Knightsbridge Community Development District

Agenda

April 21, 2025

AGENDA

Knightsbridge Community Development District

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

April 14, 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, April 21, 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:

- Roll Call
- 2. Public Comment Period
- 3. Approval of Minutes of the February 17, 2025 Meeting
- 4. Consideration of Easement with Tohopekaliga Water Authority
- 5. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - C. District Manager's Report
 - i. Approval of Check Registers
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
- 6. Other Business
- 7. Supervisor's Requests
- 8. Adjournment

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

Sincerely,

George S. Flint

George S. Flint District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, February 17, 2025, 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 by phone	Assistant Secretary
Josmin Martinez by phone	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
Kathryn Farr by phone	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were in attendance constituting a quorum. Mr. Greene and Ms. Martinez joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public here.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 18, 2024 Board of Supervisors Meeting and Acceptance of Minutes of the November 5, 2024 Landowners' Meeting

Mr. Flint: The next item is approval of the November 18, 2024 Board of Supervisors meeting minutes and acceptance of the November 5, 2024 Landowners' meeting minutes. Are there any comments, corrections, or changes?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the November 18, 2024 Board of Supervisors Meeting were approved as presented and the Minutes of the November 5, 2024 Landowners' Meeting, were accepted.

FOURTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. Flint: The next is ratifying the agreement with the county for the use of the tax bill.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was ratified.

FIFTH ORDER OF BUSINESS

Ratification of Series 2024 Requisition #6

Mr. Flint: Item five is the ratification of Series 2024 Requisition #6.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Series 2024 Requisition #6, was ratified.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Trucco: I have no new updates for the Board today.

B. Engineer

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

Mr. Reid: One thing on the pond that transferred, we are checking up with that. It looks like it is active in the water management system but I have not received an email copy of the final permit transfer.

Mr. Flint: To maintenance?

Mr. Reid: Yes, for the transfer and the perpetual maintenance. We filed that last November and we should have received the actual permit by now or should be shortly if we haven't got it. I will have somebody check on that again.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: The next item you have is approval of the check register.

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 the end of December. Any comments or questions? No action is required these are for information purposes only.

D. Field Manager's Report

Mr. Scheerer: The only thing I am really working on out there are the streetlights. I have been doing a regular audit of all the lights. I have a total of 11 that are currently out and that still have the wires taped to the pole.

Mr. Morgan: Are you talking about Phase 1 or Phase 2?

Mr. Scheerer: Phase 1, these are on Brentwood and Worchester. I have been going back and forth with the utility provider. I am reporting them every time I am out there. I am just letting you know I have some residents there that are asking about the streetlights especially on Worchester. You can clearly see when you drive by the streetlights that the wires are taped to the poles.

Mr. Morgan: Who is our streetlight vendor out there Alan?

Mr. Scheerer: Duke Energy. I just wanted to make you aware of that. That is all of the lights that were out as of last week. I am going out there about every two weeks to follow up on this and I continue to report these lights as being out and that the wires are taped to the pole to Duke Energy on their online system. I don't know if you have anybody else I can go to.

Mr. Greene: Are you going to Gerald Rooks?

Mr. Scheerer: No, I am doing the online report.

Mr. Greene: Oh, that is a waste. I am going to text you Gerald Rooks's information.

Mr. Bonin: By the way, we are moving to solar in Phase 2, solar lights.

Mr. Flint: Through Duke?

Mr. Bonin: It is either TECO or Streetleaf.

Mr. Flint: It sounds like the CDD is going to own the poles then, right?

Mr. Scheerer: So, we will own them outright?

Mr. Bonin: Yes, there will be an agreement to lease like \$45 a pole.

Mr. Flint: Oh, it's a lease agreement.

Mr. Scheerer: Good, they will do the maintenance. Perfect!

Mr. Bonin: We are trying to move to solar on every job. The costs are a little less up front and a little more on the backend but it nets about the same. We are even trying to negotiate with them to get them down on the backend but there is way more pros than cons of going solar.

Mr. Scheerer: What is the backend cost associated?

Mr. Bonin: Of the three different solar companies, they are all about \$50 a pole but we are trying to get it down from that.

Mr. Flint: That is the capital cost or the monthly?

Mr. Bonin: That is the monthly service cost. Duke and the other power companies are a little lower but then you have the electric bills that you don't have with solar. We are trying to get them to about the same.

Mr. Flint: I think electric is in the low thirties, 35 maybe.

Mr. Scheerer: That is everything, the lease and the pole. KUA at Tohoqua was even cheaper than that.

Mr. Bonin: KUA?

Mr. Scheerer: Yes, \$27.

Mr. Bonin: Their upfront costs are almost nothing so we are trying to work with them to where we will pay a little more upfront to have a smaller number on the backend.

Mr. Flint: That is what you meant on the backend; you meant the monthly fee.

Mr. Bonin: We are trying to get it to where it is really about the same to the HOA or CDD whoever is managing it. We are in works with them. We are trying to move to solar based everywhere and Knightsbridge I know will be one of the first ones.

Mr. Scheerer: If there is any information preliminary that you have as far as the ongoing costs are going to be that I can get. We have talked about this. We are going into budget season. I am already creating folders and getting things ready for various Districts.

Mr. Bonin: Get with Karly. I have assigned Karly to lead the way there. Will and Barry are doing it.

Mr. Scheerer: I just wanted to make sure our numbers that we had projected in the 2025 budget don't change too much for the 2026 budget.

Mr. Bonin: One thing that I want to bring up on Knightsbridge. At the roundabout, the area off to the East of the roundabout like North of Phase 2 and South of the lake where the mitigation bank has to have access through there, I don't know if a fence has been put up there yet but a fence

has got to go there so can you work with Karly. Teresa was originally handling it and I don't think it ever got done. I think we were engaged with Kirkland to put some fencing up there but it is becoming a trash dump site.

Mr. Morgan: I have already cleaned it up twice.

Mr. Bonin: We have cleaned it up and short of us putting a fence there that has to have a gate on it so the mitigation bank can access it, but we have to have a fence there right off the back of the curb because it is dark and an easy spot to dump trash. Short of putting a fence there and keeping vehicles from dumping.

Mr. Scheerer: I am pretty sure Karly is on this call somewhere. I meet with her on Wednesday and we will go over these various items.

Mr. Morgan: If Kirkland can't get to it, Horizon can do it quick.

Mr. Bonin: What, put a fence up there?

Mr. Morgan: Yes, and a gate. They do it for me all the time.

Mr. Bonin: Alright, whoever can get there first.

Mr. Morgan: They are cheap too.

Mr. Bonin: I asked to do this months ago.

Mr. Morgan: I agree. I have cleaned this space up twice.

Mr. Bonin: It is just something that we need to install and then monitor.

Mr. Flint: Anything else Alan?

Mr. Scheerer: No sir.

SEVENTH ORDER OF BUSINESS

Other Business

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

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Any Supervisors requests? There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I make a motion to adjourn.

On MOTION by Mr. Morgar favor, the meeting was adjour	n, seconded by Ms. Dudley, with all in rned.
, c s	
Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION IV

Prepared by or under the direction of Anthony J. Cotter, General Counsel And after recording return to: Office of the General Counsel Tohopekaliga Water Authority 951 Martin Luther King Blvd. Kissimmee, Florida 34741

Project Name/#:	
Parcel ID No.: Enter Parcel ID(s)	
(Space above this line for recording data)	

EASEMENT

THIS EASEMENT is made and granted this ______ day of _______ 202__, by Enter Grantor Entity Name (the "Grantor"), a Enter Entity Type, having its principal place of business located at Enter Grantor's Principal Address, to the TOHOPEKALIGA WATER AUTHORITY ("TOHO"), an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, having its principal place of business located at 951 Martin Luther King Blvd., Kissimmee, Florida 34741. (Grantor and TOHO are sometimes together referred to herein as the "Parties", and separately as the "Party").

- 1. **Grant of Easement**. Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration receipt and sufficiency of which is hereby acknowledged, does hereby authorize the use of and hereby grants to TOHO, its successors and assigns, a perpetual non-exclusive utility easement across a parcel of real property in County, Florida, as more particularly described in attached **Exhibit A** (the "**Easement Area**"), for the purposes of: (a) installing, maintaining, operating, refiguring, or reconstructing water and wastewater utilities and associated facilities within the Easement Area (collectively, the "**Facilities**"); (b) all other rights and privileges reasonably necessary, in TOHO's sole discretion, for the safe, reliable, and efficient installation, operation, repair, and maintenance of the Facilities; and (c) ingress and egress to the Easement Area for the above-stated purposes, subject to the terms and provisions set forth herein.
- Area for any lawful purposes that do not unreasonably interfere with the Facilities and/or easement rights granted to TOHO in this instrument, which may include parking, paving, sidewalks, green spaces, recreational areas, and drive aisles for motor-vehicles. Additionally, Grantor may continue to use the Easement Area for lighting and landscaping, in accordance with TOHO approved plans or as may otherwise be approved by TOHO in its reasonable discretion. Notwithstanding the foregoing, however, Grantor shall not place any permanent structures or improvements such as buildings or foundations on, over, or across the Easement Area. TOHO shall have the right to remove any such permanent structures or improvements placed on, over, or across the Easement Area at the expense of Grantor, and TOHO shall have the right to clear the Easement Area of trees, limbs, vegetation, or other physical objects which endanger or interfere with the safe or efficient installation, operation, maintenance, repair, or replacement of Facilities existing within the Easement Area.

3. TOHO's Use of Easement Area.

- a. TOHO will, at its sole cost and expense, restore the surface of any disturbed portion of the Easement Area to its original condition as near as is reasonably practical, the damage or disturbance to which shall have been caused by the installation, maintenance, operation, repair, inspection, replacement or removal of the Facilities or other exercise by TOHO of its rights under this instrument. Such restoration shall be completed within a commercially reasonable time following completion of the work that caused the damage or disturbance. In the event the required restoration is not completed by TOHO, Grantor shall provide TOHO with written notice of same, and Grantor shall thereafter have the right to undertake all reasonably necessary restoration and recover from TOHO the actual, third party out of pocket expenses incurred in connection therewith. The provisions of this section shall expressly survive the termination of this Agreement.
- b. Any rights granted hereunder shall be exercised only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto.
- c. TOHO shall not permit (and shall promptly satisfy or bond) any construction, mechanic's lien or encumbrance against the Easement Area or any other property in connection with the exercise of TOHO's rights hereunder.
- d. If this Easement shall be abandoned by TOHO or terminated in any manner, TOHO shall be allowed a reasonable period of time thereafter for the purpose of removing any of the Facilities supplied by TOHO and thereafter all rights and privileges hereunder shall cease and the easement privileges and rights herein granted shall revert to the GRANTOR.
- e. The use of the easement granted in this instrument does not run to the public and no rights hereunder are granted or approved except for the purposes and use by TOHO, and its agents, successors, and assigns for the uses and purposes stated herein.
- 4. Relocation. If Grantor's future orderly development of the premises is in physical conflict with the Facilities, TOHO shall, within commercially reasonable timeframe after receipt of written request from Grantor, relocate said facilities to another mutually agreed upon easement area in Grantor's premises, provided that prior to the relocation of said facilities (a) GRANTOR shall pay to TOHO the full expected cost of the relocation as estimated by TOHO, and (b) GRANTOR shall execute and deliver to TOHO, at no cost, an acceptable and recordable easement to cover the relocated facilities. Upon the completion of the relocation, TOHO will create and record a document thereby Releasing the portion vacated by such relocation.
- 5. **Amendment and Termination**. This Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties and recorded in the Public Records of County, Florida.
- 6. <u>Attorney Fees</u>. Should any action be brought arising out of this Agreement, including, without limitation, any action for declaratory or injunctive relief, or any action for the

enforcement hereof, the predominantly prevailing party shall be entitled to reasonable attorneys' fees and costs and expenses of investigation, and costs of collection all as reasonably incurred, including, without limitation, attorneys' fees, costs, and expenses of investigation incurred before, during or after trial or in any appellate proceedings or in any action or participation in, or in connection with, any case or proceeding under the United States Bankruptcy Code, or any successor statutes.

7. <u>Miscellaneous</u>. The terms "Grantor" and "TOHO" shall include any and all respective heirs, successors, and assigns of Grantor and TOHO. Any failure by TOHO or Grantor to exercise or continue to exercise or enforce any of the rights granted in this instrument shall not be construed as a waiver or abandonment of the right to at any time, or from time to time, exercise any and all such rights. The rights, privileges and easements granted and conveyed hereunder shall be a burden upon the Easement Area and exist for the benefit of and shall run with title to the applicable property.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the Grantor has authorized and caused the execution of this instrument as of the date first above written. Grantor warrants that it is the record owner of the lands to be encumbered by this instrument, that it has the full right and authority to convey to TOHO this perpetual non-exclusive Easement, and that TOHO shall have quiet and peaceful possession, use, and enjoyment of the same, subject to the terms and conditions set forth herein.

WITNESS #1	GRANTOR:
	Enter Grantor Name, Enter Entity Type
Print Name:	
Address:	By:
	Printed Name:
	Title:
WITNESS #2	
Print Name:	_
Address:	
Address.	_
STATE OF	
STATE OF	
	_
	ed before me by means of \square physical presence or \square
online notarization, this day of	, 20, by <mark>Enter Grantor's</mark>
	of Enter Grantor's Name, a Enter Grantor Entity Type
	Florida on behalf of the company/corporation. They
are personally known to me or \square na identification.	ave produced as
(Seal)	
	Signature of Notary Public
	Name of Notary Typed, Printed or Stamped

EXHIBIT A

[Sketch and Legal]

[SEE ATTACHED _____ PAGE(S)]

SECTION V

SECTION C

SECTION 1

Knightsbridge Community Development District

Summary of Check Register

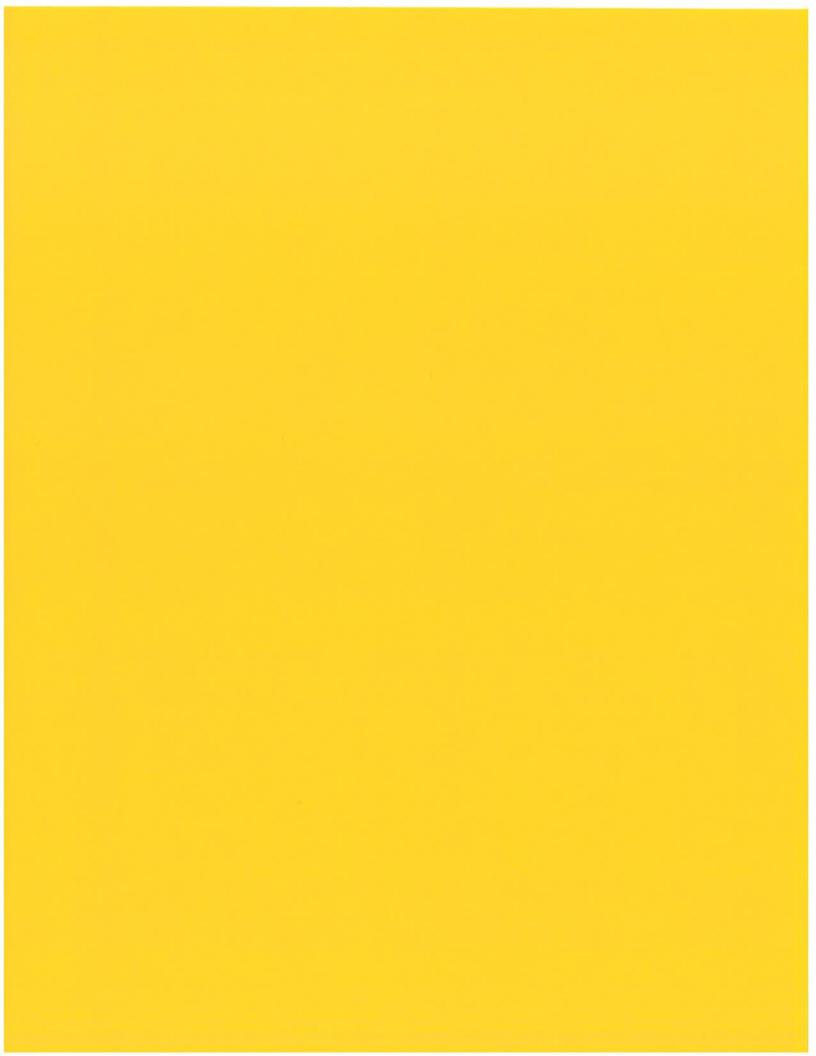
February 4, 2025 to March 3, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	2/6/25	118	\$ 652.00
	2/7/25	119-120	\$ 6,008.17
	2/14/25	121-123	\$ 80,377.72
	2/21/25	124	\$ 650.00
		Total Amount	\$ 87,687.89

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/10/25 PAGE 1
*** CHECK DATES 02/04/2025 - 03/03/2025 *** KNIGHTSBRIDGE - GENERAL FUND

*** CHECK DATES 02/04/2025 - 03/03/2025 *** KI	NIGHTSBRIDGE - GENERAL FUND ANK A GENERAL FUND			
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
2/06/25 00003 12/09/24 132906 202502 300-20700-3	10100	*	652.00	
U31 FR#0	LATHAM LUNA EDEN & BEAUDINE LLP			652.00 000118
2/07/25 00010 1/31/25 18505 202502 320-53800-4	46200	*	5,875.00	
LANDSCAPE MAINT FEB25	FRANK POLLY SOD, INC			5,875.00 000119
2/07/25 00008 1/31/25 23MMS072 202501 310-51300- GENERAL ENGINEERING JAN25	 31100	*	133.17	
GENERAL ENGINEERING JAN25	MADDEN MOORHEAD & STOKES LLC			
2/14/25 00017 10/07/24 1242 202410 310-51300-3	31300	*	2,500.00	
SPEC ASSESS BONDS 2024	DISCLOSURE TECHNOLOGY SERVICES, LLC			2,500.00 000121
2/14/25 00001 2/01/25 47 202502 310-51300-3		*	3,541.67	
MANAGEMENT FEES FEB25 2/01/25 47 202502 310-51300-1	35200	*	105.00	
WEBSITE ADMIN FEB25 2/01/25 47 202502 310-51300-3	35100	*	157.50	
INFORMATION TECH FEB25 2/01/25 47 202502 310-51300-1		*	583.33	
2/01/25 47 202502 310-51300-5	51000	*	.24	
OFFICE SUPPLIES FEB25 2/01/25 47 202502 310-51300-4 POSTAGE FEB25	42000	*	23.46	
2/01/25 48 202502 320-53800-3	34000	*	1,312.50	
FIELD MANAGEMENT FEB25	GOVERNMENTAL MANAGEMENT SERVICES-CF			5,723.70 000122
2/14/25 00013 2/06/25 02062025 202502 300-20700-3	 10000	*	55,958.34	
FY25 S2024 DIRECT ASSESS 2/07/25 02072025 202502 300-20700-1	10000	*	6,195.68	
FY25 S2024 SPEC ASSESS	KNIGHTSBRIDGE CDD C/O US BANK		5	72,154.02 000123
2/21/25 00010 2/06/25 18513 202502 320-53800-4	48000	*	650.00	
GENERAL MAINTENANCE FEB24	FRANK POLLY SOD, INC			650.00 000124
	TOTAL FOR BANK A		•	
	TOTAL FOR REGISTE	R	37,687.89	

KNIB KNIGHTSBRIDGE ZYAN



Knightsbridge Community Development District

Summary of Check Register

March 4, 2025 to April 7, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	3/7/25	125	\$ 6,875.00
	3/17/25	126-127	\$ 6,084.66
	3/20/25	128	\$ 1,173.16
	4/4/25	129	\$ 6,875.00
		Total Amount	\$ 21,007.82

AP300R YEAR-TO-DATE A *** CHECK DATES 03/04/2025 - 04/07/2025 *** KN BA	ACCOUNTS PAYABLE PREPAID/COMPUTER (NIGHTSBRIDGE - GENERAL FUND NNK A GENERAL FUND	CHECK REGISTER	RUN 4/14/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/07/25 00010 3/04/25 18546 202503 320-53800-4 LANDSCAPE MAINT MAR25				
	FRANK POLLY SOD, INC			6,875.00 000125
3/17/25 00001 3/01/25 49 202503 310-51300-3 MANAGEMENT FEES MAR25		*	3,541.67	
3/01/25 49 202503 310-51300-3 WEBSITE ADMIN MAR25	35200	*	105.00	
3/01/25 49 202503 310-51300-3 INFORMATION TECH MAR25	35100	*	157.50	
3/01/25 49 202503 310-51300-3 DISSEMINATION SVCS MAR25	31300	*	583.33	
3/01/25 49 202503 310-51300-5 OFFICE SUPPLIES MAR25	51000	*	.09	
3/01/25 49 202503 310-51300-4 POSTAGE MAR25		*	39.57	
3/01/25 50 202503 320-53800-3 FIELD MANAGEMENT MAR25		*		
	GOVERNMENTAL MANAGEMENT SERVICES	-CF		5,739.66 000126
3/17/25 00003 3/11/25 137532 202502 310-51300-3	31500	*	345.00	
GENERAL COUNDED FED25	LATHAM LUNA EDEN & BEAUDINE LLP			345.00 000127
3/20/25 00008 2/28/25 23MMS072 202502 310-51300-3	31100	*	1,173.16	
GENERAL ENGINEERING FEB25	MADDEN MOORHEAD & STOKES LLC			1,173.16 000128
4/04/25 00010 4/01/25 18588 202504 320-53800-4 LANDSCAPE MAINT APR25	16200	*	6,875.00	_
	FRANK POLLY SOD, INC			6,875.00 000129
	TOTAL FOR BAN	К А	21,007.82	

TOTAL FOR REGISTER

21,007.82

KNIB KNIGHTSBRIDGE ZYAN

SECTION 2

Community Development District

Unaudited Financial Reporting

February 28, 2025



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Capital Projects Fund	5
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Long Term Debt Schedule	8
Assessment Receipt Schedule	9

Knightsbridge Community Development District

Combined Balance Sheet

February 28, 2025

	General Fund	Debt Service Fund		Capital Projects Fund		Total Governmental Funds	
Assets:							
Cash:							
Operating Account	\$ 104,457	\$	-	\$	-	\$	104,457
Due from Capital	\$ 3,819	\$	-	\$	-	\$	3,819
Investments:							
Series 2024							
Reserve	\$ -	\$	208,069	\$	-	\$	208,069
Revenue	\$ -	\$	342,525	\$	-	\$	342,525
Construction	\$ -	\$	-	\$	16,676	\$	16,676
Cost of Issuance	\$ -	\$	-	\$	106	\$	106
Total Assets	\$ 108,276	\$	550,594	\$	16,782	\$	675,651
Liabilities:							
Accounts Payable	\$ 1,671	\$	-	\$	_	\$	1,671
Due to General Fund	\$ -	\$	-	\$	3,819	\$	3,819
Total Liabilites	\$ 1,671	\$	-	\$	3,819	\$	5,490
Fund Balance:							
Restricted:							
Debt Service	\$ -	\$	550,594	\$	-	\$	550,594
Capital Projects	\$ -	\$	-	\$	12,963	\$	12,963
Unassigned	\$ 106,604	\$	-	\$	-	\$	106,604
Total Fund Balances	\$ 106,604	\$	550,594	\$	12,963	\$	670,161
Total Liabilities & Fund Balance	\$ 108,276	\$	550,594	\$	16,782	\$	675,651

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budget		Actual		
	Budget	Thr	ru 02/28/25	Th	ru 02/28/25		Variance
Revenues:							
Assessments	\$ 151,677	\$	140,046	\$	140,046	\$	-
Developer Contributions	\$ 274,015	\$	23,309	\$	23,309	\$	-
Total Revenues	\$ 425,692	\$	163,355	\$	163,355	\$	-
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	5,000	\$	3,200	\$	1,800
FICA Expenditures	\$ 918	\$	383	\$	245	\$	138
Engineering	\$ 10,000	\$	4,167	\$	1,764	\$	2,403
Attorney	\$ 20,000	\$	8,333	\$	1,979	\$	6,354
Annual Audit	\$ 5,000	\$	-	\$	-	\$	-
Assessment Administration	\$ 5,250	\$	5,250	\$	5,250	\$	-
Arbitrage	\$ 900	\$	-	\$	-	\$	-
Dissemination	\$ 7,000	\$	2,917	\$	5,417	\$	(2,500)
Trustee Fees	\$ 8,142	\$	-	\$	-	\$	-
Management Fees	\$ 42,500	\$	17,708	\$	17,708	\$	-
Information Technology	\$ 1,890	\$	788	\$	788	\$	-
Website Maintenance	\$ 1,260	\$	525	\$	525	\$	-
Telephone	\$ 300	\$	125	\$	-	\$	125
Postage & Delivery	\$ 1,000	\$	417	\$	82	\$	335
Insurance	\$ 5,750	\$	5,750	\$	5,408	\$	342
Copies	\$ 1,000	\$	417	\$	8	\$	409
Legal Advertising	\$ 8,700	\$	3,625	\$	700	\$	2,925
Other Current Charges	\$ 2,500	\$	1,042	\$	321	\$	720
Office Supplies	\$ 625	\$	260	\$	1	\$	260
Travel Per Diem	\$ 660	\$	275	\$	-	\$	275
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-
Total General & Administrative	\$ 135,570	\$	57,155	\$	43,569	\$	13,587

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Proi	rated Budget		Actual	
	Budget	Thr	ru 02/28/25	Thr	ru 02/28/25	Variance
Operations & Maintenance						
Field Expenditures						
Property Insurance	\$ 10,000	\$	4,167	\$	-	\$ 4,167
Field Management	\$ 15,750	\$	6,563	\$	6,563	\$ -
Landscape Maintenance	\$ 119,700	\$	49,875	\$	29,375	\$ 20,500
Landscape Replacement	\$ 10,000	\$	4,167	\$	5,130	\$ (963)
Pond Maintenance	\$ 10,608	\$	4,420	\$	-	\$ 4,420
Streetlights	\$ 53,064	\$	22,110	\$	-	\$ 22,110
Electric	\$ 10,000	\$	4,167	\$	103	\$ 4,064
Water	\$ 30,000	\$	12,500	\$	6,059	\$ 6,441
Sidewalk & Asphalt Maintenance	\$ 10,000	\$	4,167	\$	-	\$ 4,167
Irrigation Repairs	\$ 6,000	\$	2,500	\$	-	\$ 2,500
General Repairs & Maintenance	\$ 5,000	\$	2,083	\$	2,510	\$ (427)
Stormwater Maintenance	\$ 5,000	\$	2,083	\$	-	\$ 2,083
Field Contingency	\$ 5,000	\$	2,083	\$	-	\$ 2,083
Total Operations & Maintenance	\$ 290,122	\$	120,884	\$	49,739	\$ 71,145
Total Expenditures	\$ 425,692	\$	178,040	\$	93,308	\$ 84,731
Excess (Deficiency) of Revenues over Expenditures	\$			\$	70,047	
Fund Balance - Beginning	\$ -			\$	36,557	
Fund Balance - Ending	\$ -			\$	106,604	

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Proi	ated Budget		Actual		
	Budget	Thr	Thru 02/28/25		u 02/28/25	1	Variance
Revenues:							
Assessments - Tax Roll	\$ 416,137	\$	140,625	\$	140,625	\$	-
Assessments - Direct	\$ -	\$	-	\$	197,875	\$	197,875
Interest	\$ 520	\$	520	\$	7,337	\$	6,817
Total Revenues	\$ 416,657	\$	141,144	\$	345,837	\$	204,692
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			\$	184,000		
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	(3,999)	\$	(3,999)
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	(3,999)	\$	(3,999)
Net Change in Fund Balance	\$ 2,984			\$	180,002		
Fund Balance - Beginning	\$ 162,875			\$	370,592		
Fund Balance - Ending	\$ 165,860			\$	550,594		

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopte	d	Prora	ed Budget		Actual	
	Budge	t	Thru	02/28/25	Thru	u 02/28/25	Variance
Revenues:							
Developer Contributions	\$	-	\$	-	\$	1,196	\$ 1,196
Interest	\$	-	\$	-	\$	20,061	\$ 20,061
Total Revenues	\$	-	\$	-	\$	21,257	\$ 21,257
Expenditures:							
Capital Outlay	\$	-	\$	-	\$	8,579	\$ (8,579)
Total Expenditures	\$	-	\$	-	\$	8,579	\$ (8,579)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	12,678	
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$	-	\$	-	\$	3,999	\$ 3,999
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	3,999	\$ 3,999
Net Change in Fund Balance	\$	-			\$	16,676	
Fund Balance - Beginning	\$	-			\$	(3,713)	
Fund Balance - Ending	\$	-			\$	12,963	

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 \$	2,534 \$	1,220 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	140,046
Developer Contributions	\$ 23,309 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	23,309
Total Revenues	\$ 23,309 \$	4,781 \$	131,510 \$	2,534 \$	1,220 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	163,355
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,200 \$	1,000 \$	- \$	- \$	1,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,200
FICA Expenditures	\$ 92 \$	77 \$	- \$	- \$	77 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	245
Engineering	\$ 133 \$	324 \$	- \$	133 \$	1,173 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,764
Attorney	\$ 562 \$	1,073 \$	- \$	- \$	345 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,979
Annual Audit	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Assessment Administration	\$ 5,250 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,250
Arbitrage	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Dissemination	\$ 3,083 \$	583 \$	583 \$	583 \$	583 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,417
Trustee Fees	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Management Fees	\$ 3,542 \$	3,542 \$	3,542 \$	3,542 \$	3,542 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	17,708
Information Technology	\$ 158 \$	158 \$	158 \$	158 \$	158 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	788
Website Maintenance	\$ 105 \$	105 \$	105 \$	105 \$	105 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	525
Telephone	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Postage & Delivery	\$ 37 \$	2 \$	18 \$	- \$	23 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	82
Insurance	\$ 5,408 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,408
Printing & Binding	\$ 2 \$	5 \$	1 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	8
Legal Advertising	\$ 700 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	700
Other Current Charges	\$ 40 \$	40 \$	41 \$	156 \$	44 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	321
Property Appraiser	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Office Supplies	\$ 0 \$	0 \$	- \$	- \$	0 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1
Travel Per Diem	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Dues, Licenses & Subscriptions	\$ 175 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	175
Total General & Administrative	\$ 20,487 \$	6,908 \$	4,447 \$	4,677 \$	7,049 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	43,569

Knightsbridge Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July A	ug S	ept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ - 5	- 5	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	-
Field Management	\$ 1,313	\$ 1,313	\$ 1,313 5	1,313	\$ 1,313	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	6,563
Landscape Maintenance	\$ 5,875	\$ 5,875	\$ 5,875	5,875	\$ 5,875	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	29,375
Landscape Replacement	\$ 5,130	\$ -	\$ - 5	- 5	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	5,130
Pond Maintenance	\$ -	\$ -	\$ - 5	- 5	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	-
Streetlights	\$ -	\$ -	\$ - 5	- 5	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	-
Electric	\$ 41	\$ -	\$ 40 5	21 5	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	103
Water	\$ 2,213	\$ 543	\$ 890 \$	783	\$ 1,629	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	6,059
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ - 5	- 5	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	-
Irrigation Repairs	\$ -	\$ -	\$ - 5	- 5	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	-
General Repairs & Maintenance	\$ 1,860	\$ -	\$ - 5	- 5	\$ 650	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	2,510
Stormwater Maintenance	\$ -	\$ -	\$ - 5	- 5	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	-
Field Contingency	\$ -	\$ -	\$ - 5	- 5	-	\$ -	\$ -	- \$	- \$	- \$	- \$	- \$	-
Total Operations & Maintenance	\$ 16,432	\$ 7,731	\$ 8,118 5	7,992	\$ 9,467	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	49,739
Total Expenditures	\$ 36,919	\$ 14,639	\$ 12,565	12,669	\$ 16,516	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	93,308
Excess Revenues (Expenditures)	\$ (13,610)	\$ (9,858)	\$ 118,945	(10,135)	\$ (15,296)	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	70,047

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

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

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	49.90% <i>0&M Portion</i>	50.10% 2024 Debt	100.00% <i>Total</i>
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	mieresi	wet keceipts	OWN 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
01/09/25	ACH	\$4,939.88	(\$98.80)	\$0.00	\$0.00	\$4,841.08	\$2,415.55	\$2,425.53	\$4,841.08
01/28/25	ACH	\$0.00	\$0.00	\$0.00	\$238.21	\$238.21	\$118.86	\$119.35	\$238.21
02/10/25	ACH	\$2,495.41	(\$49.91)	\$0.00	\$0.00	\$2,445.50	\$1,220.23	\$1,225.27	\$2,445.50
	TOTAL	\$ 297.564.13	\$ (11.443.95)	\$ (627.44)	\$ 238.21	\$ 280.670.90	\$ 140.046.11	\$ 140.624.79	\$ 280.670.90

	92%	Net Percent Collected
\$	23,309.98	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Lennar Hom	nes, LLC					
2025-01			Ne	t Assessments	\$ \$ 263,833.37	\$ 263,833.37
Date Received	Due Date	Check Number	1	Net Assessed	Amount Received	Series 2024
11/4/24	11/1/24	2329719	\$	131,916.69	\$ 131,916.69	\$ 131,916.69
2/5/25	2/1/25	2383707	\$	65,958.34	\$ 65,958.34	\$ 65,958.34
	5/1/24		\$	65,958.34		\$ -
	•		\$	263,833.37	\$ 197,875.03	\$ 197,875.03