHEET 1 OF 1

SECTION VII

SECTION C

SECTION 1

Knightsbridge Community Development District

Summary of Check Register

May 1, 2024 to July 1, 2024

Fund	Date	Check No.'s	Amount
General Fund	5/3/24	70	\$ 5,875.00
	5/16/24	71	\$ 540.00
	5/17/24	72-74	\$ 6,140.13
	6/5/24	75	\$ 5,875.00
	6/14/24	76	\$ 5,129.27
	6/20/24	77	\$ 2,262.00
Total Amount			\$ 25,821.40

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
5/03/24	00010	5/01/24 18168	202405 320-53800-46200		*	5,875.00	
			LANDSCAPE MAINT MAY24				
				FRANK POLLY SOD, INC			5,875.00 000070
5/16/24	00008	4/01/24 023073.0	202405 300-20700-10100		*	540.00	
			031 FR#2				
				MADDEN, MOORHEAD & STOKES LLC			540.00 000071
5/17/24	00001	5/01/24 28	202405 310-51300-34000		*	3,333.33	
			MANAGEMENT FEES MAY24				
		5/01/24 28	202405 310-51300-35200		*	100.00	
			WEBSITE ADMIN MAY24				
		5/01/24 28	202405 310-51300-35100		*	150.00	
			INFORMATION TECH MAY24				
		5/01/24 28	202405 310-51300-31300		*	291.67	
			DISSEMINATION SVCS MAY24				
		5/01/24 28	202405 310-51300-51000		*	.12	
			OFFICE SUPPLIES MAY24				
		5/01/24 28	202405 310-51300-42000		*	2.10	
			POSTAGE MAY24				
		5/01/24 28	202405 310-51300-42500		*	7.95	
			COPIES MAY24				
		5/01/24 29	202405 320-53800-34000		*	1,250.00	
			FIELD MANAGEMENT MAY24				
				GOVERNMENTAL MANAGEMENT SERVICES-			5,135.17 000072
5/17/24	00003	5/15/24 128572	202404 310-51300-31500		*	899.96	
			GENERAL COUNSEL APR24				
				LATHAM, LUNA, EDEN & BEAUDINE LLP			899.96 000073
5/17/24	00008	4/29/24 023072.0	202404 310-51300-31100		*	105.00	
			GENERAL ENGINEERING APR24				
				MADDEN, MOORHEAD & STOKES LLC			105.00 000074
6/05/24	00010	6/03/24 18205	202406 320-53800-46200		*	5,875.00	
			LANDSCAPE MAINT-JUN24				
				FRANK POLLY SOD, INC			5,875.00 000075
6/14/24	00001	6/01/24 30	202406 310-51300-34000		*	3,333.33	
			MANAGEMENT FEES-JUN24				
		6/01/24 30	202406 310-51300-35200		*	100.00	
			WEBSITE MANAGEMENT-JUN24				
		6/01/24 30	202406 310-51300-35100		*	150.00	
			INFORMATION TECH-JUN24				
		6/01/24 30	202406 310-51300-31300		*	291.67	
			DISSEMINATION SVCS-JUN24				

KNIB KNIGHTSBRIDGE ZYAN

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		6/01/24 30	202406 310-51300-51000		*	.09	
		OFFICE SUPPLIES					
		6/01/24 30	202406 310-51300-42000		*	1.93	
		POSTAGE					
		6/01/24 30	202406 310-51300-42500		*	2.25	
		COPIES					
		6/01/24 31	202406 320-53800-34000		*	1,250.00	
		FIELD MANAGEMENT-JUN24					
			GOVERNMENTAL MANAGEMENT SERVICES-				5,129.27 000076
6/20/24 00003	6/17/24 129079	202405 310-51300-31500			*	2,262.00	
		GENERAL COUNSEL-MAY24					
			LATHAM, LUNA, EDEN & BEAUDINE LLP				2,262.00 000077
TOTAL FOR BANK A						25,821.40	
TOTAL FOR REGISTER						25,821.40	

SECTION 2

Knightsbridge
Community Development District

Unaudited Financial Reporting
May 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
May 31, 2024

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 59,926	\$ -	\$ 59,926
Due from Capital	\$ 3,819	\$ -	\$ 3,819
Total Assets	\$ 63,745	\$ -	\$ 63,745
Liabilities:			
Accounts Payable	\$ 2,384	\$ -	\$ 2,384
Due to General Fund	\$ -	\$ 3,819	\$ 3,819
Total Liabilities	\$ 2,384	\$ 3,819	\$ 6,203
Fund Balance:			
Restricted:			
Capital Projects	\$ -	\$ (3,819)	\$ (3,819)
Unassigned	\$ 61,361	\$ -	\$ 61,361
Total Fund Balances	\$ 61,361	\$ (3,819)	\$ 57,542
Total Liabilities & Fund Balance	\$ 63,745	\$ -	\$ 63,745

Knightsbridge
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	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	\$ 8,000	\$ 5,400	\$ 2,600
FICA Expenditures	\$ 918	\$ 612	\$ 413	\$ 199
Engineering	\$ 10,000	\$ 6,667	\$ 1,868	\$ 4,798
Attorney	\$ 20,000	\$ 13,333	\$ 13,978	\$ (645)
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 900	\$ -	\$ 900
Dissemination	\$ 7,000	\$ 7,000	\$ 292	\$ 6,708
Trustee Fees	\$ 8,142	\$ 8,142	\$ -	\$ 8,142
Management Fees	\$ 40,000	\$ 26,667	\$ 26,667	\$ -
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Telephone	\$ 300	\$ 200	\$ -	\$ 200
Postage & Delivery	\$ 1,000	\$ 667	\$ 72	\$ 595
Insurance	\$ 5,750	\$ 5,750	\$ 5,200	\$ 550
Copies	\$ 1,000	\$ 667	\$ 41	\$ 625
Legal Advertising	\$ 5,000	\$ 3,333	\$ 4,162	\$ (829)
Other Current Charges	\$ 2,500	\$ 1,667	\$ 324	\$ 1,343
Property Appraiser	\$ -	\$ -	\$ 295	\$ (295)
Office Supplies	\$ 625	\$ 417	\$ 2	\$ 415
Travel Per Diem	\$ 660	\$ 440	\$ -	\$ 440
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 128,970	\$ 91,636	\$ 65,888	\$ 25,747

Knightsbridge
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Field Management	\$ 15,000	\$ 10,000	\$ 7,500	\$ 2,500
Landscape Maintenance	\$ 119,700	\$ 79,800	\$ 23,875	\$ 55,925
Landscape Replacement	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Pond Maintenance	\$ 8,026	\$ 5,351	\$ -	\$ 5,351
Streetlights	\$ 53,064	\$ 35,376	\$ -	\$ 35,376
Electric	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Water	\$ 30,000	\$ 20,000	\$ 4,806	\$ 15,194
Sidewalk & Asphalt Maintenance	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Irrigation Repairs	\$ 6,000	\$ 4,000	\$ -	\$ 4,000
General Repairs & Maintenance	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Stormwater Maintenance	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Field Contingency	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Total Operations & Maintenance	\$ 286,790	\$ 191,193	\$ 36,181	\$ 155,012
Total Expenditures	\$ 415,760	\$ 282,829	\$ 102,070	\$ 180,760
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 55,089	
Fund Balance - Beginning	\$ -		\$ 6,271	
Fund Balance - Ending	\$ -		\$ 61,361	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
Revenues:				
Developer Advancements	\$ -	\$ -	\$ 1,941	\$ 1,941
Total Revenues	\$ -	\$ -	\$ 1,941	\$ 1,941
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,941	\$ (1,941)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 3,819	\$ (3,819)
Total Expenditures	\$ -	\$ -	\$ 5,760	\$ (5,760)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (3,819)	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ (3,819)	

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	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ 5,400
FICA Expenditures	\$ 46	\$ -	\$ 153	\$ -	\$ -	\$ 77	\$ -	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ 413
Engineering	\$ 401	\$ 268	\$ 542	\$ -	\$ 553	\$ -	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,868
Attorney	\$ 5,963	\$ (152)	\$ 937	\$ 298	\$ 1,581	\$ 2,189	\$ 900	\$ 2,262	\$ -	\$ -	\$ -	\$ -	\$ 13,978
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ 292
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ 26,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 4	\$ 30	\$ 1	\$ -	\$ 25	\$ 5	\$ 5	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ 72
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Printing & Binding	\$ -	\$ -	\$ -	\$ 2	\$ 1	\$ 19	\$ 11	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ 41
Legal Advertising	\$ -	\$ -	\$ -	\$ 2,081	\$ 2,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,162
Other Current Charges	\$ 46	\$ 39	\$ 38	\$ 38	\$ 41	\$ 40	\$ 41	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ 324
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ 295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 295
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ 1	\$ 0	\$ 0	\$ 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	\$ 4,646	\$ 8,125	\$ -	\$ -	\$ -	\$ -	\$ 65,888

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	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	7,500
Landscape Maintenance	\$ -	\$ -	\$ 2,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 5,875	\$ -	\$ -	\$ -	\$ -	23,875
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water	\$ -	\$ -	\$ 1,319	\$ 527	\$ 768	\$ 607	\$ 665	\$ 920	\$ -	\$ -	\$ -	\$ -	4,806
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Stormwater Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance	\$ -	\$ -	\$ 4,569	\$ 5,777	\$ 6,018	\$ 5,857	\$ 5,915	\$ 8,045	\$ -	\$ -	\$ -	\$ -	\$ 36,181
Total Expenditures	\$ 21,019	\$ 3,768	\$ 11,823	\$ 11,780	\$ 14,178	\$ 12,770	\$ 10,561	\$ 16,170	\$ -	\$ -	\$ -	\$ -	\$ 102,070
Excess Revenues (Expenditures)	\$ (15,819)	\$ (3,768)	\$ 139,983	\$ (11,627)	\$ (14,178)	\$ (12,770)	\$ (10,561)	\$ (16,170)	\$ -	\$ -	\$ -	\$ -	\$ 55,089

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