

*Knightsbridge  
Community Development District*

*Agenda*

*May 19, 2025*

# AGENDA

# *Knightsbridge*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

May 12, 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, May 19, 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 April 21, 2025 Meeting
4. Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
5. Ratification of Series 2024 Requisition #8
6. 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 Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Number of Registered Voters - 46
  - 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, April 21, 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	Assistant Secretary
Josmin Martinez	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the  
February 17, 2025 Meeting**

Mr. Flint: Item four is approval of your February 17, 2025 minutes. Were there any comments or corrections on the minutes? Anybody have any comments?

Mr. Greene: On page 3 of the minutes, it states that I made some comments to the discussion and I do not recall my input on that matter. It may have been misheard.

Mr. Bonin: Joe is Duke's light guy. This conversation happened because we had lights that were getting fixed, and I was instructed to find Gerald. I sent Gerald an email.

Mr. Flint: So it should have been Rob as the speaker instead?

Mr. Bonin: Yes, I believe it was me.

Mr. Flint: We have a motion and a second with the correction of referring to Rob on page 3 instead of Steve. Any other comments?

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Minutes of the February 17, 2025 Meeting, were approved as amended.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Easement with Tohopekaliga Water Authority**

Ms. Trucco: Good morning. This easement was forwarded to me by the developer team, stating Toho is requiring an additional easement in Phase 2. Usually this is handled through the plat, but it is my understanding that this is now a requirement for phase 2. This will allow Toho to eventually have access to the CDD's properties for the purposes of installing, maintaining, operating, repairing, refiguring, or reconstructing the water and waste utilities and the associated facilities. To the extent of what Toho is requiring the CDD to sign off is low and they are looking for a motion to approve. Right now, the property is still owned by the developer, which is AGEHC2, LLC. I am bringing this back because it was sent to me for review, and will say for about 3, there is a responsibility on Toho to restore the property to its original condition as soon as it is commercially reasonable and there is also condensed fees for restoration. If the CDD has to pursue Toho, through an attorney or something like that, we have the right to request reimbursement for those expenses.

Mr. Bonin: What is the legal description of the easement that they are looking for?

Mr. Morgan: The entire Phase 2.

Mr. Bonin: I am trying to be clear about what that actually is. Is it not over the lines? Is it a blockage easement or just a right-of-way. What is the legal description?

Ms. Trucco: Ideally, it would just be the property where the wastewater and water utilities are located.

Mr. Bonin: So, all their infrastructure is in the right-of-way and at max, the additional 10-foot plat?

Ms. Trucco: Yes.

Mr. Bonin: They are asking for an area that is over and above that space. They are asking too much. I am asking, what is the legal boundaries of what they are asking for?

Ms. Trucco: I need to go back to the developer team to answer that question because I am not sure.

Mr. Bonin: I do not remember seeing this, so I do not know what they are asking for. Let's pause this until you confirm that Toho is sure. Toho asks more than what is necessary and if no one is paying attention, we could end up signing off on areas they no business having an easement to. I just want to make sure that the areas that they are describing are where the easement is.

Mr. Flint: Rob, would you be okay with the Board approving it, subjecting it to your consent?

Mr. Bonin: Yes.

Mr. Morgan: I think the plat outlines where they are having these easements.

Mr. Bonin: Yes, but we know that they have gotten aggressive with additional easements, and this is a redundant document because the plat gives them everything they may need, but their attorney has convinced them that it is not enough and they want another easement. That is what is going on here.

Mr. Flint: We do not have legal authority to give plats away anyway.

Mr. Bonin: I want to make sure the boundaries they are asking for does not exceed the hold.

Ms. Trucco: Phase 2 has not been conveyed to the CDD yet, so as of right now, the developer would be signing as the guarantor.

Mr. Bonin: So, they are asking to sign now because you cannot.

Ms. Trucco: Yes. Currently, there are no parcel IDS in the exhibit, and this is something I think we do need to follow up with your team or Toho to find out where the utilities are located. Are there parcels?

Mr. Bonin: It is part of the legal description that they are using or expecting. That is it.

Ms. Trucco: Okay, so do we have a motion, subject to staff to make any changes that are necessary?

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Easement with Tohopekaliga Water Authority, was approved subject to staff making necessary changes.
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**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Staff reports, Kristen.

Ms. Trucco: No updates from me.

**B. Engineer**

**i. Discussion of Pending Plat Conveyances**

**ii. Status of Permit Transfers**

**iii. Status of Construction Funds & Requisitions**

Mr. Flint: Dave, anything?

Mr. Reid: Yes, I am still waiting on South Florida bondage and the new problem is South Florida is now requiring confirmation from the CDD and the city of Kissimmee. Kristen, is there anyone at the CDD who you have dealt with that would understand the permitting issue?

Ms. Trucco: The lawyer there or the City Attorney.

Mr. Flint: This is the assignment of the ERP to the District as the operating entity and they are requiring the city to also be a part of that because they own Golden Knight?

Mr. Morgan: I know the director for the stormwater for the city, as well as the Assistant Director, and that is someone who we probably need to be talking to, if they are going to be cosigning the ERP for the stormwater system.

Mr. Reid: Who is that?

Mr. Morgan: I cannot recall their name, but I have seen him out there a few times.

Mr. Reid: So that is their drainage engineer?

Mr. Morgan: Yes.

Mr. Flint: Can you email me?

Mr. Morgan: Yes, when I get back to the computer, I can send you and Mr. Reid the information.

Mr. Reid: That is all I have.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have approval of the check register from February 4<sup>th</sup> through March 3<sup>rd</sup> for \$87,687.89. Are there any questions?

Mr. Morgan: Make a motion to approve.



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

**ii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through February 28<sup>th</sup>. There is no action required. If you have questions, we can discuss those.

**D. Field Manager's Report**

Mr. Scheerer: Just a couple of things. We are going into budget season, and the next meeting will have the budget included. I started getting requests from my office to verify the reclaim meters that have been installed in Phase 2, and in doing so, I noticed a couple of them were installed off tracts. These are recreationally open tracts. I talked to Michelle, Carly, and Mary and they told me that all 5 of the open-spaced tracts are intended to go to the CDD and not to the HOA, as for the plat. I just wanted to get some sort of verification on that because the budget that we have for Phase 2, does not contemplate those two locations. I have already spoken with Frank to get them going to provide updated numbers. This will allow us to get the FY26 budget together and make sure that it is accurate.

Mr. Morgan: And we are certain these are irrigated tracts?

Mr. Sheerer: They are. I have checked three of them so far. If you look at the map, back in 2023, Dave did the ownership maps for us, and everything on the tracts map were not included, but they have made their way to the CDD. The intent is the HOA will only own the Amenity and the pool and all of the open spaces will go to the CDD. We are already starting to work numbers on it with the landscaper for the budget and we will put together some modest irrigation numbers because it is not heavily a landscape. I know the new pergolas that are being installed, it is all under the HOA. That means Kristen will probably have to do some work conveying those tracts.

Ms. Trucco: Is that Phase 2?

Mr. Sheerer: Yes ma'am, it is all Phase 2. I have authorized the transfers for the meters that are in CDD tracts, based on the plats.

Mr. Morgan: Did we look at the plat? Is it CDD?

Mr. Sheerer: The Phase 2 tracts are with the HOA, but staff is telling me it should be CDD.

Mr. Morgan: I do not know how that slipped through, because Michelle has to sign off on that.

Mr. Sheerer: Yes, I went back and looked through emails from 2023 because Dave sent the corrections that needed to be sent on the map and Dave made the corrections. One of them was a side-tract, which is basically a sidewalk between the homes. Michelle says that is HOA, but it is in the name of the CDD, when all the other tracts are under the HOA. The meters I am getting now for all the tracts, are in the name of the CDD and were established in the name of the CDD. I just want to make sure before we start the transfer and start paying them, that is the intent, and we can move on from there.

Mr. Morgan: So, it will have to be at another meeting?

Mr. Sheerer: Yes.

Mr. Flint: There is nothing you have to do. We will bring it back next month and will include those costs and Kristen can prepare the deed or deeds.

Mr. Sheerer: I just want the Board to know what is going on.

Mr. Morgan: So, the CDD will be able to handle the costs of the meters?

Mr. Flint: We do not have it included in this year's budget; we will have to add it to next year.

Mr. Sheerer: We will have to add it to next year to see how it impacts the budget in 2026.

Mr. Flint: We will have to cash flow this.

Mr. Morgan: Do we anticipate a pretty big impact on those tracts?

Mr. Sheerer: Yes, they are large and open-spaced.

Mr. Morgan: And they are irrigated?

Mr. Sheerer: They are not all irrigated, but there are some areas that the landscaper told me that Lennar switched to St. Augustine to make them irrigated. I am working with Frank to get a better handle on that now. They are still under construction with about 30 to 60-days away from completion.

Mr. Flint: I am assuming the pergolas were in the HOA's name.

Mr. Sheerer: Yes.

Mr. Morgan: Alright, thank you.

## **SIXTH ORDER OF BUSINESS**

## **Other Business**

There being no comments, the next item followed.

## **SEVENTH ORDER OF BUSINESS**

## **Supervisor's Requests**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Morgan: I make a motion to adjourn.

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

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Chairman/Vice Chairman

## SECTION IV

## RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Knightsbridge Community Development District (“**District**”) prior to June 15, 2025, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 18, 2025
HOUR:	10:00 a.m.
LOCATION:	Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL 33896

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

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

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

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

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

**PASSED AND ADOPTED THIS 19<sup>TH</sup> DAY OF MAY, 2025.**

ATTEST:

**KNIGHTSBRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

***Knightsbridge***  
***Community Development District***

***Proposed Budget***  
***FY2026***



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**8** Amortization Schedule - Series 2024



**Knightsbridge**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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**Revenues**

Assessments	\$ 151,677	\$ 140,046	\$ 11,631	\$ 151,677	\$ 466,207
Developer Contributions	\$ 274,015	\$ 23,309	\$ 118,766	\$ 142,076	\$ -

<b>Total Revenues</b>	<b>\$ 425,692</b>	<b>\$ 163,355</b>	<b>\$ 130,398</b>	<b>\$ 293,753</b>	<b>\$ 466,207</b>
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**Expenditures**

**General & Administrative**

Supervisor Fees	\$ 12,000	\$ 3,200	\$ 4,000	\$ 7,200	\$ 12,000
FICA Expenditures	\$ 918	\$ 245	\$ 306	\$ 551	\$ 918
Engineering	\$ 10,000	\$ 2,520	\$ 3,000	\$ 5,520	\$ 7,500
Attorney	\$ 20,000	\$ 2,723	\$ 10,000	\$ 12,723	\$ 15,000
Annual Audit	\$ 5,000	\$ -	\$ 3,350	\$ 3,350	\$ 3,400
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,408
Arbitrage	\$ 900	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 7,000	\$ 6,000	\$ 3,500	\$ 9,500	\$ 5,150
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 8,142	\$ -	\$ 4,500	\$ 4,500	\$ 4,500
Management Fees	\$ 42,500	\$ 21,250	\$ 21,250	\$ 42,500	\$ 43,775
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Telephone	\$ 300	\$ -	\$ 150	\$ 150	\$ 150
Postage & Delivery	\$ 1,000	\$ 121	\$ 250	\$ 371	\$ 500
Insurance	\$ 5,750	\$ 5,408	\$ -	\$ 5,408	\$ 6,934
Copies	\$ 1,000	\$ 8	\$ 250	\$ 258	\$ 500
Legal Advertising	\$ 8,700	\$ 700	\$ 5,000	\$ 5,700	\$ 6,000
Other Current Charges	\$ 2,500	\$ 365	\$ 500	\$ 865	\$ 1,000
Office Supplies	\$ 625	\$ 1	\$ 250	\$ 251	\$ 250
Travel Per Diem	\$ 660	\$ -	\$ 330	\$ 330	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total General &amp; Administrative</b>	<b>\$ 135,570</b>	<b>\$ 49,540</b>	<b>\$ 58,661</b>	<b>\$ 108,201</b>	<b>\$ 119,604</b>
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**Knightsbridge**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Operations & Maintenance

**Field Expenditures**

Property Insurance	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Field Management	\$ 15,750	\$ 7,875	\$ 7,875	\$ 15,750	\$ 16,223
Landscape Maintenance	\$ 119,700	\$ 36,250	\$ 41,250	\$ 77,500	\$ 157,500
Landscape Replacement	\$ 10,000	\$ 5,130	\$ 4,870	\$ 10,000	\$ 10,000
Pond Maintenance	\$ 10,608	\$ -	\$ 5,304	\$ 5,304	\$ 11,400
Streetlights	\$ 53,064	\$ -	\$ 26,532	\$ 26,532	\$ 60,480
Electric	\$ 10,000	\$ 148	\$ 5,000	\$ 5,148	\$ 5,000
Water	\$ 30,000	\$ 12,309	\$ 15,000	\$ 27,309	\$ 45,000
Sidewalk & Asphalt Maintenance	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Irrigation Repairs	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ 6,000
General Repairs & Maintenance	\$ 5,000	\$ 2,510	\$ 2,500	\$ 5,010	\$ 5,000
Stormwater Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Field Contingency	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000

<b>Total Operations &amp; Maintenance</b>	<b>\$ 290,122</b>	<b>\$ 64,221</b>	<b>\$ 121,331</b>	<b>\$ 185,552</b>	<b>\$ 346,603</b>
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<b>Total Expenditures</b>	<b>\$ 425,692</b>	<b>\$ 113,761</b>	<b>\$ 179,992</b>	<b>\$ 293,753</b>	<b>\$ 466,207</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 49,594</b>	<b>\$ (49,594)</b>	<b>\$ -</b>	<b>\$ -</b>
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Gross Assessments	\$ 495,964
(Less: Discounts & Collections 6%)	\$ (29,758)
Net Assessments	\$ 466,207

Product	ERU's	Units	ERU/Unit	Net Total	Net Per Unit	Gross Per Unit
SF 50'	347	347	1.00	\$ 466,207	\$ 1,343.53	\$ 1,429.29
<b>Totals</b>	<b>347</b>	<b>347</b>		<b>\$ 466,207</b>		

FY2025 Gross	FY2026 Gross	Increase/(Decrease)
\$ 1,271	\$ 1,429	\$ 159

# **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.

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#### **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.

#### Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

#### 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.

# Knightsbridge

## Community Development District

### General Fund Narrative

#### Copies

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

#### 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.

# **Knightsbridge**

## **Community Development District**

### **General Fund Narrative**

#### *Pond Maintenance*

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

#### *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	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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#### **Revenues**

Assessments	\$ 416,137	\$ 140,625	\$ 11,679	\$ 152,304	\$ 416,137
Assessments - Direct	\$ -	\$ 197,875	\$ 65,958	\$ 263,833	\$ -
Interest Income	\$ 520	\$ 8,979	\$ 8,979	\$ 17,958	\$ 8,979
Carry Forward Surplus	\$ 162,875	\$ 162,523	\$ -	\$ 162,523	\$ 178,269
<b>Total Revenues</b>	<b>\$ 579,532</b>	<b>\$ 510,002</b>	<b>\$ 86,616</b>	<b>\$ 596,618</b>	<b>\$ 603,385</b>

#### **Expenses**

Interest- 12/15	\$ 161,836	\$ 161,836	\$ -	\$ 161,836	\$ 159,924
Principal - 06/15	\$ 90,000	\$ -	\$ 90,000	\$ 90,000	\$ 95,000
Interest - 06/15	\$ 161,836	\$ -	\$ 161,836	\$ 161,836	\$ 159,924
<b>Total Expenditures</b>	<b>\$ 413,673</b>	<b>\$ 161,836</b>	<b>\$ 251,836</b>	<b>\$ 413,673</b>	<b>\$ 414,848</b>

#### **Other Financing Sources/(Uses)**

Transfer In/(Out)	\$ -	\$ (4,677)	\$ -	\$ (4,677)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (4,677)</b>	<b>\$ -</b>	<b>\$ (4,677)</b>	<b>\$ -</b>

<b>Excess Revenues/(Expenditures)</b>	<b>\$ 165,860</b>	<b>\$ 343,489</b>	<b>\$ (165,220)</b>	<b>\$ 178,269</b>	<b>\$ 188,538</b>
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\*Carry forward less amount in Reserve funds.

**Series 2024**  
**Interest - 12/15/26**      **\$157,905**

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

**Knightsbridge**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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 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: 8
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: TraceAir Technologies, Inc.
- (D) Amount Payable: \$5,102.56
- (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): Invoice # 20423 & 21200 - Advanced Scan
- (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: 4/21/25

**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

INVOICE

TraceAir Technologies, Inc

1700 Westlake Ave N Ste 200 PMB

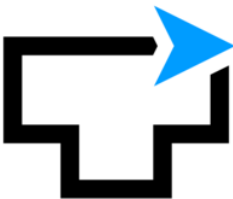
2001

Seattle, WA 98109

billing@traceair.net

+1 (206) 437-4290

traceair.net



Lennar Homes:Governmental Management Services - Central Florida, LLC

Bill to

Governmental Management Services -

Central Florida, LLC

219 East Livingston St

Orlando, FL 32801 USA

Ship to

Knightsbridge

Invoice details

Invoice no.: 20423

Terms: Net 30

Invoice date: 02/28/2025

Due date: 03/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Advanced Scan	2/5/2025, 2/20/2025	2	\$1,275.64	\$2,551.28

Total

\$2,551.28

Overdue

03/30/2025

INVOICE

TraceAir Technologies, Inc

1700 Westlake Ave N Ste 200 PMB

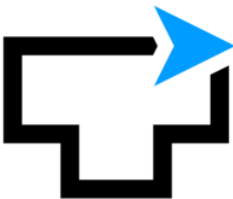
2001

Seattle, WA 98109

billing@traceair.net

+1 (206) 437-4290

traceair.net



Lennar Homes:Governmental Management Services - Central Florida, LLC

Bill to

Governmental Management Services -

Central Florida, LLC

219 East Livingston St

Orlando, FL 32801 USA

Ship to

Knightsbridge

Invoice details

Invoice no.: 21200

Terms: Net 30

Invoice date: 03/31/2025

Due date: 04/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Advanced Scan	03/04/25, 03/18/25	2	\$1,275.64	\$2,551.28

Total

\$2,551.28

## SECTION VI

# SECTION C

# SECTION 1



Knightsbridge  
Community Development District

Summary of Check Register

April 8, 2025 to May 5, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	4/17/25	130-132	\$ 11,482.07
	4/24/25	133	\$ 755.95
	5/2/25	134	\$ 6,875.00
Total Amount			\$ 19,113.02

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## SECTION 2

***Knightsbridge***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2025***



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1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
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5	<u>Capital Projects Fund</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Schedule</u>
9	<u>Assessment Receipt Schedule</u>

**Knightsbridge**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2025**

	General Fund		Debt Service Fund		Capital Projects Fund		Total Governmental Funds
<b>Assets:</b>							
<b>Cash:</b>							
Operating Account	\$	83,833	\$	-	\$	-	\$ 83,833
Due from Capital	\$	3,819	\$	-	\$	-	\$ 3,819
<b>Investments:</b>							
<b>Series 2024</b>							
Reserve	\$	-	\$	208,069	\$	-	\$ 208,069
Revenue	\$	-	\$	343,489	\$	-	\$ 343,489
Construction	\$	-	\$	-	\$	16,132	\$ 16,132
Cost of Issuance	\$	-	\$	-	\$	106	\$ 106
<b>Total Assets</b>	<b>\$</b>	<b>87,652</b>	<b>\$</b>	<b>551,558</b>	<b>\$</b>	<b>16,238</b>	<b>\$ 655,448</b>
<b>Liabilities:</b>							
Accounts Payable	\$	1,500	\$	-	\$	-	\$ 1,500
Due to General Fund	\$	-	\$	-	\$	3,819	\$ 3,819
<b>Total Liabilites</b>	<b>\$</b>	<b>1,500</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>3,819</b>	<b>\$ 5,319</b>
<b>Fund Balance:</b>							
<b>Restricted:</b>							
Debt Service	\$	-	\$	551,558	\$	-	\$ 551,558
Capital Projects	\$	-	\$	-	\$	12,419	\$ 12,419
Unassigned	\$	86,152	\$	-	\$	-	\$ 86,152
<b>Total Fund Balances</b>	<b>\$</b>	<b>86,152</b>	<b>\$</b>	<b>551,558</b>	<b>\$</b>	<b>12,419</b>	<b>\$ 650,129</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>87,652</b>	<b>\$</b>	<b>551,558</b>	<b>\$</b>	<b>16,238</b>	<b>\$ 655,448</b>

**Knightsbridge**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><u>Revenues:</u></b>				
Assessments	\$ 151,677	\$ 140,046	\$ 140,046	\$ -
Developer Contributions	\$ 274,015	\$ 23,309	\$ 23,309	\$ -
<b>Total Revenues</b>	<b>\$ 425,692</b>	<b>\$ 163,355</b>	<b>\$ 163,355</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,200	\$ 2,800
FICA Expenditures	\$ 918	\$ 459	\$ 245	\$ 214
Engineering	\$ 10,000	\$ 5,000	\$ 2,520	\$ 2,480
Attorney	\$ 20,000	\$ 10,000	\$ 2,723	\$ 7,277
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 3,500	\$ 6,000	\$ (2,500)
Trustee Fees	\$ 8,142	\$ -	\$ -	\$ -
Management Fees	\$ 42,500	\$ 21,250	\$ 21,250	\$ -
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ -
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 121	\$ 379
Insurance	\$ 5,750	\$ 5,750	\$ 5,408	\$ 342
Copies	\$ 1,000	\$ 500	\$ 8	\$ 492
Legal Advertising	\$ 8,700	\$ 4,350	\$ 700	\$ 3,650
Other Current Charges	\$ 2,500	\$ 1,250	\$ 365	\$ 885
Office Supplies	\$ 625	\$ 313	\$ 1	\$ 312
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 135,570</b>	<b>\$ 66,352</b>	<b>\$ 49,540</b>	<b>\$ 16,812</b>

**Knightsbridge**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Field Management	\$ 15,750	\$ 7,875	\$ 7,875	\$ -
Landscape Maintenance	\$ 119,700	\$ 59,850	\$ 36,250	\$ 23,600
Landscape Replacement	\$ 10,000	\$ 5,000	\$ 5,130	\$ (130)
Pond Maintenance	\$ 10,608	\$ 5,304	\$ -	\$ 5,304
Streetlights	\$ 53,064	\$ 26,532	\$ -	\$ 26,532
Electric	\$ 10,000	\$ 5,000	\$ 148	\$ 4,852
Water	\$ 30,000	\$ 15,000	\$ 12,309	\$ 2,691
Sidewalk & Asphalt Maintenance	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Irrigation Repairs	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
General Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ 2,510	\$ (10)
Stormwater Maintenance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Field Contingency	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
<b>Total Operations &amp; Maintenance</b>	<b>\$ 290,122</b>	<b>\$ 145,061</b>	<b>\$ 64,221</b>	<b>\$ 80,840</b>
<b>Total Expenditures</b>	<b>\$ 425,692</b>	<b>\$ 211,413</b>	<b>\$ 113,761</b>	<b>\$ 97,652</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 49,594</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 36,557</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 86,152</b>	



# Knightsbridge

## Community Development District

### Debt Service Fund Series 2024

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 416,137	\$ 140,625	\$ 140,625	\$ -
Assessments - Direct	\$ -	\$ -	\$ 197,875	\$ 197,875
Interest	\$ 520	\$ 520	\$ 8,979	\$ 8,459
<b>Total Revenues</b>	<b>\$ 416,657</b>	<b>\$ 141,144</b>	<b>\$ 347,479</b>	<b>\$ 206,334</b>
<b>Expenditures:</b>				
<b>Series 2024</b>				
Interest - 12/15	\$ 161,836	\$ 161,836	\$ 161,836	\$ -
Principal - 6/15	\$ 90,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 161,836	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 413,673</b>	<b>\$ 161,836</b>	<b>\$ 161,836</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,984</b>		<b>\$ 185,643</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (4,677)	\$ (4,677)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (4,677)</b>	<b>\$ (4,677)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 2,984</b>		<b>\$ 180,966</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 162,875</b>		<b>\$ 370,592</b>	
<b>Fund Balance - Ending</b>	<b>\$ 165,860</b>		<b>\$ 551,558</b>	

**Knightsbridge**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Developer Contributions	\$ -	\$ -	\$ 1,196	\$ 1,196
Interest	\$ -	\$ -	\$ 20,115	\$ 20,115
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,311</b>	<b>\$ 21,311</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 9,855	\$ (9,855)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,855</b>	<b>\$ (9,855)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,456</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 4,677	\$ 4,677
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,677</b>	<b>\$ 4,677</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,132</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,713)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,419</b>	

**Knightsbridge**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments	\$ -	\$ 4,781	\$ 131,510	\$ 2,534	\$ 1,220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,046
Developer Contributions	\$ 23,309	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,309
<b>Total Revenues</b>	<b>\$ 23,309</b>	<b>\$ 4,781</b>	<b>\$ 131,510</b>	<b>\$ 2,534</b>	<b>\$ 1,220</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 163,355</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 1,200	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200
FICA Expenditures	\$ 92	\$ 77	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245
Engineering	\$ 133	\$ 324	\$ -	\$ 133	\$ 1,173	\$ 756	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,520
Attorney	\$ 562	\$ 1,073	\$ -	\$ -	\$ 345	\$ 744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,723
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 3,083	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,250
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 37	\$ 2	\$ 18	\$ -	\$ 23	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Printing & Binding	\$ 2	\$ 5	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Legal Advertising	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Other Current Charges	\$ 40	\$ 40	\$ 41	\$ 156	\$ 44	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 20,487</b>	<b>\$ 6,908</b>	<b>\$ 4,447</b>	<b>\$ 4,677</b>	<b>\$ 7,049</b>	<b>\$ 5,971</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,540</b>

**Knightsbridge**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,875
Landscape Maintenance	\$ 5,875	\$ 5,875	\$ 5,875	\$ 5,875	\$ 5,875	\$ 5,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36,250
Landscape Replacement	\$ 5,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,130
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ 41	\$ -	\$ 40	\$ 21	\$ -	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	148
Water	\$ 2,213	\$ 543	\$ 890	\$ 783	\$ 1,629	\$ 6,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,309
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ 1,860	\$ -	\$ -	\$ -	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,510
Stormwater Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Operations &amp; Maintenance</b>	<b>\$ 16,432</b>	<b>\$ 7,731</b>	<b>\$ 8,118</b>	<b>\$ 7,992</b>	<b>\$ 9,467</b>	<b>\$ 14,482</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>64,221</b>
<b>Total Expenditures</b>	<b>\$ 36,919</b>	<b>\$ 14,639</b>	<b>\$ 12,565</b>	<b>\$ 12,669</b>	<b>\$ 16,516</b>	<b>\$ 20,453</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>113,761</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (13,610)</b>	<b>\$ (9,858)</b>	<b>\$ 118,945</b>	<b>\$ (10,135)</b>	<b>\$ (15,296)</b>	<b>\$ (20,453)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>49,594</b>

# 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
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$6,175,000</b>

**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**

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	49.90%	50.10%	100.00%
							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
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
<b>TOTAL</b>		<b>\$ 297,564.13</b>	<b>\$ (11,443.95)</b>	<b>\$ (627.44)</b>	<b>\$ 238.21</b>	<b>\$ 280,670.90</b>	<b>\$ 140,046.11</b>	<b>\$ 140,624.79</b>	<b>\$ 280,670.90</b>

<b>92%</b>	<b>Net Percent Collected</b>
<b>\$ 23,309.98</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

Lennar Homes, LLC						
2025-01						
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	
2/5/25	2/1/25	2383707	\$ 65,958.34	\$ 65,958.34	\$ 65,958.34	
	5/1/25		\$ 65,958.34		\$ -	
			\$ 263,833.37	\$ 197,875.03	\$ 197,875.03	

## SECTION 3



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

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April 24, 2025

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

RE: Knightsbridge Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the Knightsbridge Community Development District as of April 15, 2025.

The number of registered voters within the Knightsbridge CDD is 46 as of April 15, 2025.

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

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington  
Supervisor of Elections

RECEIVED

MAY 01 2025

GMS-CF, LLC

Vote  
Osceola