Knightsbridge
Community Development District

Agenda

February 17, 2025

AGENDA

Knightsbridge
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

February 10, 2025

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, February 17, 2025 at 10:00 a.m., or as shortly thereafter as reasonably possible, at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the November 18, 2024 Board of Supervisors Meeting and Acceptance of Minutes of the November 5, 2024 Landowners' Meeting
4. Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser
5. Ratification of Series 2024 Requisition #6
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 Registers
        ii. Balance Sheet and Income Statement
    D. Field Manager's Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, November 18, 2024, at 10:00 a.m. at the Oasis Club at Champions Gate at 1520 Oasis Club Blvd., Champions Gate, Florida.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Dave Reid *by phone*	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS Roll Call

Mr. Flint called the meeting to order and called the roll. Five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS Public Comment Period

Mr. Flint: Next is the public comment period, there are only Board members and staff here.

THIRD ORDER OF BUSINESS Organizational Matters

A. **Administration of Oaths of Office to Newly Elected Board Members**
B. **Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election**

Mr. Flint: Back on the first Tuesday in November, we had the landowner election for Bridgewalk and the Board is sitting as the canvassing Board for purposes of certifying the results of the election. Resolution 2025-01 is in the agenda canvassing and certifying the results of the November 5th landowner election. As you can see, Ms. Dudley received 57 votes, Ms. Martinez

57, and Mr. Greene 56. Ms. Dudley and Ms. Martinez will serve 4-year terms and Mr. Greene a 2-year term.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowner's Election, was approved.

C. Electing Officers

Mr. Flint: Statutes require each time there is an election, you consider officers.

D. Consideration of Resolution 2025-02 Electing Officers

Mr. Flint: This is a resolution selecting a Chair, Vice Chair, Secretary, Assistant Secretary, Treasurer and Assistant Treasurer. We can handle each office individually or if a Board Member wants to make a motion to elect a slate of officers, you can do it in one motion.

Mr. Morgan: We will do it in one motion. We will do Adam Morgan as Chair, Rob Bonin as Vice Chair and Steve Greene, Josmin Martinez, and Michelle Dudley as Assistant Secretaries.

Mr. Flint: Myself as Secretary, Jill Burns as Treasurer, Katie Costa Assistant Treasurer and Darrin Mossing, Sr. Assistant Treasurer.

Mr. Morgan: Correct.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2025-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the October 21, 2024 Meeting**

Mr. Flint: Item four is approval of your October 21, 2024 minutes. Were there any comments or corrections on the minutes?

Mr. Morgan: Anybody have any comments?

Ms. Dudley: No.

Mr. Morgan: Make a motion to accept.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the October 21, 2024 Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS **Ratification of Revised Proposal from Trace Air to Provide Drone Flyovers, Data Processing and Cloud Software Subscription Services**

Mr. Flint: This is intended to be funded out of the construction account during the construction period. District Counsel is preparing a front-end agreement for this that will go with their proposal.

Mr. Morgan: We have funds in the construction fund for that don't we?

Mr. Flint: Right.

Mr. Morgan: What do we need today?

Mr. Flint: A motion to ratify the agreement with Trace Air and approve in substantial form the agreement prepared by Counsel.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Revised Proposal from Trace Air to Provide Drone Flyovers, Data Processing and Cloud Software Subscriptions Services in substantial form, was ratified.

SIXTH ORDER OF BUSINESS **Consideration of Agreement with DiBartolomeo, McBee, Hartley & Barnes to Provide Auditing Services for the Fiscal Year 2024**

Mr. Flint: This is the agreement with your independent auditor, DiBartolomeo, McBee, Hartley & Barnes to provide auditing services for FY24. You previously selected them as your independent auditor and entered into an annual agreement with them.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Agreement with DiBartolomeo, McBee, Harley & Barnes to Provide Auditing Services for Fiscal Year 2024, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Flint: Staff reports, Kristen.

Ms. Trucco: The only updates since the last Board meeting is we are still working on correcting a deed that was for Golden Knight Blvd to the city of Kissimmee. There was a surveyor error in the legal description. The Sabeti's have signed the deed for the piece that they own and that is going to go to the city of Kissimmee. The city attorney is requiring title work to be provided

so just waiting for that. There was an issue with the first draft that was sent to me so I sent it back to the title company and they are working on revising that. That is moving forward. We have gotten the deed back from the Sabeti's. Supervisor Greene assisted us and thank you for your help. That is all the updates that I have.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Flint: Dave, anything?

Mr. Reid: No nothing new. I will submit that transfer form once I get it today.

Mr. Morgan: I just got Rob to sign it. I will send it to you in about an hour.

Mr. Reid: Alrighty, sounds good.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register from October 8th through November 4th for $8,377.11. Are there any questions?

Mr. Morgan: Michelle, are you good?

Ms. Dudley: I am good.

Mr. Flint: Is there a motion to approve it?

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through October 31st. There is no action required. If you have questions, we can discuss those.

Ms. Dudley: The landscape maintenance under field expenditures, there are no actuals in there.

Mr. Morgan: This is the first month of the new fiscal year so the bill hasn't come in yet.

Ms. Dudley: Okay.

Mr. Scheerer: Trust me, he is billing us.

D. Field Manager's Report

Mr. Scheerer: I don't have a lot to report. Things are looking pretty good out there. We are monitoring the new signal that is in and just normal vehicle traffic. Landscaping is in pretty good shape and just impressed by the amount of Earth you are moving in that next phase. I drove a majority of that last Monday and will be out there again this week if you all have any problems or questions, let me know.

Mr. Bonin: We are close to done with that dirt. It should be wrapping up next week.

Mr. Morgan: It looked like Phase 1 made it through the hurricane pretty well.

Mr. Scheerer: Yes, we did pretty well with the second hurricane. We did have some trees down. I can say the same thing on all four Districts today. We had a lot of trees and a lot of the contractor's kind of stopped the service process in order to do the hurricane work. I give them a lot of credit and thank him and all the other contractors we have working for you folks. They all did pretty much the same thing.

Mr. Bonin: What is holding up the CO at the amenity?

Ms. Dudley: At Knightsbridge? A curb.

Mr. Bonin: A curb, what does that mean?

Ms. Dudley: There are concerns about an ADA ramp in the curb sitting low so there is water holding and still issues with the actual ADA ramp.

Mr. Bonin: Who is working on this?

Ms. Dudley: We sent it over to Jimmy and he sent us back a response.

Mr. Bonin: I heard this second hand I think Friday. I need to be on whatever emails and resolution that is happening on this.

EIGHTH ORDER OF BUSINESS Other Business

Mr. Flint: Anything else for the Board? There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Requests

Mr. Flint: Any Supervisors 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

MINUTES OF MEETING
KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Tuesday, November 5, 2024, at 10:00 a.m. at the Oasis Club at Champions Gate at 1520 Oasis Club Blvd., Champions Gate, Florida.

Present were:

Rob Bonin
Tricia Adams
Kristen Trucco *by phone*

FIRST ORDER OF BUSINESS **Determination of Number of Voting Units Represented**

Ms. Adams stated they have a representative from Lennar Homes, LLC, Rob Bonin, as a proxy holder with 57 votes.

SECOND ORDER OF BUSINESS **Call to Order**

Ms. Adams called the meeting to order.

THIRD ORDER OF BUSNESS **Election of Chairman for the Purpose of Conducting the Landowners' Meeting**

Ms. Adams stated for the purpose of the landowners meeting, unless there were any objections, she will serve as Chair for this meeting.

FOURTH ORDER OF BUSNESS **Nominations for the Positions of Supervisors (3)**

Ms. Adams asked for nominations for the position of Supervisors. They have three seats that will be elected today. Mr. Bonin nominated Michelle Dudley for Seat #3, Josmin Martinez for Seat #4, and Steve Green for Seat #5.

FIFTH ORDER OF BUSNESS **Casting of Ballots**

Ms. Adams announced that Michelle Dudley received 57 votes, Josmin Martinez received 57 votes, and Steve Green received 56 votes.

SIXTH ORDER OF BUSNESS **Tabulation of Ballots and Announcement of Results**

Ms. Adams announced that Michelle Dudley and Josmin Martinez will serve four-year terms and Steve Green will serve a two-year term.

SEVENTH ORDER OF BUSNESS **Landowners' Questions and Comments**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

Ms. Adams adjourned the meeting.

SECTION IV

KATRINA SCARBOROUGH, CFA, CCF, MCF
OSCEOLA COUNTY PROPERTY APPRAISER

Knightsbridge CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Knightsbridge CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2025** and shall run until **December 31, 2025**, the date if signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER	**Knightsbridge CDD**
Signature: Katrina S. Scarborough	Signature:
Print: Katrina S. Scarborough	Print: George S. Flint
Date: 2/5/2025	Title: District Manager
	Date: 12/12/24

Please returned signed original copy, no later than January 31, 2025.

2505 E IRLO BRONSON MEMORIAL HWY, KISSIMMEE, FL 34744 (407) 742-5000
INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

SECTION V

REQUISITION

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024
(2024 PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Knightsbridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of March 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 6

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Knightsbridge CDD

(D) Amount Payable: $7,383.28

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): To reimburse general fund for LLE&B construction invoices paid

(F) Fund or Account and subaccount, if any, from which disbursement to be made: *Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund.*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; and

4. each disbursement represents a Cost of 2024 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 1/15/25

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2024 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

_____
Consulting Engineer

LATHAM, LUNA,
EDEN & BEAUDINE,
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

November 15, 2023

Invoice #: 122305
Federal ID #:59-3366512

#3
1.310.513.315
Conveyances Oct23

Knightsbridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-004 Conveyances/Requisitions

For Professional Services Rendered:

10/11/2023	KET	Email correspondence with Lennar regarding items needed for the lift station conveyance to TWA. Email correspondence to TWA regarding survey of lift station tract. Email correspondence with Lennar's counsel regarding title commitment, Temporary Grading and Slope Easement Agreement, and Water Movement Agreement related to the lift station conveyance to TWA. Email correspondence to Fidelity regarding deletion of Temporary Grading and Slope Easement Agreement from lift station title commitment.	0.60	$192.00
10/15/2023	KET	Review of updated title work for the Phase 1 lift station conveyance to TWA.	0.10	$32.00
10/16/2023	KET	Email correspondence to Lennar regarding outstanding items for lift station conveyance to TWA. Email correspondence to Fidelity regarding revision to commitment based on survey. Email correspondence to TWA regarding signed and sealed survey.	0.50	$160.00
10/27/2023	KET	Review of email correspondence from Developer regarding contractor's affidavit for Seminole Masonry related to the Phase 1A lift station conveyance to TWA and responded to same. Telephone call with Barry Bichards regarding same. Drafted Contractor's Final Payment Affidavit and Notice of Termination and email correspondence to Barry Bichards regarding same. Updated lift station conveyance documents with current dates and addresses, and email correspondence to Lennar and Chairman for execution of same.	3.10	$992.00
10/31/2023	KET	Telephone discussion with Barry Bichard regarding recording of Notice of Termination related to the lift station conveyance to TWA. Review of Certificate of Costs of lift station. Finalized closing statement. Review of comments from TWA on the title commitment.	1.10	$352.00
Total Professional Services:			**5.40**	**$1,728.00**

Total $1,728.00

pd 12/14/23 ck 48 Previous Balance $576.00

Payments & Credits

Date	Type	Notes		Amount
			Payments & Credits	$0.00
			Total Due	**$2,304.00**

RECEIVED 12/20/23

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

December 13, 2023

Invoice #: 122337
Federal ID #:59-3366512

#3
1.310.513.315
Conveyances Nov23

Knightsbridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-004 Conveyances/Requisitions

For Professional Services Rendered:

11/1/2023	KET	Email correspondence with Fidelity regarding Notice of Termination from Seminole Masonry.	0.20	$64.00
11/3/2023	KET	Email correspondence to TWA requesting sign-off on updated closing statement for lift station conveyance. Email correspondence to Lennar regarding Water Movement Agreement.	0.60	$192.00
11/6/2023	KET	Telephone discussion with Lennar regarding Water Movement Agreement related to the lift station conveyance to TWA.	0.20	$64.00
11/8/2023	KET	Telephone discussion regarding Water Movement Agreement related to Tract LS-1 of Phase 1 lift station conveyance to TWA. Analysis of Water Movement Agreement and preparation of response to TWA on release of same.	1.90	$608.00
11/15/2023	KET	Sent follow-up email correspondence to TWA regarding the status of the Tract LS-1 of Phase 1 lift station conveyance.	0.10	$32.00
11/17/2023	KET	Review of TWA's email correspondence and comments on remaining closing documents for the Tract LS-1 of Phase 1 lift station conveyance to TWA. Analysis of TWA's comments on title commitment and marked same to incorporate comments. Email correspondence to GMS regarding check request and estoppel letter from CDD for lift station conveyance. Email correspondence with surveyor to request revised survey per TWA's comments.	2.27	$726.40
11/27/2023	KET	Receipt of email correspondence from the surveyor regarding revised version of the survey for the Tract LS-1 of Phase 1 lift station conveyance to TWA. Reviewed revised survey and email correspondence to TWA regarding same. Telephone call to Tony Cotter and Shelley McArdelle regarding status of review of Water Movement Agt. Discussion with Rob Bonin and Barry Bichards regarding same. Telephone call to TWA regarding Water Movement Agt.	1.30	$416.00
11/28/2023	KET	Review of Water Movement Agreement for call with TWA. Finalized conveyance documents for the Tract LS-1 of Phase 1 lift station conveyance to TWA. Compiled executed conveyance documents. Review of final comments from TWA on marked-up commitment and incorporated same into closing documents. Obtained Certificate of Good Standing for U.S. Home, LLC. Compiled final closing and supporting documents.	3.15	$1,008.00
11/29/2023	KET	Receipt and review of executed Certificate from the Engineer for the Phase 1A lift station conveyance to TWA. Emailed TWA signed marked-commitment and executed conveyance documents for sign-off purposes. Receipt of authorization to record deed from TWA and responded to same.	0.40	$128.00
Total Professional Services:			**10.12**	**$3,238.40**

Total	$3,238.40
Previous Balance	$2,304.00
Total Due	**$5,542.40**

RECEIVED 12/20/23

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

#3
1.310.513.315
Conveyances Dec23

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

January 22, 2024

Invoice #: 122794
Federal ID #:59-3366512

Knightsbridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-004 Conveyances/Requisitions

For Professional Services Rendered:

12/1/2023	KET	Finalized the documents for the Phase 1 lift station conveyance to TWA.	0.30	$96.00
12/4/2023	KET	Assisted with the recording of the Phase 1 lift station documents.	0.20	$64.00
Total Professional Services:			**0.50**	**$160.00**

For Disbursements Incurred:

12/4/2023	Payment disbursement to Simplifile for Recoding of Lift Station conveyance Documents.	$155.90
Total Disbursements Incurred:		**$155.90**

Total	$315.90
Previous Balance	$0.00

Payments & Credits

Date	Type	Notes		Amount
			Payments & Credits	$0.00
			Total Due	**$315.90**

RECEIVED 1/25/24

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

February 14, 2024

#3
1.310.513.315
Conveyances Jan24

Invoice #: 123241
Federal ID #:59-3366512

Knightsbridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-004 Conveyances/Requisitions

For Professional Services Rendered:

1/10/2024	KET	Assisted with finalizing the title policy for the lift station conveyance to TWA.	0.20	$64.00
1/18/2024	KET	Assisted with sending originals to TWA for the Phase 1 lift station conveyance from the District. Email correspondence to TWA regarding executed Survey and Policy related to same.	0.30	$96.00
Total Professional Services:			**0.50**	**$160.00**

Total	$160.00
Previous Balance	$0.00

Payments & Credits

Date	Type	Notes		Amount
			Payments & Credits	$0.00
			Total Due	**$160.00**

RECEIVED 2/16/24

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

March 18, 2024

#3
1.310.513.315
Conveyances Feb24

Invoice #: 123722
Federal ID #:59-3366512

Knightsbridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-004 Conveyances/Requisitions

For Professional Services Rendered:

2/22/2024	KET	Prepared conveyance documents for tracts in the Knightsbridge Phase 1 plat to the District from Lennar. Prepared Special Warranty Deed for Golden Knight Boulevard from Sabetis to the District.	1.40	$448.00
2/23/2024	KET	Telephone discussion with counsel for the School Board regarding Golden Knight Blvd. Email and telephone discussion with Lennar regarding same. Ordered title work on Phase 1 tracts to convey same to the District.	1.00	$320.00
Total Professional Services:			**2.40**	**$768.00**

For Disbursements Incurred:

1/31/2024	Postage	$19.94
Total Disbursements Incurred:		**$19.94**

	Total	$787.94
pd 2/23/24 ck58	Previous Balance	$160.00
	Total Due	**$947.94**

RECEIVED 3/19/24

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

#3
1.310.513.315
Conveyances Mar24

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

April 15, 2024

Invoice #: 124187
Federal ID #:59-3366512

Knightsbridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-004 Conveyances/Requisitions

For Professional Services Rendered:

3/11/2024	KET	Preparation of Resolution 2024-06 for conveyance of remaining tracts to the District. Prepared conveyance documents for same. Email correspondence to GMS regarding same.	1.40	$448.00
3/18/2024	KET	Email correspondence with Rob Bonin regarding damage to Golden Knight Blvd. Review of title work for tracts to be conveyed to the District in the Knightsbridge Phase 1 plat and sent response email to Fidelity regarding ownership entity listed.	0.50	$160.00
Total Professional Services:			**1.90**	**$608.00**

For Disbursements Incurred:

3/13/2024	Payment disbursement to Fidelity National Title Insurance Company for Property Information Report: Lennar Homes, LLC, a Florida Limited Liability company, AG EHC II (LEN) Multi State 2 LLC. Invoice # 11614569 on 03/13/2024	$200.00
Total Disbursements Incurred:		**$200.00**

Total	$808.00
Previous Balance	$0.00

Payments & Credits

Date	Type	Notes	Amount
4/15/2024	Payment	Payment from Client Trust	-$75.50

Payments & Credits	$75.50
Total Due	**$732.50**

RECEIVED 4/17/24

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

#3
1.310.513.315
Conveyances May24

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

June 17, 2024

Invoice #: 129080
Federal ID #:59-3366512

Knightsbridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-004 Conveyances/Requisitions

For Professional Services Rendered:

5/22/2024	KET	Review of email correspondence from Lennar regarding executed conveyance documents and assisted Paralegal Matos with compiling same.	0.20	$64.00
Total Professional Services:			**0.20**	**$64.00**

Total	$64.00
Previous Balance	$0.00

Payments & Credits

Date	Type	Notes		Amount
			Payments & Credits	$0.00
			Total Due	**$64.00**

RECEIVED 7/18/24

SECTION VI

SECTION C

SECTION 1

Knightsbridge
Community Development District

Summary of Check Register

November 5, 2024 to January 6, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	11/21/24	101-106	$	25,841.09
	12/5/24	107-108	$	6,199.38
	12/12/24	109-110	$	6,791.78
		Total Amount	**$**	**38,832.25**

*** CHECK DATES 11/05/2024 - 01/06/2025 *** KNIGHTSBRIDGE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/21/24	00015	11/01/24	5675	202410	320-53800-48000			*	1,860.00		
			REPLACED 3 SIGN POSTS								
							BERRY CONSTRUCTION OF CENTRAL			1,860.00	000101
11/21/24	00010	10/01/24	18326	202410	320-53800-46200			*	5,875.00		
			LANDSCAPE MAINT OCT24								
		10/16/24	18357	202410	320-53800-46300			*	5,130.00		
			RESTAKE TREES/HURRICANE								
		11/01/24	18388	202411	320-53800-46200			*	5,875.00		
			LANDSCAPE MAINT NOV24								
							FRANK POLLY SOD, INC			16,880.00	000102
11/21/24	00001	11/01/24	41	202411	310-51300-34000			*	3,541.67		
			MANAGEMENT FEES NOV24								
		11/01/24	41	202411	310-51300-35200			*	105.00		
			WEBSITE ADMIN NOV24								
		11/01/24	41	202411	310-51300-35100			*	157.50		
			INFORMATION TECH NOV24								
		11/01/24	41	202411	310-51300-31300			*	583.33		
			DISSEMINATION SVCS NOV24								
		11/01/24	41	202411	310-51300-51000			*	.12		
			OFFICE SUPPLIES NOV24								
		11/01/24	41	202411	310-51300-42000			*	2.28		
			POSTAGE NOV24								
		11/01/24	41	202411	310-51300-42500			*	4.50		
			COPIES NOV24								
		11/01/24	42	202411	320-53800-34000			*	1,312.50		
			FIELD MANAGEMENT NOV24								
							GOVERNMENTAL MANAGEMENT SERVICES-			5,706.90	000103
11/21/24	00003	11/14/24	132368	202410	310-51300-31500			*	561.50		
			GENERAL COUNSEL OCT24								
							LATHAM, LUNA, EDEN & BEAUDINE LLP			561.50	000104
11/21/24	00008	11/06/24	23MMS072	202410	310-51300-31100			*	133.17		
			GENERAL ENGINEERING OCT24								
							MADDEN, MOORHEAD & STOKES LLC			133.17	000105
11/21/24	00002	10/31/24	10282539	202410	310-51300-48000			*	699.52		
			NOT OF LANDOWNERS MEETING								
							TRIBUNE PUBLISHING COMPANY LLC DBA			699.52	000106
12/05/24	00010	11/27/24	18429	202412	320-53800-46200			*	5,875.00		
			LANDSCAPE MAINT DEC24								
							FRANK POLLY SOD, INC			5,875.00	000107

*** CHECK DATES 11/05/2024 - 01/06/2025 ***
KNIGHTSBRIDGE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/05/24	00008	12/04/24	23MMS072	202411	310-51300-31100			*	324.38		
			GENERAL ENGINEERING NOV24								
							MADDEN, MOORHEAD & STOKES LLC			324.38	000108
12/12/24	00001	12/01/24	43	202412	310-51300-34000			*	3,541.67		
			MANAGEMENT FEES DEC24								
		12/01/24	43	202412	310-51300-35200			*	105.00		
			WEBSITE ADMIN DEC24								
		12/01/24	43	202412	310-51300-35100			*	157.50		
			INFORMATION TECH DEC24								
		12/01/24	43	202412	310-51300-31300			*	583.33		
			DISSEMINATION SVCS DEC24								
		12/01/24	43	202412	310-51300-42000			*	18.48		
			POSTAGE DEC24								
		12/01/24	43	202412	310-51300-42500			*	.75		
			COPIES DEC24								
		12/01/24	44	202412	320-53800-34000			*	1,312.50		
			FIELD MANAGEMENT DEC24								
							GOVERNMENTAL MANAGEMENT SERVICES-			5,719.23	000109
12/12/24	00003	12/09/24	132905	202411	310-51300-31500			*	1,072.55		
			GENERAL COUNSEL NOV24								
							LATHAM, LUNA, EDEN & BEAUDINE LLP			1,072.55	000110

TOTAL FOR BANK A 38,832.25

TOTAL FOR REGISTER 38,832.25

Knightsbridge
Community Development District

Summary of Check Register

January 7, 2025 to February 3, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	1/9/25	112-113	$	140,304.11
	1/17/25	114	$	5,700.00
	1/24/25	115-116	$	4,248.00
	1/30/25	117	$	80.76
		Total Amount	**$**	**150,332.87**

*** CHECK DATES 01/07/2025 - 02/03/2025 ***
KNIGHTSBRIDGE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/07/25	00016	11/18/24	JM111820	202411	310-51300-11000		*	184.70		
			SUPERVISOR FEE 11/18/24							
		11/18/24	JM111820	202411	310-51300-11000		V	184.70-		
			SUPERVISOR FEE 11/18/24							
						JOSMIN S MARTINEZ			.00	000111
1/09/25	00010	1/02/25	18465	202501	320-53800-46200		*	5,875.00		
			LANDSCAPE MAINT JAN25							
						FRANK POLLY SOD, INC			5,875.00	000112
1/09/25	00013	1/03/25	01032025	202501	300-20700-10000		*	134,429.11		
			FY24 S2024 SPEC ASSESSMTS							
						KNIGHTSBRIDGE CDD C/O US BANK			134,429.11	000113
1/17/25	00001	1/01/25	45	202501	310-51300-34000		*	3,541.67		
			MANAGEMENT FEES JAN25							
		1/01/25	45	202501	310-51300-35200		*	105.00		
			WEBSITE ADMIN JAN25							
		1/01/25	45	202501	310-51300-35100		*	157.50		
			INFORMATION TECH JAN25							
		1/01/25	45	202501	310-51300-31300		*	583.33		
			DISSEMINATION SVCS JAN25							
		1/01/25	46	202501	320-53800-34000		*	1,312.50		
			FIELD MANAGEMENT JAN25							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,700.00	000114
1/24/25	00003	9/16/24	130788	202501	300-20700-10100		*	96.00		
			031 FR#3							
		10/15/24	131304	202501	300-20700-10100		*	2,024.14		
			031 FR#4							
		11/14/24	132369	202501	300-20700-10100		*	544.00		
			031 FR#5							
						LATHAM LUNA EDEN & BEAUDINE LLP			2,664.14	000115
1/24/25	00008	9/18/24	23MMS073	202501	300-20700-10100		*	210.34		
			031 FR#3							
		10/21/24	23MMS073	202501	300-20700-10100		*	1,373.52		
			031 FR#4							
						MADDEN MOORHEAD & STOKES LLC			1,583.86	000116
1/30/25	00011	1/22/25	2018895	202501	310-51300-49200		*	80.76		
			2024 TAX ROLL							
						OSCEOLA COUNTY PROPERTY APPRAISER			80.76	000117

TOTAL FOR BANK A 150,332.87

*** CHECK DATES 01/07/2025 - 02/03/2025 ***
KNIGHTSBRIDGE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
									TOTAL FOR REGISTER		150,332.87		

SECTION 2

Knightsbridge

Community Development District

Unaudited Financial Reporting

December 31, 2024

Table of Contents

1	Balance Sheet
2-3	General Fund
4	Debt Service Fund Series 2024
5	Capital Projects Fund
6-7	Month to Month
8	Long Term Debt Schedule
9	Assessment Receipt Schedule

Knightsbridge

Community Development District

Combined Balance Sheet

December 31, 2024

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Total Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 267,571	$ -	$ -	$ 267,571
Due from Capital	$ 3,819	$ -	$ -	$ 3,819
Due from Developer	$ -	$ -	$ 4,248	$ 4,248
Due from General Fund	$ -	$ 136,855	$ -	$ 136,855
Investments:				
Series 2024				
Reserve	$ -	$ 208,069	$ -	$ 208,069
Revenue	$ -	$ 134,375	$ -	$ 134,375
Construction	$ -	$ -	$ 22,383	$ 22,383
Cost of Issuance	$ -	$ -	$ 106	$ 106
Total Assets	**$ 271,390**	**$ 479,298**	**$ 26,737**	**$ 777,425**
Liabilities:				
Due to Debt Service	$ 136,855	$ -	$ -	$ 136,855
Due to General Fund	$ -	$ -	$ 3,819	$ 3,819
Contracts Payable	$ -	$ -	$ 4,248	$ 4,248
Total Liabilites	**$ 136,855**	**$ -**	**$ 8,067**	**$ 144,922**
Fund Balance:				
Restricted:				
Debt Service	$ -	$ 479,298	$ -	$ 479,298
Capital Projects	$ -	$ -	$ 18,670	$ 18,670
Unassigned	$ 134,535	$ -	$ -	$ 134,535
Total Fund Balances	**$ 134,535**	**$ 479,298**	**$ 18,670**	**$ 632,504**
Total Liabilities & Fund Balance	$ 271,390	$ 479,298	$ 26,737	$ 777,425

Knightsbridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Assessments	$ 151,677	$ 136,291	$ 136,291	$ -
Developer Contributions	$ 274,015	$ 23,309	$ 23,309	$ -
Total Revenues	**$ 425,692**	**$ 159,601**	**$ 159,601**	**$ -**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 3,000	$ 2,200	$ 800
FICA Expenditures	$ 918	$ 230	$ 168	$ 61
Engineering	$ 10,000	$ 2,500	$ 458	$ 2,042
Attorney	$ 20,000	$ 5,000	$ 1,634	$ 3,366
Annual Audit	$ 5,000	$ -	$ -	$ -
Assessment Administration	$ 5,250	$ 5,250	$ 5,250	$ -
Arbitrage	$ 900	$ -	$ -	$ -
Dissemination	$ 7,000	$ 1,750	$ 1,750	$ 0
Trustee Fees	$ 8,142	$ -	$ -	$ -
Management Fees	$ 42,500	$ 10,625	$ 10,625	$ -
Information Technology	$ 1,890	$ 473	$ 473	$ -
Website Maintenance	$ 1,260	$ 315	$ 315	$ -
Telephone	$ 300	$ 75	$ -	$ 75
Postage & Delivery	$ 1,000	$ 250	$ 58	$ 192
Insurance	$ 5,750	$ 5,750	$ 5,408	$ 342
Copies	$ 1,000	$ 250	$ 8	$ 242
Legal Advertising	$ 8,700	$ 2,175	$ 700	$ 1,475
Other Current Charges	$ 2,500	$ 625	$ 122	$ 504
Office Supplies	$ 625	$ 156	$ 0	$ 156
Travel Per Diem	$ 660	$ 165	$ -	$ 165
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 135,570**	**$ 38,763**	**$ 29,343**	**$ 9,421**

Knightsbridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 10,000	$ 2,500	$ -	$ 2,500
Field Management	$ 15,750	$ 3,938	$ 3,938	$ -
Landscape Maintenance	$ 119,700	$ 29,925	$ 17,625	$ 12,300
Landscape Replacement	$ 10,000	$ 2,500	$ 5,130	$ (2,630)
Pond Maintenance	$ 10,608	$ 2,652	$ -	$ 2,652
Streetlights	$ 53,064	$ 13,266	$ -	$ 13,266
Electric	$ 10,000	$ 2,500	$ 81	$ 2,419
Water	$ 30,000	$ 7,500	$ 3,647	$ 3,853
Sidewalk & Asphalt Maintenance	$ 10,000	$ 2,500	$ -	$ 2,500
Irrigation Repairs	$ 6,000	$ 1,500	$ -	$ 1,500
General Repairs & Maintenance	$ 5,000	$ 1,250	$ 1,860	$ (610)
Stormwater Maintenance	$ 5,000	$ 1,250	$ -	$ 1,250
Field Contingency	$ 5,000	$ 1,250	$ -	$ 1,250
Total Operations & Maintenance	**$ 290,122**	**$ 72,531**	**$ 32,281**	**$ 40,250**
Total Expenditures	**$ 425,692**	**$ 111,294**	**$ 61,623**	**$ 49,671**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 97,978	
Fund Balance - Beginning	$ -		$ 36,557	
Fund Balance - Ending	$ -		$ 134,535	

Knightsbridge

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Assessments - Tax Roll	$ 416,137	$ 136,855	$ 136,855	$ -
Assessments - Direct	$ -	$ -	$ 131,917	$ 131,917
Interest	$ 520	$ 520	$ 4,246	$ 3,726
Total Revenues	**$ 416,657**	**$ 137,374**	**$ 273,017**	**$ 135,643**
Expenditures:				
Series 2024				
Interest - 12/15	$ 161,836	$ 161,836	$ 161,836	$ -
Principal - 6/15	$ 90,000	$ -	$ -	$ -
Interest - 6/15	$ 161,836	$ -	$ -	$ -
Total Expenditures	$ 413,673	$ 161,836	$ 161,836	$ -
Excess (Deficiency) of Revenues over Expenditures	$ 2,984		$ 111,181	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (2,474)	$ (2,474)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (2,474)**	**$ (2,474)**
Net Change in Fund Balance	**$ 2,984**		**$ 108,706**	
Fund Balance - Beginning	$ 162,875		$ 370,592	
Fund Balance - Ending	$ 165,860		$ 479,298	

Knightsbridge

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Interest	$ -	$ -	$ 19,909	$ 19,909
Total Revenues	**$ -**	**$ -**	**$ 20,453**	**$ 20,453**
Expenditures:				
Capital Outlay	$ -	$ -	$ 544	$ (544)
Total Expenditures	**$ -**	**$ -**	**$ 544**	**$ (544)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 19,909	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 2,474	$ 2,474
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 2,474**	**$ 2,474**
Net Change in Fund Balance	**$ -**		**$ 22,383**	
Fund Balance - Beginning	$ -		$ (3,713)	
Fund Balance - Ending	$ -		$ 18,670	

Knightsbridge

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	$ -	$ 4,781	$ 131,510	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 136,291
Developer Contributions	$ 23,309	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,309
Total Revenues	**$ 23,309**	**$ 4,781**	**$ 131,510**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 159,601**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,200	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,200
FICA Expenditures	$ 92	$ 77	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 168
Engineering	$ 133	$ 324	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 458
Attorney	$ 562	$ 1,073	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,634
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,250
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 583	$ 583	$ 583	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,750
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Management Fees	$ 3,542	$ 3,542	$ 3,542	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,625
Information Technology	$ 158	$ 158	$ 158	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 473
Website Maintenance	$ 105	$ 105	$ 105	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 315
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 37	$ 2	$ 18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 58
Insurance	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Printing & Binding	$ 2	$ 5	$ 1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8
Legal Advertising	$ 700	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 700
Other Current Charges	$ 40	$ 40	$ 41	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 122
Property Appraiser	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Office Supplies	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 17,987**	**$ 6,908**	**$ 4,447**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 29,343**

Knightsbridge

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Field Management	$ 1,313	$ 1,313	$ 1,313	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,938
Landscape Maintenance	$ 5,875	$ 5,875	$ 5,875	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,625
Landscape Replacement	$ 5,130	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,130
Pond Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Streetlights	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ 41	$ -	$ 40	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 81
Water	$ 2,213	$ 543	$ 890	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,647
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Repairs & Maintenance	$ 1,860	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,860
Stormwater Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Field Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance	**$ 16,432**	**$ 7,731**	**$ 8,118**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 32,281**
Total Expenditures	**$ 34,419**	**$ 14,639**	**$ 12,565**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 61,623**
Excess Revenues (Expenditures)	$ (11,110)	$ (9,858)	$ 118,945	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 97,978

Knightsbridge

Community Development District

Long Term Debt Report

SERIES 2024, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	4.330%, 5.200%, 5.520%	
MATURITY DATE:	6/15/2054	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$208,069	
RESERVE FUND BALANCE	$208,069	
BONDS OUTSTANDING - 12/15/24		$6,175,000
CURRENT BONDS OUTSTANDING		**$6,175,000**

Knightsbridge

Community Development District

Special Assessment Receipt Schedule

Fiscal Year 2025

Gross Assessment	$ 161,358.58	$ 162,025.33	$ 323,383.91
Net Assessments	$ 151,677.07	$ 152,303.81	$ 303,980.88

ON ROLL ASSESSMENTS

							49.90%	50.10%	100.00%
Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Interest*	*Net Receipts*	*O&M Portion*	*2024 Debt*	*Total*
11/21/24	ACH	$10,185.32	($195.56)	($407.44)	$0.00	$9,582.32	$4,781.28	$4,801.04	$9,582.32
12/11/24	ACH	$275,003.64	($11,000.88)	($220.00)	$0.00	$258,722.71	$129,094.64	$129,628.07	$258,722.71
12/20/24	ACH	$4,939.88	($98.80)	$0.00	$0.00	$4,841.08	$2,415.55	$2,425.53	$4,841.08
	TOTAL	**$ 290,128.84**	**$ (11,295.24)**	**$ (627.44)**	**$ -**	**$ 273,146.11**	**$ 136,291.47**	**$ 136,854.64**	**$ 273,146.11**

90%	**Net Percent Collected**
$ 30,834.77	**Balance Remaining to Collect**

DIRECT BILL ASSESSMENTS

Lennar Homes, LLC					
2025-01			Net Assessments	$ 263,833.37	$ 263,833.37
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2024
11/4/24	11/1/24	2329719	$ 131,916.69	$ 131,916.69	$ 131,916.69
	2/1/25		$ 65,958.34		$ -
	5/1/24		$ 65,958.34		$ -
			$ 263,833.37	$ 131,916.69	$ 131,916.69