

*Knightsbridge
Community Development District*

Agenda

August 19, 2024

AGENDA

Knightsbridge

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

August 12, 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, August 19, 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 July 15, 2024 Meeting
4. Public Hearing
 - A. Consideration of Resolution 2024-12 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2024-13 Imposing Special Assessments and Certifying an Assessment Roll
5. Adoption of District Goals and Objectives
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2025 Meeting Schedule
 - D. Field Manager's Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, July 15, 2024 at 10:00 a.m. at the Oasis Club at ChampionsGate at 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Steve Greene	Assistant Secretary
Michelle Dudley	Assistant Secretary
Josmin Martinez	Assistant Secretary

Also present were:

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

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.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: The next item is public comment. We just have Board members and staff here so we will move on to the next item.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 17, 2024 Meeting

Mr. Flint: We have approval of the minutes from the June 17th meeting. Did the Board have any comments or corrections to those?

Mr. Morgan: They all look accurate to me. We have those parcel pieces figured out, correct, Steve?

Mr. Greene: It is incomplete still. We haven't received the signed warranty deeds back. It appears they are waiting for some confirmation from the city that the city will accept the road, and that the road is complete. They are hesitant to sign the warranty deeds as I understood speaking with their Acquisition Director.

Mr. Morgan: Okay, other than that, they all look good. I will make a motion to accept.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the June 17, 2024, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2023 Audit Report

Mr. Flint: The District is required to have an annual independent audit as a government entity. You've engaged DiBartolomeo, McBee, Hartley & Barnes as your independent auditor. The audit report is in your agenda. It has been transmitted to the state of Florida, which was required to be done by June 30th. There is no finding or recommendations, meaning it is a clean audit. If the Board has any comments or questions, we can discuss those, otherwise I'd ask for a motion to accept it and ratify the transmittal.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Acceptance of Fiscal Year 2023 Audit Report, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-10 Approving the Conveyance of Real Property to the District

Ms. Trucco: The resolution that is in your agenda is for a sliver of property owned by the Sabetis that was intended to be included in the Phase 2 plat, but from our understanding it was just accidentally left out of the legal description in the Phase 2 plat. The City of Kissimmee and Osceola County are now requesting that the CDD accept that property from the Sabeti's currently because that is consistent with the plat notes that are in the recorded Phase 2 plat. From a legal perspective, we are okay with the CDD going ahead and accepting that property from the Sabeti's now, by specialty warranty deed. You have in your agenda, the resolution that is going to approve the conveyance of that sliver from the Sabeti's to the Knightsbridge CDD, which our understanding is consistent with the plat notes for the Phase 2 plat. You have a special warranty deed that is attached to the resolution as well as a certificate of the District Engineer. This states that the conveyance of that sliver from the Sabeti's to the CDD is consistent with the development plan for

the CDD and that we also have a post-closing agreement where we ask Lennar to identify the CDD because of any damage. If it occurs because of being a conveyed as a property, now rather than later, after the infrastructure on the property has already finished being constructed. It's a little different of an order right now, but we are asking for a post-closing agreement to be signed from Lennar, just to cover the CDD from any damages that may occur as a result from taking it earlier that we usually do, and then we make sure the infrastructure on that sliver of property that we are taking now is completed within 180 days of recording the deed to the CDD. These have already been provided to Lennar and they are in the process of being signed now, and same with the District Engineer's certificate, but we wanted to get this resolution in front of the Board now in order approve the conveyance in general from the Sabeti's to the CDD at this time. If you have any questions for me, I'd be happy to answer them, otherwise we're looking of a motion to approve the resolution.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2024-10 Approving the Conveyance of Real Property to the District, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-11
Ratifying the Conveyance of Real
Property to Developer**

Mr. Flint: Kristen, do you want to handle the next resolution?

Ms. Trucco: Yes, absolutely. This resolution deals with some property that was conveyed to the CDD from Phase 1, for the Phase 1 plat. The Phase 1 plat stated that the tract should be owned and maintained by the CDD. The Board has previously approved the resolution that was going to convey those tracts to the CDD, the District Engineer signed off on it, but we went ahead and recorded that deed to the CDD, but it was subsequently discovered that the tract was replatted in Phase 2. It is no longer a common public tract; it is part of a private lot in Phase 2. A portion of the tract that was conveyed to the CDD from Phase 1 plat, are now private property that the CDD no longer wants to own and maintain. This resolution is going to ratify the conveyance of real property from the CDD to AG EHC II (LEN) Multi State 2, LLC which is the entity that should be the owner of the Phase 2 private property at this time. We did receive a legal description for the parcel that needs to go to AG, and that's what is attached the resolution. Also attached to the resolution is our standard deed. It is actually a quit claim deed from the CDD for the portion of the parcels that need to AG. This was already approved by the District Engineer, you can see that the

certificate was here, also was signed by the Counsel and Chair, but we proceeded with our court indent because the CDD can't be holding private property. Today what I'm looking for is a motion to approve this resolution, which will ratify this conveyance. If you have any questions, I'm happy to answer them now.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2024-11 Ratifying the Conveyance of Real Property to Developer, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Amending Agenda

Mr. Flint: Staff reports, anything else Kristen?

Ms. Trucco: I don't have anything else currently to report to the Board.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Reid: I have a question on the conveyances, obviously there is still a lot of construction going on, is there a point where at the end of the construction where the flight is reviewed for any deficiencies that must be corrected by the developer prior to the District assuming they took responsibility?

Ms. Trucco: What we usually do is we will accept the property by deed until we have that sign off. With District staff, we must review the property, walk through them just to make sure it's acceptable to conveyance to the CDD.

Mr. Reid: I don't recall ever doing that. Should they be done by the developer? They may do it, but things like cracks in the pavement and erosion on pond rocks that occurred prior to the District doing maintenance on the site. So is that something we're scheduled? Also, I think there is a one-year maintenance bond on the city or roadway. I think that also has to be factored into the District's request of maintenance of the different tracts.

Mr. Morgan: We haven't had any turnovers in Phase 1, have we?

Mr. Scheerer: Just landscape.

Mr. Morgan: The only thing that has been turned over so far is landscaping in Phase 1, none of the ponds are, none of the roads.

Mr. Bonin: What do you mean turned over?

Mr. Morgan: By the CDD for maintenance. Only landscaping has been turned over, no ponds.

Mr. Bonin: The ponds are not.

Mr. Scheerer: Well the landscaping around the ponds is in our hands. We're doing the right of way landscaping, circle re-entry, the playground amenity area, that the district owns, that's all been turned over to the District, but none of the roads.

Mr. Bonin: Is the road complete?

Mr. Morgan: Yes, it is complete.

Ms. Trucco: Dave, if you are aware of any damage to the property, you need to let us know because we could work that out with the developer before anything else is conveyed. That is something we can bring up as additional property that's ready to be conveyed to the CDD, we will run that pass through to make sure you all feel comfortable.

Mr. Reid: Okay, I am doing a maintenance report for everything else, and I didn't have an annual report for Knightsbridge, so I will draft something up for Knightsbridge too.

Mr. Morgan: Thank you, Dave.

Mr. Flint: Kristen, has the City of Kissimmee officially taken over the road? Or what court date does that get ratified on?

Ms. Trucco: It gets ratified at their City Council meeting on August 6th. Their deed is going on their agenda as well as what was stated in a local agreement, which states that Golden Knight Blvd. will be owned and maintained by the city of Kissimmee, instead of the CDD.

Ms. Dudley: Why is the CDD being deeded this portion of the road?

Mr. Bonin: From Park Seattle Parkway down to the circle, we originally wanted the City to own and maintain that road, but they said no, so the CDD took ownership of that road. Since the School Board came in, they want the city to own and maintain that road and not the CDD, and they got the city to agree to that. That's why we're conveying that road, but this is past that circle, so the city is not going to own that.

Mr. Flint: And it makes sense that the City owns that, because the school is not paying CDD assessments, they are exempt.

Mr. Reid: The onsite road is maintained by the CDD, right?

Mr. Morgan: Correct.

Ms. Trucco: They will be once they are conveyed to the CDD, they will be maintained by the CDD. That is consistent with the plat. We are not doing anything contrary to plat, to the roadways. Except for Golden Knight Blvd, the city, at least staff, has agreed to accept Golden Knights Blvd. but the CDD would be maintaining it, according to our interlocal agreement with the city. That needs to be formally approved by City Counsel, before the CDD will maintain it.

Mr. Flint: When you say maintain, we're maintaining the landscaping not the road, right?

Ms. Trucco: That is consistent with the plat.

Mr. Bonin: The CDD is maintaining the landscaping, and the right of way of Golden Knight Blvd. but the city will own and maintain the sidewalks. Seth and Steve, I need you to tract the agenda of the city, Kissimmee for this August 6th agenda to make sure that this conveyance acceptance is happening. That agenda should be coming out in the next 10 days.

Mr. Scheerer: School is starting shortly after that.

Mr. Reid: Kristen, can we get the staff approval in an email?

Ms. Trucco: I can try, because they are staff, I can see if there is a way for them to fax approval prior to August 6th.

Mr. Bonin: Who at the School Board is amending this?

Mr. Reid: I was thinking the Director of Facilities, but he has not returned my call. His name is Dave Sharma.

Mr. Bonin: He's an attorney, isn't he?

Mr. Reid: No, he's a CFO for the School Board. Rhonda Blake is the Director of Planning Services over there.

Mr. Bonin: That's who I dealt with. Who is the one not getting the Sabetis what they are looking for?

Mr. Reid: From what I understand, the School Board likes some comfort level from the city of Kissimmee in order for them to accept the Sabetis acknowledgement to release their escrow.

Mr. Bonin: Who at the school board is the specific person that is not releasing the Sabetis in their obligation?

Mr. Reid: That is what I have to find out.

Mr. Bonin: We have to find out who that person is, so we can talk directly to them and get to them this staff approval of this city road. We are not waiting until August 6th. We have to know who this is and start with Rhonda Blake. Do you understand, Kristen?

Ms. Trucco: I do, I just heard you.

Mr. Bonin: The Sabetis won't sign the conveyance document because the school does not have the correct assurance that the City has accepted this road to release the Sabetis of their offsite obligations.

Ms. Trucco: Okay, understood.

Mr. Bonin: We have to convince the School Board that the City has accepted this road.

Mr. Greene: Or is scheduled to accept this road. If we get something from staff, that will go at least a little way in convincing the City.

Mr. Bonin: Well, they already accepted the road, when they accepted the maintenance bond. This is just a redundant acceptance.

Mr. Greene: Regarding the Sabetis, they need something a little more concrete.

Mr. Bonin: We have to talk to the school board to find out what document they are actually looking for so we can produce the correct document.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register for the General Fund, check 70-77 for \$25,821.40. 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 May. If you have any questions, we can discuss. There is no action required.

D. Field Manager's Report

Mr. Scherer: Not a lot to report. We are out there every week, and we will be out there just after this meeting today just reviewing what is in place for landscaping, bonds, and just checking out everyone's properties. They seem to be moving a lot of dirt quickly out there, so we will just continue to keep doing that.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I make a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2024-12

THE ANNUAL APPROPRIATION RESOLUTION OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Knightsbridge Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 19, 2024, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024 and/or revised projections for Fiscal Year 2025.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Knightsbridge Community Development District for the Fiscal Year Ending September 30, 2025,” as adopted by the Board of Supervisors on August 19, 2024.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Knightsbridge Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2024	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more

than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 19th day of August, 2024.

ATTEST:

**KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Knightsbridge
Community Development District

Proposed Budget
FY2025



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Knightsbridge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 151,677	\$ 151,959	\$ -	\$ 151,959	\$ 151,677
Developer Contributions	\$ 264,083	\$ 5,200	\$ 39,586	\$ 44,786	\$ 274,015
Total Revenues	\$ 415,760	\$ 157,159	\$ 39,586	\$ 196,744	\$ 425,692
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 6,200	\$ 1,600	\$ 7,800	\$ 12,000
FICA Expenditures	\$ 918	\$ 474	\$ 122	\$ 597	\$ 918
Engineering	\$ 10,000	\$ 2,604	\$ 868	\$ 3,472	\$ 10,000
Attorney	\$ 20,000	\$ 17,719	\$ 5,000	\$ 22,719	\$ 20,000
Annual Audit	\$ 5,000	\$ -	\$ 3,350	\$ 3,350	\$ 5,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,250
Arbitrage	\$ 900	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 7,000	\$ 583	\$ 875	\$ 1,458	\$ 7,000
Trustee Fees	\$ 8,142	\$ -	\$ -	\$ -	\$ 8,142
Management Fees	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 42,500
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,260
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 300
Postage & Delivery	\$ 1,000	\$ 74	\$ 250	\$ 324	\$ 1,000
Insurance	\$ 5,750	\$ 5,200	\$ -	\$ 5,200	\$ 5,750
Copies	\$ 1,000	\$ 44	\$ 250	\$ 294	\$ 1,000
Legal Advertising	\$ 5,000	\$ 4,162	\$ 1,250	\$ 5,412	\$ 8,700
Other Current Charges	\$ 2,500	\$ 365	\$ 625	\$ 990	\$ 2,500
Property Appraiser	\$ -	\$ 295	\$ -	\$ 295	\$ -
Office Supplies	\$ 625	\$ 2	\$ 156	\$ 158	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 165	\$ 165	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative	\$ 128,970	\$ 75,147	\$ 25,337	\$ 100,484	\$ 135,570

Knightsbridge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Field Management	\$ 15,000	\$ 8,750	\$ 3,750	\$ 12,500	\$ 15,750
Landscape Maintenance	\$ 119,700	\$ 29,750	\$ 17,625	\$ 47,375	\$ 119,700
Landscape Replacement	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Pond Maintenance	\$ 8,026	\$ -	\$ 2,007	\$ 2,007	\$ 10,608
Streetlights	\$ 53,064	\$ -	\$ 13,266	\$ 13,266	\$ 53,064
Electric	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Water	\$ 30,000	\$ 6,272	\$ 2,091	\$ 8,363	\$ 30,000
Sidewalk & Asphalt Maintenance	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Irrigation Repairs	\$ 6,000	\$ -	\$ 1,500	\$ 1,500	\$ 6,000
General Repairs & Maintenance	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Stormwater Maintenance	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Field Contingency	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Total Operations & Maintenance	\$ 286,790	\$ 44,772	\$ 51,488	\$ 96,261	\$ 290,122
Total Expenditures	\$ 415,760	\$ 119,919	\$ 76,825	\$ 196,744	\$ 425,692
Excess Revenues/(Expenditures)	\$ -	\$ 37,239	\$ (37,239)	\$ -	\$ -

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

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

Knightsbridge Community Development District General Fund Narrative

Revenues:

Assessments

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

Developer Contributions

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expenditures

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Knightsbridge Community Development District General Fund Narrative

Arbitrage

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

Dissemination

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage & Delivery

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

Insurance

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

Copies

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

Knightsbridge Community Development District General Fund Narrative

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Travel Per Diem

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Pond Maintenance

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

Knightsbridge Community Development District General Fund Narrative

Streetlights

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

Electric

Represents estimated electric charges of common areas throughout the District.

Water

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

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Stormwater Maintenance

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

Field Contingency

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

Knightsbridge
Community Development District
Proposed Budget
Debt Service Fund
Series 2024

Description	Proposed Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Budget Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ -	\$ -	\$ 161,836	\$ 161,836	\$ 416,137
Interest Income	\$ -	\$ 779	\$ 260	\$ 1,039	\$ 520
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 162,875
Total Revenues	\$ -	\$ 779	\$ 162,096	\$ 162,875	\$ 579,532
Expenses					
Interest- 12/15	\$ -	\$ -	\$ -	\$ -	\$ 161,836
Principal - 06/15	\$ -	\$ -	\$ -	\$ -	\$ 90,000
Interest - 06/15	\$ 63,835	\$ 63,835	\$ -	\$ 63,835	\$ 161,836
Total Expenditures	\$ 63,835	\$ 63,835	\$ -	\$ 63,835	\$ 413,673
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 271,904	\$ 271,904	\$ -	\$ 271,904	\$ -
Total Other Financing Sources/(Uses)	\$ 271,904	\$ 271,904	\$ -	\$ 271,904	\$ -
Excess Revenues/(Expenditures)	\$ 208,069	\$ 208,848	\$ 162,096	\$ 370,944	\$ 165,860

*Carry forward less amount in Reserve funds.

Series 2024
Interest - 12/15/25 **\$159,924**

Product	ERU's	Units	Net Total	Net Per Unit	Gross Per Unit
Phase 1	347	347	\$ 416,137	\$ 1,199.24	\$ 1,275.79
Totals	347	347	\$ 416,137		

Knightsbridge
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
06/15/24			\$ 63,835.41	
12/15/24	\$ 6,175,000.00	\$ -	\$ 161,836.25	\$ 225,671.66
06/15/25	\$ 6,175,000.00	\$ 90,000.00	\$ 161,836.25	
12/15/25	\$ 6,085,000.00		\$ 159,923.75	\$ 411,760.00
06/15/26	\$ 6,085,000.00	\$ 95,000.00	\$ 159,923.75	
12/15/26	\$ 5,990,000.00		\$ 157,905.00	\$ 412,828.75
06/15/27	\$ 5,990,000.00	\$ 100,000.00	\$ 157,905.00	
12/15/27	\$ 5,890,000.00		\$ 155,780.00	\$ 413,685.00
06/15/28	\$ 5,890,000.00	\$ 105,000.00	\$ 155,780.00	
12/15/28	\$ 5,785,000.00		\$ 153,548.75	\$ 414,328.75
06/15/29	\$ 5,785,000.00	\$ 110,000.00	\$ 153,548.75	
12/15/29	\$ 5,675,000.00		\$ 151,211.25	\$ 414,760.00
06/15/30	\$ 5,675,000.00	\$ 115,000.00	\$ 151,211.25	
12/15/30	\$ 5,560,000.00		\$ 148,767.50	\$ 414,978.75
06/15/31	\$ 5,560,000.00	\$ 120,000.00	\$ 148,767.50	
12/15/31	\$ 5,440,000.00		\$ 146,217.50	\$ 414,985.00
06/15/32	\$ 5,440,000.00	\$ 125,000.00	\$ 146,217.50	
12/15/32	\$ 5,315,000.00		\$ 142,967.50	\$ 414,185.00
06/15/33	\$ 5,315,000.00	\$ 130,000.00	\$ 142,967.50	
12/15/33	\$ 5,185,000.00		\$ 139,587.50	\$ 412,555.00
06/15/34	\$ 5,185,000.00	\$ 140,000.00	\$ 139,587.50	
12/15/34	\$ 5,045,000.00		\$ 135,947.50	\$ 415,535.00
06/15/35	\$ 5,045,000.00	\$ 145,000.00	\$ 135,947.50	
12/15/35	\$ 4,900,000.00		\$ 132,177.50	\$ 413,125.00
06/15/36	\$ 4,900,000.00	\$ 155,000.00	\$ 132,177.50	
12/15/36	\$ 4,745,000.00		\$ 128,147.50	\$ 415,325.00
06/15/37	\$ 4,745,000.00	\$ 160,000.00	\$ 128,147.50	
12/15/37	\$ 4,585,000.00		\$ 123,987.50	\$ 412,135.00
06/15/38	\$ 4,585,000.00	\$ 170,000.00	\$ 123,987.50	
12/15/38	\$ 4,415,000.00		\$ 119,567.50	\$ 413,555.00
06/15/39	\$ 4,415,000.00	\$ 180,000.00	\$ 119,567.50	
12/15/39	\$ 4,235,000.00		\$ 114,887.50	\$ 414,455.00
06/15/40	\$ 4,235,000.00	\$ 190,000.00	\$ 114,887.50	
12/15/40	\$ 4,045,000.00		\$ 109,947.50	\$ 414,835.00
06/15/41	\$ 4,045,000.00	\$ 200,000.00	\$ 109,947.50	
12/15/41	\$ 3,845,000.00		\$ 104,747.50	\$ 414,695.00
06/15/42	\$ 3,845,000.00	\$ 210,000.00	\$ 104,747.50	
12/15/42	\$ 3,635,000.00		\$ 99,287.50	\$ 414,035.00
06/15/43	\$ 3,635,000.00	\$ 220,000.00	\$ 99,287.50	
12/15/43	\$ 3,415,000.00		\$ 93,567.50	\$ 412,855.00
06/15/44	\$ 3,415,000.00	\$ 230,000.00	\$ 93,567.50	
12/15/44	\$ 3,185,000.00		\$ 87,587.50	\$ 411,155.00
06/15/45	\$ 3,185,000.00	\$ 245,000.00	\$ 87,587.50	
12/15/45	\$ 2,940,000.00		\$ 80,850.00	\$ 413,437.50
06/15/46	\$ 2,940,000.00	\$ 260,000.00	\$ 80,850.00	
12/15/46	\$ 2,680,000.00		\$ 73,700.00	\$ 414,550.00
06/15/47	\$ 2,680,000.00	\$ 275,000.00	\$ 73,700.00	
12/15/47	\$ 2,405,000.00		\$ 66,137.50	\$ 414,837.50
06/15/48	\$ 2,405,000.00	\$ 290,000.00	\$ 66,137.50	
12/15/48	\$ 2,115,000.00		\$ 58,162.50	\$ 414,300.00
06/15/49	\$ 2,115,000.00	\$ 305,000.00	\$ 58,162.50	
12/15/49	\$ 1,810,000.00		\$ 49,775.00	\$ 412,937.50
06/15/50	\$ 1,810,000.00	\$ 325,000.00	\$ 49,775.00	
12/15/50	\$ 1,485,000.00		\$ 40,837.50	\$ 415,612.50
06/15/51	\$ 1,485,000.00	\$ 340,000.00	\$ 40,837.50	
12/15/51	\$ 1,145,000.00		\$ 31,487.50	\$ 412,325.00
06/15/52	\$ 1,145,000.00	\$ 360,000.00	\$ 31,487.50	
12/15/52	\$ 785,000.00		\$ 21,587.50	\$ 413,075.00
06/15/53	\$ 785,000.00	\$ 380,000.00	\$ 21,587.50	
12/15/53	\$ 405,000.00		\$ 11,137.50	\$ 412,725.00
06/15/54	\$ 405,000.00	\$ 405,000.00	\$ 11,137.50	\$ 416,137.50
12/15/54				
		\$ 6,175,000.00	\$ 6,466,380.41	\$ 12,641,380.41

SECTION B

RESOLUTION 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Knightsbridge Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2024-2025 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2024-2025; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to collect special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Knightsbridge Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2024, 25% due no later than February 1, 2025 and

25% due no later than May 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2025 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Knightsbridge Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Knightsbridge Community Development District.

PASSED AND ADOPTED this 19th day of August, 2024.

ATTEST:

**KNIGHTSBRIGDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Parcel ID	Units	Type	O&M	Series 2024 Debt	Total
35-25-28-1611-0001-1240	1	Single Family - 50'	\$1,270.54	\$1,275.79	\$2,546.33
35-25-28-1611-0001-1250	1	Single Family - 50'	\$1,270.54	\$1,275.79	\$2,546.33
35-25-28-1611-0001-1260	1	Single Family - 50'	\$1,270.54	\$1,275.79	\$2,546.33
35-25-28-1611-0001-1270	1	Single Family - 50'	\$1,270.54	\$1,275.79	\$2,546.33
Total Gross Onroll	127		\$161,358.58	\$162,025.33	\$323,383.91

Total Net Onroll			\$151,677.07	\$152,303.81	\$303,980.88
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Direct Billing	Acres				
02-26-28-00U0-0010-0000	7.05		\$0.00	\$24,984.22	\$24,984.22
35-25-28-00U0-0019-0000	72.15		\$0.00	\$255,689.58	\$255,689.58
Total Gross Direct	79.2		\$0.00	\$280,673.80	\$280,673.80

Total Net Direct			\$0.00	\$263,833.37	\$263,833.37
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Total Gross Assessments			\$161,358.58	\$442,699.13	\$604,057.71
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Total Net Assessments			\$151,677.07	\$416,137.18	\$567,814.25
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SECTION V



Memorandum

To: Board of Supervisors

From: District Management

Date: June 11, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Knightsbridge Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Knightsbridge Community Development District

District Manager: _____

Date: _____

Print Name: _____

Knightsbridge Community Development District

SECTION VI

SECTION C

SECTION 1

Knightsbridge Community Development District

Summary of Check Register

July 2, 2024 to August 5, 2024

Fund	Date	Check No.'s		Amount
General Fund				
	7/9/24	78	\$	5,875.00
	7/11/24	79	\$	5,185.65
	7/18/24	80	\$	3,741.32
	8/2/24	81	\$	3,350.00
Total Amount			\$	18,151.97

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
7/09/24	00010	7/01/24 18222	202407 320-53800-46200	LANDSCAPE MAINT JUL24	*	5,875.00		
							FRANK POLLY SOD, INC	5,875.00 000078
7/11/24	00001	7/01/24 32	202407 310-51300-34000	MANAGEMENT FEES JUL24	*	3,333.33		
		7/01/24 32	202407 310-51300-35200	WEBSITE ADMIN JUL24	*	100.00		
		7/01/24 32	202407 310-51300-35100	INFORMATION TECH JUL24	*	150.00		
		7/01/24 32	202407 310-51300-31300	DISSEMINATION SVCS JUL24	*	291.67		
		7/01/24 32	202407 310-51300-51000	OFFICE SUPPLIES JUL24	*	.12		
		7/01/24 32	202407 310-51300-42000	POSTAGE JUL24	*	57.83		
		7/01/24 32	202407 310-51300-42500	COPIES JUL24	*	2.70		
		7/01/24 33	202407 320-53800-34000	FIELD MANAGEMENT JUL24	*	1,250.00		
							GOVERNMENTAL MANAGEMENT SERVICES-	5,185.65 000079
7/18/24	00003	6/17/24 129080	202405 310-51300-31500	CONVEYANCES MAY24	*	64.00		
		7/16/24 129550	202406 310-51300-31500	GENERAL COUNSEL JUN24	*	2,362.12		
		7/16/24 129551	202406 310-51300-31500	CONVEYANCES JUN24	*	1,315.20		
							LATHAM, LUNA, EDEN & BEAUDINE LLP	3,741.32 000080
8/02/24	00012	7/15/24 90103079	202407 310-51300-32200	AUDIT SERVICES-FY23	*	3,350.00		
							DIBARTOLOMEO, MCBEE, HARTLEY &	3,350.00 000081
						TOTAL FOR BANK A	18,151.97	
						TOTAL FOR REGISTER	18,151.97	

SECTION 2

Knightsbridge
Community Development District

Unaudited Financial Reporting
June 30, 2024



Table of Contents

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

Knightsbridge
Community Development District
Combined Balance Sheet
June 30, 2024

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 44,292	\$ -	\$ 44,292
Due from Capital	\$ 3,819	\$ -	\$ 3,819
Total Assets	\$ 48,110	\$ -	\$ 48,110
Liabilities:			
Accounts Payable	\$ 4,600	\$ -	\$ 4,600
Due to General Fund	\$ -	\$ 3,819	\$ 3,819
Total Liabilities	\$ 4,600	\$ 3,819	\$ 8,419
Fund Balance:			
Restricted:			
Capital Projects	\$ -	\$ (3,819)	\$ (3,819)
Unassigned	\$ 43,511	\$ -	\$ 43,511
Total Fund Balances	\$ 43,511	\$ (3,819)	\$ 39,692
Total Liabilities & Fund Balance	\$ 48,110	\$ -	\$ 48,110

Knightsbridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
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
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 6,200	\$ 2,800
FICA Expenditures	\$ 918	\$ 689	\$ 474	\$ 214
Engineering	\$ 10,000	\$ 7,500	\$ 2,604	\$ 4,896
Attorney	\$ 20,000	\$ 15,000	\$ 17,719	\$ (2,719)
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 900	\$ -	\$ 900
Dissemination	\$ 7,000	\$ 7,000	\$ 583	\$ 6,417
Trustee Fees	\$ 8,142	\$ 8,142	\$ -	\$ 8,142
Management Fees	\$ 40,000	\$ 30,000	\$ 30,000	\$ -
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage & Delivery	\$ 1,000	\$ 750	\$ 74	\$ 676
Insurance	\$ 5,750	\$ 5,750	\$ 5,200	\$ 550
Copies	\$ 1,000	\$ 750	\$ 44	\$ 706
Legal Advertising	\$ 5,000	\$ 3,750	\$ 4,162	\$ (412)
Other Current Charges	\$ 2,500	\$ 1,875	\$ 365	\$ 1,511
Property Appraiser	\$ -	\$ -	\$ 295	\$ (295)
Office Supplies	\$ 625	\$ 469	\$ 2	\$ 467
Travel Per Diem	\$ 660	\$ 495	\$ -	\$ 495
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 128,970	\$ 99,719	\$ 75,147	\$ 24,572

Knightsbridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 10,000	\$ 7,500	\$ -	\$ 7,500
Field Management	\$ 15,000	\$ 11,250	\$ 8,750	\$ 2,500
Landscape Maintenance	\$ 119,700	\$ 89,775	\$ 29,750	\$ 60,025
Landscape Replacement	\$ 10,000	\$ 7,500	\$ -	\$ 7,500
Pond Maintenance	\$ 8,026	\$ 6,020	\$ -	\$ 6,020
Streetlights	\$ 53,064	\$ 39,798	\$ -	\$ 39,798
Electric	\$ 10,000	\$ 7,500	\$ -	\$ 7,500
Water	\$ 30,000	\$ 22,500	\$ 6,272	\$ 16,228
Sidewalk & Asphalt Maintenance	\$ 10,000	\$ 7,500	\$ -	\$ 7,500
Irrigation Repairs	\$ 6,000	\$ 4,500	\$ -	\$ 4,500
General Repairs & Maintenance	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Stormwater Maintenance	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Field Contingency	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Total Operations & Maintenance	\$ 286,790	\$ 215,093	\$ 44,772	\$ 170,320
Total Expenditures	\$ 415,760	\$ 314,812	\$ 119,919	\$ 194,892
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 37,239	
Fund Balance - Beginning	\$ -		\$ 6,271	
Fund Balance - Ending	\$ -		\$ 43,511	

Knightsbridge
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	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:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ 2,000	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,800	\$ 800	\$ -	\$ -	\$ -	\$ 6,200
FICA Expenditures	\$ 46	\$ -	\$ 153	\$ -	\$ -	\$ 77	\$ -	\$ 138	\$ 61	\$ -	\$ -	\$ -	\$ 474
Engineering	\$ 401	\$ 268	\$ 542	\$ -	\$ 553	\$ -	\$ 105	\$ -	\$ 736	\$ -	\$ -	\$ -	\$ 2,604
Attorney	\$ 5,963	\$ (152)	\$ 937	\$ 298	\$ 1,581	\$ 2,189	\$ 900	\$ 2,326	\$ 3,677	\$ -	\$ -	\$ -	\$ 17,719
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ 583
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ 30,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 4	\$ 30	\$ 1	\$ -	\$ 25	\$ 5	\$ 5	\$ 2	\$ 2	\$ -	\$ -	\$ -	\$ 74
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Printing & Binding	\$ -	\$ -	\$ -	\$ 2	\$ 1	\$ 19	\$ 11	\$ 8	\$ 2	\$ -	\$ -	\$ -	\$ 44
Legal Advertising	\$ -	\$ -	\$ -	\$ 2,081	\$ 2,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,162
Other Current Charges	\$ 46	\$ 39	\$ 38	\$ 38	\$ 41	\$ 40	\$ 41	\$ 40	\$ 41	\$ -	\$ -	\$ -	\$ 365
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ 295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 295
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ 1	\$ 0	\$ 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	\$ 8,189	\$ 9,195	\$ -	\$ -	\$ -	\$ 75,147

Knightsbridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ 8,750
Landscape Maintenance	\$ -	\$ -	\$ 2,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 5,875	\$ 5,875	\$ -	\$ -	\$ -	\$ 29,750
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ -	\$ -	\$ 1,319	\$ 527	\$ 768	\$ 607	\$ 665	\$ 920	\$ 1,466	\$ -	\$ -	\$ -	\$ 6,272
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	\$ 8,591	\$ -	\$ -	\$ -	\$ 44,772
Total Expenditures	\$ 21,019	\$ 3,768	\$ 11,823	\$ 11,780	\$ 14,178	\$ 12,770	\$ 10,561	\$ 16,234	\$ 17,786	\$ -	\$ -	\$ -	\$ 119,919
Excess Revenues (Expenditures)	\$ (15,819)	\$ (3,768)	\$ 139,983	\$ (11,627)	\$ (14,178)	\$ (12,770)	\$ (10,561)	\$ (16,234)	\$ (17,786)	\$ -	\$ -	\$ -	\$ 37,239

Knightsbridge
Community Development District
Special Assessment Receipt Schedule
Fiscal Year 2024

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

ON ROLL ASSESSMENTS

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

100%	Net Percent Collected
0	Balance Remaining to Collect

SECTION 3

**BOARD OF SUPERVISORS MEETING DATES
KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025**

The Board of Supervisors of the **Knightsbridge Community Development District** will **hold their regular meetings for Fiscal Year 2025 at 10:00 a.m., or as shortly thereafter as reasonable possible, at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896, on the third Monday of the month, unless otherwise indicated, as follows:**

October 21, 2024

November 18, 2024

December 16, 2024

January 20, 2025 (*Date falls on National Holiday - Consider Cancelling/Rescheduling*)

February 17, 2025

March 17, 2025

April 21, 2025

May 19, 2025

June 16, 2025

July 21, 2025

August 18, 2025

September 15, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801; by calling (407) 841-5524, during normal business hours, or via the District's website at <https://knightsbridgecdd.com>.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services - Central Florida, LLC