

Knightsbridge
Community Development District

Adopted Budget
FY2026



Table of Contents

1-2 General Fund

3-6 General Fund Narrative

7 Debt Service Fund - Series 2024

8 Amortization Schedule - Series 2024

Knightsbridge
Community Development District
Adopted Budget
General Fund

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

Assessments	\$ 151,677	\$ 152,731	\$ -	\$ 152,731	\$ 466,207
Developer Contributions	\$ 274,015	\$ 80,348	\$ 38,438	\$ 118,785	\$ -

Total Revenues	\$ 425,692	\$ 233,079	\$ 38,438	\$ 271,517	\$ 466,207
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Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,200	\$ 8,200	\$ 12,000
FICA Expenditures	\$ 918	\$ 383	\$ 245	\$ 627	\$ 918
Engineering	\$ 10,000	\$ 2,798	\$ 2,000	\$ 4,798	\$ 7,500
Attorney	\$ 20,000	\$ (3,836)	\$ 5,000	\$ 1,164	\$ 15,000
Annual Audit	\$ 5,000	\$ -	\$ 3,750	\$ 3,750	\$ 3,400
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,408
Arbitrage	\$ 900	\$ -	\$ 225	\$ 225	\$ 450
Dissemination	\$ 7,000	\$ 7,750	\$ 1,750	\$ 9,500	\$ 5,150
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 8,142	\$ 2,123	\$ 2,377	\$ 4,500	\$ 4,500
Management Fees	\$ 42,500	\$ 31,875	\$ 10,625	\$ 42,500	\$ 43,775
Information Technology	\$ 1,890	\$ 1,418	\$ 473	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 945	\$ 315	\$ 1,260	\$ 1,298
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 150
Postage & Delivery	\$ 1,000	\$ 253	\$ 391	\$ 644	\$ 500
Insurance	\$ 5,750	\$ 5,408	\$ -	\$ 5,408	\$ 6,584
Copies	\$ 1,000	\$ 8	\$ 100	\$ 108	\$ 500
Legal Advertising	\$ 8,700	\$ 700	\$ 5,000	\$ 5,700	\$ 6,000
Other Current Charges	\$ 2,500	\$ 495	\$ 200	\$ 695	\$ 1,350
Office Supplies	\$ 625	\$ 1	\$ 100	\$ 101	\$ 250
Travel Per Diem	\$ 660	\$ -	\$ 165	\$ 165	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total General & Administrative	\$ 135,570	\$ 60,746	\$ 35,990	\$ 96,736	\$ 119,604
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Knightsbridge
Community Development District
Adopted Budget
General Fund

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

Field Expenditures

Property Insurance	\$ 10,000	\$ -	\$ 647	\$ 647	\$ 10,000
Field Management	\$ 15,750	\$ 11,813	\$ 3,938	\$ 15,750	\$ 16,223
Landscape Maintenance	\$ 119,700	\$ 58,875	\$ 20,625	\$ 79,500	\$ 157,500
Landscape Replacement	\$ 10,000	\$ 5,130	\$ 4,870	\$ 10,000	\$ 10,000
Pond Maintenance	\$ 10,608	\$ -	\$ 2,652	\$ 2,652	\$ 11,400
Streetlights	\$ 53,064	\$ -	\$ 13,266	\$ 13,266	\$ 60,480
Electric	\$ 10,000	\$ 213	\$ 2,500	\$ 2,713	\$ 5,000
Water	\$ 30,000	\$ 20,998	\$ 7,500	\$ 28,498	\$ 45,000
Sidewalk & Asphalt Maintenance	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Irrigation Repairs	\$ 6,000	\$ -	\$ 1,500	\$ 1,500	\$ 6,000
General Repairs & Maintenance	\$ 5,000	\$ 4,780	\$ 10,475	\$ 15,255	\$ 5,000
Stormwater Maintenance	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Field Contingency	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000

Total Operations & Maintenance	\$ 290,122	\$ 101,809	\$ 72,973	\$ 174,781	\$ 346,603
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Total Expenditures	\$ 425,692	\$ 162,554	\$ 108,963	\$ 271,517	\$ 466,207
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Excess Revenues/(Expenditures)	\$ -	\$ 70,525	\$ (70,525)	\$ -	\$ -
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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
Totals	347	347		\$ 466,207		

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.

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, Madden, Moorhead & Stokes 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.

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.

Knightsbridge

Community Development District

General Fund Narrative

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.

Copies

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

Knightsbridge

Community Development District

General Fund Narrative

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Travel Per Diem

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Pond Maintenance

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

Knightsbridge

Community Development District

General Fund Narrative

Streetlights

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

Electric

Represents estimated electric charges of common areas throughout the District.

Water

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

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Stormwater Maintenance

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

Field Contingency

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

Knightsbridge
Community Development District
Adopted Budget
Debt Service Fund
Series 2024

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

Assessments	\$ 416,137	\$ 153,363	\$ -	\$ 153,363	\$ 416,137
Assessments - Direct	\$ -	\$ 263,833	\$ -	\$ 263,833	\$ -
Interest Income	\$ 520	\$ 15,149	\$ 5,050	\$ 20,199	\$ 10,099
Carry Forward Surplus	\$ 162,875	\$ 162,523	\$ -	\$ 162,523	\$ 179,341
Total Revenues	\$ 579,532	\$ 594,868	\$ 5,050	\$ 599,917	\$ 605,578

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
Total Expenditures	\$ 413,673	\$ 413,673	\$ -	\$ 413,673	\$ 414,848

Other Financing Sources/(Uses)

Transfer In/(Out)	\$ -	\$ (6,903)	\$ -	\$ (6,903)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (6,903)	\$ -	\$ (6,903)	\$ -

Excess Revenues/(Expenditures)	\$ 165,860	\$ 174,292	\$ 5,050	\$ 179,341	\$ 190,730
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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
Totals	347	347	\$ 416,137		

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				
	\$ 6,085,000.00	\$ 6,078,872.50	\$ 12,415,708.75	