Knightsbridge
Community Development District

Agenda

January 19, 2026

AGENDA

Knightsbridge
Community Development District

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

January 12, 2026

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, January 19, 2026 at 10:30 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 August 18, 2025 Meeting
4. Ratification Items
    A. Agreement with Amtec for Arbitrage Rebate Calculation Services for the Series 2024 Bonds
    B. Agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services for the Fiscal Year 2025
    C. Series 2024 Requisitions #10 - #15
    D. Osceola County Property Appraiser Data Sharing and Usage Agreement
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
            1. August 5, 2025 – September 1, 2025
            2. September 2, 2025 – November 7, 2025
            3. November 8, 2025 – December 1, 2025
            4. December 2, 2025 – January 5, 2026
        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, August 18, 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
Josmin Martinez	Assistant Secretary
Michelle Dudley	Assistant Secretary
Logan Lantrip	Appointed as Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Public Comment Period

Mr. Flint: Are there any members of the public that would like to provide comments at this time? Hearing no comments, we will move on to the next item.

THIRD ORDER OF BUSINESS Organizational Matters

A. Acceptance of Resignation of Steve Greene and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026

Mr. Flint: We received a resignation from Mr. Steve Greene. Is there a motion to accept that?

Mr. Morgan: I will make a motion to accept that.

> On MOTION by Mr. Morgan, seconded by Mr. Martinez, with all in favor, Accepting the Resignation of Steve Greene and Appointment of an Individual to Fulfill the Board Vacancy with a Term Ending November 2026, was approved.

B. Appointment of Individual to Fill Board Vacancy

Mr. Flint: That creates a vacancy with a term ending in November 2026.

Mr. Morgan: I make a motion to nominate Mr. Logan Lantrip for the seat.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Appointment of Logan Lantrip to Fill Board Vacancy was approved.

C. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint: Logan, as a citizen of the State of Florida and of the United States of America and as an officer in the Knightsbridge Community Development District and a recipient of public funds as such officer, do you hereby solemnly swear to support the Constitution of the United States and the State of Florida.

Mr. Lantrip: Yes, I do.

Mr. Flint: Let the record reflect that Mr. Lantrip has been appointed to the Board and sworn in.

D. Consideration of Resolution 2025-04 Electing Assistant Secretary

Mr. Flint: We have Resolution 2025-4 which would elect Logan as an Assistant Secretary.

Mr. Morgan: I make a motion to approve that resolution.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2025-04 Electing Logan Lantrip as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the May 19, 2025, Meeting**

Mr. Flint: Item four is approval of the minutes of May 19, 2025. Does the Board have any comments or corrections to those?

Mr. Morgan: No changes. I'll make a motion to approve the minutes.

> On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Minutes of the May 19, 2025 Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS Public Hearing to Adopt the 2026 Budget

Mr. Flint: Item five is the public hearing to adopt the 2026 budget. is there a motion to open the hearing?

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Public Hearing was opened.

Mr. Flint: The public hearing is open. For the record, we don't have any members of the public here other than the Board and staff, so we'll bring it back to the Board for discussion.

A. Consideration of Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. Flint: You have Resolution 2025-05. Exhibit A attached to that is the budget for next year. We do have an increase here, and that increase is related to some additional areas that were assigned to the CDD that were previously supposed to be HOA. When we presented the proposed budget to you we reflected that increase. We did a mailed notice to all the landowners. We don't have any here. We don't believe we received any phone calls, but the per unit assessment amounts are going up from $1,271 to $1,429 a year. The budget reflects the line items that are affected. They're primarily maintenance.

Mr. Morgan: I'll make a motion to approve the budget.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying and Assessment Roll

Mr. Flint: Part of the public hearings is the assessment resolution, Resolution 2025-06. This will include Exhibit A as the budget and Exhibit B is the assessment roll. The assessment roll reflects the increased assessment.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2025-06 Imposing Special Assessments and Certifying and Assessment Roll was approved.

Mr. Flint: Is there a motion to close the public hearings?

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Public Hearing was approved closed.

SIXTH ORDER OF BUSINESS Consideration of Maintenance Agreements

A. Pond Maintenance Agreement with Applied Aquatic Management, Inc.

Mr. Flint: Item 6 is consideration of maintenance agreements, Alan?

Mr. Scheerer: The first one is with Applied Aquatic. It covers all the retention ponds in Phase 1 & Phase 2, and the dollar amounts have been accounted for in your budget.

B. Landscape Maintenance Agreements (2) with Frank Polly Sod Inc.

Mr. Scheerer: Frank Polly Sod, there are two agreements in there. One is for Phase 1, that agreement would start October 1, 2025, through September 30, 2026. The dollar amount for Phase 1 is also in the budget. There is one change in the Phase 2 agreement, which is going to be the start time. I'm being told that all of Phase 2 landscaping is ready now. This is originally supposed to go into effect October 1, 2025, but we would probably need to change that date to September 1, 2025, so it'll be 30 days earlier. That way we can get the landscaper paid for doing the job. I'm meeting with them either the end of this week or the first of next week to turn over the rest of the phases.

Ms. Dudley: They are finishing up that back pond.

Mr. Scheerer: That's probably why we're waiting to do the turnover.

Mr. Morgan: So, as far as the trees and plants and all the landscaping, we're all done? Irrigation is installed?

Mr. Scheerer: Yes irrigation is done, and all the hardscape, as far as I know.

Mr. Morgan: Pathways are completed?

Mr. Scheerer: Yeah, we're going to need to do a separate walk for the pathways.

Mr. Morgan: They were in rough shape last time I was out there.

Mr. Scheerer: Yeah, so this would just be the landscape only. Karly and I met and we walked a couple of different times in the earlier portions of Phase 2. We will have to walk the last two areas to make sure everything is good with drainage concerns.

Ms. Dudley: Yeah, right now we just hope to have sod down in the next two weeks. The drainage concerns have been brought up on DJ. Hopefully we'll get a resolution, and where they are supposed to pull up the areas that are holding drainage consistently, is flowing water consistently, so it's in progress.

Mr. Scheerer: Sounds good, all the numbers that are in these agreements are reflected in your budget.

Mr. Flint: Great, thank you.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Maintenance Agreements with Applied Aquatic Management, Inc. and Frank Polly Sod, Inc. (2), were approved.

SEVENTH ORDER OF BUSINESS **Consideration of Proposal from TraceAir Technologies for Drone Flyovers**

Mr. Flint: Item #7 is a proposal from TraceAir for drone flyovers.

Mr. Morgan: These people are dodgy. They want to keep flying it for whatever reason, but TraceAir will not sit down and talk to me about why the pricing varies so much from one job to job to the other. This is the highest that we're paying of all of them. Mark wants to know why we haven't had any recent flights, so let's go ahead and approve it.

Mr. Flint: There's no money in the construction fund.

Mr. Morgan: I thought we kept some in there for the flights.

Mr. Flint: There's $5,288 left.

Mr. Morgan: Let's hold off on approving this. This is technically something that doesn't need full Board approval, does it?

Mr. Flint: It can be ratified. The Board could delegate authority to you.

Mr. Morgan: I want to negotiate for maybe two more flights and not a whole year contract. We don't need a whole year contract out there, and we don't have the money to pay for it anyway.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Authorizing the Chairman to Negotiate Contract with TraceAir Technologies subject to final staff signoff, was approved.

EIGHTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2024 Audit Report**

Mr. Flint: Next is review and acceptance of the 2024 audit. The audit report is in your agenda. It's DiBartolomeo, McBee, Hartley & Barnes. The management letter is the last two pages. There are no findings or recommendations. It is a clean audit. If the Board has any questions, we can discuss those.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, Acceptance of Fiscal Year 2024 Audit Report, was approved.

NINTH ORDER OF BUSINESS Ratification of Series 2024 Requisition #9

Mr. Flint: The next item is ratification of Series 2024 Requisition #9.

Mr. Flint: This is for $5,163 for TraceAir signed by the Chair and the District Engineer. Are there any questions?

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Series 2024 Requisitions #9, was ratified.

TENTH ORDER OF BUSINESS District Goals & Objectives

A. Adoption of Fiscal Year 2026 Goals and Objectives

Mr. Flint: Your Fiscal Year 2026 District Goals and Objectives are consistent with your current Goals and Objectives. Are there any questions on them?

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Fiscal Year 2026 Goals & Objectives, were Adopted.

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorization to the Chairman to Execute

Mr. Flint: Next is a motion to delegate authority to the Chair to execute the final report for the current year Goals and Objectives.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Fiscal Year 2025 Goals and Objectives and Authorization to the Chairman to Execute, was approved.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Flint: Staff reports, attorney?

Ms. Trucco: We're working on finalizing the convenience of the tracks in Phase 2 that are planning to come to the CDD, but otherwise, there's no new business.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Flint: Dave, are you on? Any reports for the Board?

Mr. Reid: The permit transfer Steve was discussing in the last Storey Creek meeting, the District is making us modify the permits before we can transfer working with the City to send me on that.

Mr. Flint: Okay.

Mr. Reid: I'll have that wrapped up by the next meeting.

Mr. Morgan: What modifications are we talking about?

Mr. Reid: They're going to maintain Golden Knight Blvd. but they were not on the original permit, so they have to be added before it can be transferred to them and the CDD. If the names aren't mentioned in the permit then you're putting somebody new on it, you have to modify the permit.

Mr. Morgan: That makes sense, okay.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register from May 6th through June 2nd for $12,594. You have June 3rd through July 7th for $14,973. You have a third check register from June 8th through August 4th for $24,546.97. Are there any questions on the three?

Mr. Morgan: Were there no checks cut for Board compensation during that period, I don't see any.

Mr. Flint: I don't think we had meetings.

Mr. Morgan: You're right. We didn't have any meetings.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Check Register, May 6, 2025, through June 2, 2025, for $12,594, June 3, 2025, through July 7, 2025, for $14,973, June 8, 2025, through August 4, 2025, for $24,546.97, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: These were unaudited. If the Board has any questions, we can discuss those. Questions from the Board?

iii. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Flint: The next item is approval of your meeting schedule for 2026. I believe we want to modify the starting time to 10:30 a.m. Any other changes to that? If not, is there a motion to approve the schedule with a 10:30 a.m. start time?

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Fiscal Year 2026 Meeting Schedule with a start time of 10:30 a.m., at the Oasis Club at ChampionsGate was approved.

Mr. Morgan: Going back to the previous agenda item, we didn't have any meetings to approve the initial budget and to set the hearing date?

Mr. Flint: The last meeting was May 19th.

Mr. Morgan: We did that way back in May?

Mr. Flint: I'll double check it.

D. Field Manager's Report

Mr. Scheerer: Just a couple of things. We went through and audited all the hardscape and Phase 2, put together a document, got the SOV's from you folks and sent it over to insurance so all the pergolas and assets over there that have been installed are now covered under insurance. That's good news and probably the bigger part of the news is the damaged fence on Golden Knight Blvd. we were finally able to get with somebody, a lady by the name of Luz Phillips with the City of Kissimmee. I sent her the interlocal agreement that I had. I sent her photos of the damaged fence on August 11th, she sent me an email confirming that the City will be repairing that section of fence that was damaged, and they hired a contractor and it'll be two to three weeks before materials are delivered.

Mr. Morgan: Did we ever figure out who wrecked it?

Mr. Scheerer: I have checked with FHP, Kissimmee Police Department, Osceola County Sheriff's Office. There's no traffic incident report filed with any of those agencies.

Mr. Morgan: I can't believe they didn't go in the ponds.

Mr. Scheerer: I'm shocked that there wasn't a vehicle or something on the other side of that retaining wall, but I thought that was great news.

Mr. Bonin: I talked to Kirkland, his camera that's angled at Phase 2 was angled so if you were leaving one or two you were captured, but apparently he moved it to the left like the week before this happened.

Mr. Morgan: Got it.

Mr. Scheerer: But anyway, good news, no funding out of the District's pocket.

Mr. Bonin: One other thing on acceptance. So we haven't fully accepted ponds and pathways correct?

Mr. Scheerer: Correct. We're doing just the landscape around the ponds and like I said, I've been working with Karly and I know that you guys were working on some of the repairs on the back where the sod was missing. We had some erosion issues and we're going to continue that into the last two. I think in Phase 2 and we're going to do a landscape walk with the landscaper for mowing and maintenance and then a hard another walk with Lennar, Karly, and her team to just make sure that all the pathways aren't holding water because we had gouging on the asphalt. We had pathways holding water, the water couldn't get out and we had some pond bank concerns with respect to that. We're going to identify those.

Mr. Bonin: Make a good list and whatever needs to be corrected by our site contractor.

Mr. Scheerer: Yes, Karly's been helping me out quite a bit. Her and I are walking that together so we will get that done.

TWELFTH ORDER OF BUSINESS Other Business

Mr. Flint: Is there any other business or Supervisor requests?

THIRTEENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

SECTION A

AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581
www.amteccorp.com

August 21, 2025

Knightsbridge Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: $6,175,000 Knightsbridge Community Development District (City of Kissimmee, Florida), Special Assessment Bonds, Series 2024 (2024 Project)

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Knightsbridge Community Development District (the "District") Series 2024 (2024 Project) bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than $1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,800 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 500 bond issues aggregating more than $15 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of April 4th, based upon the anniversary of the closing date of the Bonds in April 2024.

Proposal

We are proposing rebate computation services based on the following:

- $6,175,000 Series 2024 (2024 Project) Bonds
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Capitalized Interest, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2024 (2024 Project) Bonds is $450 per year and will encompass all activity from April 4, 2024, the date of the closing, through April 4, 2029 the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – $6,175,000 Series 2024 (2024 Project) Bonds

Report Date	Type of Report	Period Covered	Fee
August 31, 2025	Rebate and Opinion	Closing – August 31, 2025	$ 450
March 31, 2026	Rebate and Opinion	Closing – March 31, 2026	$ 450
March 31, 2027	Rebate and Opinion	Closing – March 31, 2027	$ 450
March 31, 2028	Rebate and Opinion	Closing – March 31, 2028	$ 450
April 4, 2029	Rebate and Opinion	Closing – April 4, 2029	$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from April 4, 2024, the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on September 15, 2025.

Knightsbridge
Community Development District

By: DocuSigned by: George Flint B61B5DF431644AD...

Consultant: American Municipal Tax-Exempt
Compliance Corporation

By: Michael J. Scarfo
Senior Vice President

SECTION B

DMHB

DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

September 15, 2025

Knightsbridge Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Knightsbridge Community Development District, ("the District") for the fiscal year ended September 30, 2025 and with additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2025. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

2222 Colonial Road, Suite 200 • Fort Pierce, Florida 34950 • 772-461-8833 • Fax: 772-461-8872
591 S.E. Port St. Lucie Blvd., • Port St. Lucie, Florida 34984 • 772-878-1952 • Fax: 772-878-1709

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Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Knightsbridge Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed $3,750 ($3,000 plus $750 for issuance of 2024 debt). The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

a. Keep and maintain public records required by the District to perform the service.

b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.

d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Reporting

We will issue a written report upon completion of our audit of Knightsbridge Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Knightsbridge Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Knightsbridge Community Development District.

Management signature: _____

Title: District Manager

Date: 9/18/25

SECTION C

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: 10

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Latham, Luna, Eden & Beaudine

(D) Amount Payable: $336.00

(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 # 140109 - Conveyances/Requisitions for Apr 2025

(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: 8/26/25

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

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

_____
Consulting Engineer

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

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802

May 8, 2025

Invoice #: 140109
Federal ID #:59-3366512

Knightsbridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-004 Conveyances/Requisitions

For Professional Services Rendered:

4/14/2025	KET	Review of email correspondence from counsel for Sabetis regarding ownership of Golden Knight Blvd. and responded to same.	1.00	$305.00
4/25/2025	KET	Assisted with due diligence review for Phase 2 plat conveyance documents.	0.20	$61.00
Total Professional Services:			**1.20**	**$366.00**

Total	$366.00
Previous Balance	$1,848.70
Total Due	**$2,214.70**

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: 11

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Madden Moorhead & Stokes LLC

(D) Amount Payable: $410.37

(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 # 23MMS0720-19 - Administration thru 6/7/25

(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: 8/21/25

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

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E Horatio Ave.
Suite 260
Maitland, FL 32751

INVOICE

Client Code:	CMMS-0071
Invoice Number:	23MMS0720-19
Date:	June 18, 2025
Due Date:	July 18, 2025
Project Number:	23MMS0720

Governmental Management Services- Central FL, LLC
ATTN: George S. Flint, VP
219 East Livingston Street
Orlando, FL 32801

Knightsbridge CDD O&M

For Professional Services Rendered Through: June 07, 2025

Basis of Billing: Per letter of agreement signed by Adam Morgan on 2/24/23.
Status:

Contract Summary

Project Name	Contract	Percent Complete	Total Billed	Prior Billed	Remaining	Current Billed
Administration	$12,000.00	65.40	$7,847.81	$7,437.44	$4,152.19	$410.37
Total Fee	**$12,000.00**		**$7,847.81**	**$7,437.44**	**$4,152.19**	**$410.37**

Invoice Total **$410.37**

Backup

Invoice #: 23MMS0720-19

Date: June 18, 2025

Firm ID: 23MMS0720

P.O.#

For Professional Services Rendered Through: June 07, 2025

01 - Administration

Professional Services

	Date	Hours	Rate	Amount
Civil Associate Principal				
Reid, David A	5/12/2025	.50	278.14	$139.07
research & email response re unit count				
Reid, David A	5/19/2025	.50	278.14	$139.07
CDD BOS mtg 5-19-25				
Civil Designer				
Valentin, Juan F	5/22/2025	1.00	132.23	$132.23
modified cdd exhibits per reid comments				
Totals		**2.00**		**$410.37**
01 - Administration Total:				**$410.37**
			Backup Total	**$410.37**

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: 12

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: TraceAir Technologies Inc.

(D) Amount Payable: $2,552.00

(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 # 22903 - Advanced Scan for May 2025

(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: 8/26/25

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:Knightsbridge CDD

Bill to
Knightsbridge CDD
219 East Livingston St
Orlando, FL 32801 USA

Ship to
Knightsbridge CDD
219 East Livingston St
Orlando, FL 32801 USA

Invoice details
Invoice no.: 22903
Terms: Net 30
Invoice date: 05/31/2025
Due date: 06/30/2025

Project: Knightsbridge

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Advanced Scan**	5/14/2025, 5/28/2025	2	$1,276.00	$2,552.00

Total **$2,552.00**

Ways to pay

VISA DISCOVER AMEX BANK

View and pay

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: 13

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Knightsbridge CDD

(D) Amount Payable: $3,818.90

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): To reimburse GF for LLEB invoice for closing lift station conveyance

(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: 8/26/25

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

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Knightsbridge CDD DATE: 11/17/23

PAYABLE TO: Latham, Luna, Eden & Beaudine, LLP

AMOUNT REQUESTED: $3,818.90

ACCOUNT # 001.310.513.315

DESCRIPTION OF NEED: Closing Lift Station Conveyance - Resolution 2023-10

Closing Costs

dated 11/17/23

Chk 45

Knightsbridge.

From: **Stacie Vanderbilt** svanderbilt@gmscfl.com
Subject: Fwd: Check Request for Knightsbridge Lift Station Conveyance to TWA
Date: November 17, 2023 at 4:54 PM
To: Megan Byington mbyington@gmscfl.com
Cc: George Flint gflint@gmscfl.com

SV

Megan,

Please see below. There is a meeting on Monday morning, if possible for the check to be cut on the Downtown printer, George could take it to the meeting and give it to Kristen.

Thanks,
Stacie

Stacie Vanderbilt
219 E. Livingston Street
Orlando, FL 32801
407-841-5524
407-839-1526 - Fax
svanderbilt@gmscfl.com

Begin forwarded message:

From: Kristen Trucco <ktrucco@lathamluna.com>
Subject: Check Request for Knightsbridge Lift Station Conveyance to TWA
Date: November 17, 2023 at 3:06:32 PM EST
To: gflint <gflint@gmscfl.com>, Stacie Vanderbilt <svanderbilt@gmscfl.com>
Cc: Jan Carpenter <JCarpenter@lathamluna.com>, Audeliz Matos <amatos@lathamluna.com>

George, we're working on closing out the lift station conveyance to TWA for Knightsbridge CDD. This was approved by Resolution 2023-10. Per the attached closing statement, could GMS please prepare a check payable to "Latham, Luna, Eden & Beaudine, LLP" for **$3,818.90** to cover the attached closing costs? Please let us know if you need any other information.

Thanks in advance,

Kristen Trucco, Esq.

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

RATED BY
Super Lawyers
Kristen Trucco
SELECTED IN 2023
THOMSON REUTERS

201 S. Orange Avenue, Suite 1400

201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
407-481-5800 Main
407-481-5806 Direct
630-453-3871 Cell
407-481-5801 Fax
ktrucco@lathamluna.com
www.lathamluna.com

From: Kristen Trucco
Sent: Friday, November 17, 2023 2:48 PM
To: George Flint <gflint@gmscfl.com>
Subject: RE: Estoppel Ltr. Request (Knightsbridge Lift Station)

Hi George, following-up on the email below (sorry if you already sent this, I can't find it in my inbox – would you please resend?)

From: Kristen Trucco
Sent: Monday, July 3, 2023 3:08 PM
To: George Flint <gflint@gmscfl.com>
Cc: Jan Carpenter <JCarpenter@lathamluna.com>
Subject: Estoppel Ltr. Request (Knightsbridge Lift Station)

Hi George,

We are working on the conveyance of the lift station tract described below to TWA for the Knightsbridge CDD. Can your office send us an estoppel letter from the CDD? Attached is the estoppel Darrin prepared for SBS at CG.

Tract description: Tract LS-1 (Lift Station), KNIGHTSBRIDGE PHASE 1, according to the plat thereof, as recorded in Plat Book 32, Page 190, Public Records of Osceola County, Florida.

Thank you,

Kristen Trucco, Esq.
LATHAM, LUNA, EDEN & BEAUDINE, LLP
25 Years

REQUISITION

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

(Acquisition and Construction)

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(A) Requisition Number: 14

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: TraceAir Technologies Inc.

(D) Amount Payable: $1,276.00

(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 # 23775 - Advanced Scan for June 2025

(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;

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KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 8/26/25

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:Knightsbridge CDD

Bill to
Knightsbridge CDD
219 East Livingston St
Orlando, FL 32801 USA

Ship to
Knightsbridge CDD
219 East Livingston St
Orlando, FL 32801 USA

Invoice details
Invoice no.: 23775
Terms: Net 30
Invoice date: 06/30/2025
Due date: 07/30/2025

Project: Knightsbridge

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Advanced Scan**	6/10/25	1	$1,276.00	$1,276.00

Total **$1,276.00**

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: 15

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Latham, Luna, Edan & Beaudine

(D) Amount Payable: $200.00

(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 # 142090 – Conveyances/Requisitions for May 2025

(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: 7/28/25

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

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

_____
Consulting Engineer

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

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802

July 14, 2025

Invoice #: 142090
Federal ID #:59-3366512

Knightsbridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-004 Conveyances/Requisitions

For Disbursements Incurred:

5/26/2025	Disbursement to Fidelity National Title Insurance Company, Invoice #12408002, Title Search Fee	$200.00
Total Disbursements Incurred:		**$200.00**

Total	$200.00
Previous Balance	$366.00

Payments & Credits

Date	Type	Notes		Amount
			Payments & Credits	$0.00
			Total Due	**$566.00**

SECTION D

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

Knightsbridge CDD

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

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

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

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2026,** and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

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

OSCEOLA COUNTY PROPERTY APPRAISER	**Knightsbridge CDD**
Signature:	Signature:
Print: Katrina S. Scarborough	Print: George S. Flint
Date:	Title: Secretary / District Manager
	Date: 1/6/2026

Please return this signed original copy no later than January 31, 2026

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

SECTION V

SECTION C

SECTION 1

Knightsbridge
Community Development District

Summary of Check Register

August 5, 2025 to September 1, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	8/8/25	148-150	$	9,827.40
	8/22/25	151-152	$	888.51
	8/28/25	153-154	$	15,575.00
		Total Amount	**$**	**26,290.91**

*** CHECK DATES 08/05/2025 - 09/01/2025 *** KNIGHTSBRIDGE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/08/25	00020	7/22/25	9077820	202507	310-51300-42000		*	375.95		
			DATA CONVERSION							
						ACTION MAIL SERVICES			375.95	000148
8/08/25	00012	7/09/25	90111360	202507	310-51300-32200		*	3,750.00		
			ANNUAL AUDIT FY24							
						DIBARTOLOMEO, MCBEE, HARTLEY &			3,750.00	000149
8/08/25	00001	7/01/25	57	202507	320-53800-34000		*	1,312.50		
			FIELD MANAGEMENT JULY 25							
		7/01/25	58	202507	310-51300-34000		*	3,541.67		
			MANAGEMENT FEES JULY 25							
		7/01/25	58	202507	310-51300-35200		*	105.00		
			WEBSITE ADMIN JULY 25							
		7/01/25	58	202507	310-51300-35100		*	157.50		
			INFORMATION TECH JULY 25							
		7/01/25	58	202507	310-51300-31300		*	583.33		
			DISSEMINATION SVC JULY 25							
		7/01/25	58	202507	310-51300-51000		*	.06		
			OFFICE SUPPLIES							
		7/01/25	58	202507	310-51300-42000		*	1.39		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,701.45	000150
8/22/25	00013	8/22/25	08222025	202508	300-20700-10100		*	200.00		
			TO PAY CONST REQ # 15							
						KNIGHTSBRIDGE CDD C/O US BANK			200.00	000151
8/22/25	00008	6/18/25	23MMS072	202506	310-51300-31100		*	410.37		
			ENGINEER SVCS JUNE 25							
		7/21/25	23MMS072	202507	310-51300-31100		*	278.14		
			ENGINEER SVCS JULY 25							
						MADDEN, MOORHEAD & STOKES LLC			688.51	000152
8/28/25	00010	8/01/25	18726	202508	320-53800-46200		*	9,875.00		
			LANDSCAPE MAINT AUG 25							
						FRANK POLLY SOD, INC			9,875.00	000153
8/28/25	00001	8/01/25	59	202508	320-53800-34000		*	1,312.50		
			FIELD MANAGEMENT AUG 25							
		8/01/25	60	202508	310-51300-34000		*	3,541.67		
			MANAGEMENT FEES AUG 25							
		8/01/25	60	202508	310-51300-35200		*	105.00		
			WEBSITE ADMIN AUG 25							
		8/01/25	60	202508	310-51300-35100		*	157.50		
			INFORMATION TECH AUG 25							

*** CHECK DATES 08/05/2025 - 09/01/2025 ***
KNIGHTSBRIDGE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		8/01/25	60	202508	310-51300-31300			*	583.33		
			DISSEMINATION SVCS AUG 25								
							GOVERNMENTAL MANAGEMENT SERVICES-CF			5,700.00	000154

TOTAL FOR BANK A 26,290.91

TOTAL FOR REGISTER 26,290.91

Knightsbridge
Community Development District

Summary of Check Register

September 2, 2025 to November 7, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	9/4/25	155-156	$	13,772.00
	9/11/25	157	$	6.78
	9/18/25	158-159	$	4,054.39
	10/13/25	160-163	$	10,765.09
	10/16/25	164-169	$	34,708.85
	10/23/25	170-172	$	500.00
	10/31/25	173	$	2,500.00
	11/6/25	174-176	$	16,275.00
		Total:	$	82,582.11
General Fund - Autopay				
	10/13/25	80000-80003	$	1,238.57
		Total:	$	1,238.57
		Total Amount	**$**	**83,820.68**

*** CHECK DATES 09/02/2025 - 11/07/2025 *** KNIGHTSBRIDGE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/04/25	00004	8/14/25	28831	202508	310-51300-45000		*	647.00		
			ADDITIONAL FY25 INSURANCE							
						EGIS INSURANCE ADVISORS			647.00	000155
9/04/25	00010	9/02/25	18751	202509	320-53800-46200		*	13,125.00		
			LANDSCAPE MAINT SEPT 25							
						FRANK POLLY SOD, INC			13,125.00	000156
9/11/25	00013	9/08/25	09082025	202509	300-20700-10000		*	6.78		
			FY25 S2024 SPECIAL ASSESS							
						KNIGHTSBRIDGE CDD C/O US BANK			6.78	000157
9/18/25	00008	8/20/25	23MMS072	202508	310-51300-31100		*	1,973.39		
			ENGINEER SVCS AUG 25							
						MADDEN, MOORHEAD & STOKES LLC			1,973.39	000158
9/18/25	00002	7/31/25	12151644	202507	310-51300-48000		*	2,081.00		
			NOT BUDGET MTG 7/25/25							
						TRIBUNE PUBLISHING COMPANY LLC DBA			2,081.00	000159
10/13/25	00021	9/02/25	F0000001	202509	320-53800-43100		*	2,200.00		
			STREETLIGHTS SEPT 25							
						DUKE ENERGY			2,200.00	000160
10/13/25	00001	9/01/25	61	202509	320-53800-34000		*	1,312.50		
			FIELD MANAGEMENT SEPT 25							
		9/01/25	62	202509	310-51300-34000		*	3,541.67		
			MANAGEMENT FEES SEPT 25							
		9/01/25	62	202509	310-51300-35200		*	105.00		
			WEBSITE ADMIN SEPT 25							
		9/01/25	62	202509	310-51300-35100		*	157.50		
			INFORMATION TECH SEPT 25							
		9/01/25	62	202509	310-51300-31300		*	583.33		
			DISSEMINATION SEPT 25							
		9/01/25	62	202509	310-51300-51000		*	.24		
			OFFICE SUPPLIES							
		9/01/25	62	202509	310-51300-42000		*	5.94		
			POSTAGE							
		9/01/25	62	202509	310-51300-42500		*	.75		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,706.93	000161
10/13/25	00003	9/15/25	144451	202508	310-51300-31500		*	777.16		
			GENERAL COUNSEL AUG 25							
						LATHAM, LUNA, EDEN & BEAUDINE, LLP			777.16	000162

*** CHECK DATES 09/02/2025 - 11/07/2025 *** KNIGHTSBRIDGE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/13/25	00002	8/31/25	12316461	202508	310	51300-48000				*	2,081.00		
			NOT BUDGET MTG 8/1/25										
									TRIBUNE PUBLISHING COMPANY LLC DBA			2,081.00	000163
10/16/25	00021	10/01/25	F0000001	202510	320	53800-43100				*	2,200.00		
			58 STREETLIGHTS OCT 25										
									DUKE ENERGY			2,200.00	000164
10/16/25	00004	9/05/25	29035	202510	320	53800-45000				*	2,478.00		
			PROPERTY INSURANCE FY26										
		9/05/25	29035	202510	310	51300-45000				*	5,732.00		
			ANNUAL INSURACNE FY26										
									EGIS INSURANCE ADVISORS			8,210.00	000165
10/16/25	00010	10/01/25	18779	202510	320	53800-46200				*	13,125.00		
			LANDSCAPE MAINT OCT 25										
									FRANK POLLY SOD, INC			13,125.00	000166
10/16/25	00001	9/15/25	63	202510	310	51300-31700				*	5,408.00		
			ASSESSMENT ROLL FY26										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,408.00	000167
10/16/25	00001	10/01/25	64	202510	310	51300-34000				*	3,647.92		
			MANAGEMENT FEES OCT 25										
		10/01/25	64	202510	310	51300-35200				*	108.17		
			WEBSITE ADMIN OCT 25										
		10/01/25	64	202510	310	51300-35100				*	162.25		
			INFORMTION TECH OCT 25										
		10/01/25	64	202510	310	51300-31300				*	429.17		
			DISSEMINATION SVC OCT 25										
		10/01/25	64	202510	310	51300-51000				*	.18		
			OFFICE SUPPLIES										
		10/01/25	64	202510	310	51300-42000				*	66.24		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			4,413.93	000168
10/16/25	00001	10/01/25	65	202510	320	53800-34000				*	1,351.92		
			FIELD MANAGEMENT OCT 25										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			1,351.92	000169
10/23/25	00005	10/01/25	93658	202510	310	51300-54000				*	175.00		
			SPECIAL DISTRICT FEE FY26										
									FLORIDA DEPARTMENT OF COMMERCE			175.00	000170
10/23/25	00003	10/15/25	146327	202509	310	51300-31500				*	30.50		
			GENERAL COUNSEL SEPT 25										
									LATHAM, LUNA, EDEN & BEAUDINE, LLP			30.50	000171

*** CHECK DATES 09/02/2025 - 11/07/2025 ***
KNIGHTSBRIDGE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/23/25	00002	9/30/25	12481680	202509	310-51300-48000		*	294.50		
			NOT MTG DATES 9/26/25							
						TRIBUNE PUBLISHING COMPANY LLC DBA			294.50	000172
10/31/25	00017	10/29/25	1538	202510	310-51300-31302		*	2,500.00		
			DISCLOSURE SOFTWARE FY26							
						DISCLOSURE TECHNOLOGY SERVICES, LLC			2,500.00	000173
11/06/25	00023	10/31/25	231916	202510	320-53800-47000		*	950.00		
			POND MAINTENANCE OCT 25							
						APPLIED AQUATIC MANAGEMENT INC			950.00	000174
11/06/25	00021	11/03/25	F0000001	202511	320-53800-43100		*	2,200.00		
			58 STREETLIGHTS NOV 25							
						DUKE ENERGY			2,200.00	000175
11/06/25	00010	10/31/25	18801	202511	320-53800-46200		*	13,125.00		
			LANDSCAPE MAINT NOV 25							
						FRANK POLLY SOD, INC			13,125.00	000176

TOTAL FOR BANK A 82,582.11

*** CHECK DATES 09/02/2025 - 11/07/2025 ***
KNIGHTSBRIDGE - GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/13/25	00021	10/07/25	91016338	202510	320-53800-43000			*	22.07		
			47951 WORCHESTER DR OCT25								
							DUKE ENERGY			22.07	080000
10/13/25	00022	9/22/25	03351824	202509	320-53800-43200			*	10.15		
			4700 ODD MAPLE CROS SEP25								
							TOHO WATER AUTHORITY			10.15	080001
10/13/25	00022	9/30/25	03351823	202509	320-53800-43200			*	1,121.08		
			1500 ODD LOXLEY TR SEPT25								
							TOHO WATER AUTHORITY			1,121.08	080002
10/13/25	00022	10/02/25	03351825	202510	320-53800-43200			*	85.27		
			1300 EVEN LOXLEY TR OCT25								
							TOHO WATER AUTHORITY			85.27	080003

TOTAL FOR BANK Z 1,238.57

TOTAL FOR REGISTER 83,820.68

Knightsbridge
Community Development District

Summary of Check Register

November 8, 2025 to December 1, 2025

Fund	Date	Check No.'s			Amount
General Fund					
	11/12/25	177-179		$	3,499.66
	11/19/25	180-181		$	6,656.58
			Total:	$	10,156.24
General Fund - Autopay					
	11/10/25	80004-80005		$	1,819.79
	11/17/25	80006		$	40.27
			Total:	$	1,860.06
			Total Amount	**$**	**12,016.30**

*** CHECK DATES 11/08/2025 - 12/01/2025 *** KNIGHTSBRIDGE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/12/25	00023	5/15/25	228283	202505	320-53800-47000		*	325.00		
			POND MAINTENANCE MAY 25							
		6/15/25	228966	202506	320-53800-47000		*	325.00		
			POND MAINTENANCE JUNE 25							
		7/15/25	229641	202507	320-53800-47000		*	325.00		
			POND MAINTENANCE JULY 25							
		8/15/25	230398	202508	320-53800-47000		*	325.00		
			POND MAINTENANCE AUG 25							
		9/15/25	230964	202509	320-53800-47000		*	325.00		
			POND MAINTENACE SEPT 25							
						APPLIED AQUATIC MANAGEMENT INC			1,625.00	000177
11/12/25	00022	9/01/25	03353188	202508	320-53800-43200		*	671.08		
			1600 ODD LOXLEY TR AUG 25							
						TOHO WATER AUTHORITY			671.08	000178
11/12/25	00022	10/01/25	1882-09.	202509	320-53800-43200		*	1,203.58		
			1600 ODD LOXLEY TR SEPT25							
						TOHO WATER AUTHORITY			1,203.58	000179
11/19/25	00023	11/15/25	232351	202511	320-53800-47000		*	950.00		
			POND MAINTENACNE NOV 25							
						APPLIED AQUATIC MANAGEMENT INC			950.00	000180
11/19/25	00001	11/01/25	66	202511	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES NOV 25							
		11/01/25	66	202511	310-51300-35200		*	108.17		
			WEBSITE ADMIN NOV 25							
		11/01/25	66	202511	310-51300-35100		*	162.25		
			INFORMATION TECH NOV 25							
		11/01/25	66	202511	310-51300-31300		*	429.17		
			DISSEMINATION SVC NOV 25							
		11/01/25	66	202511	310-51300-51000		*	.30		
			OFFICE SUPPLIES							
		11/01/25	66	202511	310-51300-42000		*	6.85		
			POSTAGE							
		11/01/25	67	202511	320-53800-34000		*	1,351.92		
			FIELD MANAGEMENT NOV 25							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,706.58	000181

TOTAL FOR BANK A 10,156.24

*** CHECK DATES 11/08/2025 - 12/01/2025 ***
KNIGHTSBRIDGE - GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/10/25	00022	10/21/25	03351824	202510	320-53800-43200			*	10.15		
			4700 ODD MAPLE CR OCT 25								
							TOHO WATER AUTHORITY			10.15	080004
11/10/25	00022	11/01/25	03351823	202510	320-53800-43200			*	1,809.64		
			1500 ODD LOXLEY TR OCT 25								
							TOHO WATER AUTHORITY			1,809.64	080005
11/17/25	00022	11/01/25	8251-10.	202510	320-53800-43200			*	40.27		
			1300 EVEN LOXLEY TR OCT25								
							TOHO WATER AUTHORITY			40.27	080006

TOTAL FOR BANK Z 1,860.06

TOTAL FOR REGISTER 12,016.30

Knightsbridge
Community Development District

Summary of Check Register

December 2, 2025 to January 5, 2026

Fund	Date	Check No.'s			Amount
General Fund					
	12/4/25	182-183		$	15,325.00
	12/12/25	184		$	30.50
	12/18/25	185-188		$	397,789.39
	12/29/25	189-191		$	13,344.51
			Total:	$	426,489.40
General Fund - Autopay					
	12/8/25	80007-80009		$	55.66
	12/18/25	80010-80013		$	1,680.20
	1/5/26	80014-80015		$	821.16
			Total:	$	2,557.02
			Total Amount	**$**	**429,046.42**

*** CHECK DATES 12/02/2025 - 01/05/2026 *** KNIGHTSBRIDGE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/04/25	00021	12/01/25	F0000001	202512	320-53800-43100		*	2,200.00		
			PH2 STREETLIGHTS DEC 25							
						DUKE ENERGY			2,200.00	000182
12/04/25	00010	12/01/25	18825	202512	320-53800-46200		*	13,125.00		
			LANDSCAPE MAINT DEC 25							
						FRANK POLLY SOD, INC			13,125.00	000183
12/12/25	00003	12/10/25	147855	202511	310-51300-31500		*	30.50		
			GENERAL COUNSEL NOV 25							
						LATHAM, LUNA, EDEN & BEAUDINE, LLP			30.50	000184
12/18/25	00023	12/15/25	233085	202512	320-53800-47000		*	950.00		
			POND MAINTENANCE DEC 25							
						APPLIED AQUATIC MANAGEMENT INC			950.00	000185
12/18/25	00001	12/01/25	68	202512	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES DEC 25							
		12/01/25	68	202512	310-51300-35200		*	108.17		
			WEBSITE ADMIN DEC 25							
		12/01/25	68	202512	310-51300-35100		*	162.25		
			INFORMATION TECH DEC 25							
		12/01/25	68	202512	310-51300-31300		*	429.17		
			DISSEMINATION SVC DEC 25							
		12/01/25	68	202512	310-51300-51000		*	.18		
			OFFICE SUPPLIES							
		12/01/25	68	202512	310-51300-42000		*	4.46		
			POSTAGE							
		12/01/25	69	202512	320-53800-34000		*	1,351.92		
			FIELD MANAGEMENT DEC 25							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,704.07	000186
12/18/25	00013	12/12/25	12122025	202512	300-20700-10000		*	391,095.33		
			FY26 SER24 SPECIAL ASSESS							
						KNIGHTSBRIDGE CDD C/O US BANK			391,095.33	000187
12/18/25	00003	7/14/25	142089	202506	310-51300-31100		*	39.99		
			GENERAL COUNSEL JUNE 25							
						LATHAM, LUNA, EDEN & BEAUDINE, LLP			39.99	000188
12/29/25	00024	12/19/25	7899-12-	202512	310-51300-31200		*	450.00		
			ARBITRSAGE SERIES 2024							
						AMTEC			450.00	000189
12/29/25	00021	10/30/24	9171-12.	202512	320-53800-43100		*	12,751.27		
			FINAL BILL LENNAR HOMES							
						DUKE ENERGY			12,751.27	000190

*** CHECK DATES 12/02/2025 - 01/05/2026 ***
KNIGHTSBRIDGE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/29/25	00008	12/19/25	23MMS072	202512	310-51300-31100			*	143.24		
			ENGINEER SVCS DEC 25								
							MADDEN, MOORHEAD & STOKES LLC			143.24	000191

TOTAL FOR BANK A 426,489.40

*** CHECK DATES 12/02/2025 - 01/05/2026 ***
KNIGHTSBRIDGE - GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/08/25	00021	11/07/25	0193-10. 4795 WORCHESTER DR OCT 25	202510	320	53800	43000		DUKE ENERGY	*	22.13	22.13	080007
12/08/25	00021	12/05/25	0193-11. 47951 WORCHESTER DR NOV25	202511	320	53800	43000		DUKE ENERGY	*	21.90	21.90	080008
12/08/25	00022	11/20/25	8241-11. 4700 ODD MAPLE CR D NOV25	202511	320	53800	43200		TOHO WATER AUTHORITY	*	11.63	11.63	080009
12/18/25	00022	11/01/25	1882-10. 1600 ODD LOXELY TR OCT 25	202510	320	53800	43200		TOHO WATER AUTHORITY	*	196.16	196.16	080010
12/18/25	00022	12/02/25	1882-11. 1600 ODD LOXELY TR NOV25	202511	320	53800	43200		TOHO WATER AUTHORITY	*	239.71	239.71	080011
12/18/25	00022	12/02/25	8231-11. 1500 ODD LOXLEY TR NOV25	202511	320	53800	43200		TOHO WATER AUTHORITY	*	1,207.64	1,207.64	080012
12/18/25	00022	12/02/25	8251-11. 1300 EVEN LOXLEY TR NOV25	202511	320	53800	43200		TOHO WATER AUTHORITY	*	36.69	36.69	080013
1/05/26	00022	12/22/25	1299-12. 1300 EVEN BRENTWOOD DEC25	202512	320	53800	43200		TOHO WATER AUTHORITY	*	809.53	809.53	080014
1/05/26	00022	12/22/25	8241-12. 4700 ODD MAPLE CRO DEC25	202512	320	53800	43200		TOHO WATER AUTHORITY	*	11.63	11.63	080015

TOTAL FOR BANK Z 2,557.02

TOTAL FOR REGISTER 429,046.42

SECTION 2

Knightsbridge

Community Development District

Unaudited Financial Reporting

November 30, 2025

Table of Contents

Knightsbridge

Community Development District

Combined Balance Sheet

November 30, 2025

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Total Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 40,150	$ -	$ -	$ 40,150
Due from Developer	$ -	$ -	$ 746	$ 746
Due from General Fund	$ -	$ 8,211	$ -	$ 8,211
Investments:				
Series 2024				
Reserve	$ -	$ 208,069	$ -	$ 208,069
Revenue	$ -	$ 177,768	$ -	$ 177,768
Construction	$ -	$ -	$ 8,221	$ 8,221
Cost of Issuance	$ -	$ -	$ 106	$ 106
Total Assets	**$ 40,150**	**$ 394,048**	**$ 9,073**	**$ 443,271**
Liabilities:				
Accounts Payable	$ 1,806	$ -	$ -	$ 1,806
Due to Debt Service	$ 8,211	$ -	$ -	$ 8,211
Total Liabilites	**$ 10,017**	**$ -**	**$ -**	**$ 10,017**
Fund Balance:				
Restricted:				
Debt Service	$ -	$ 394,048	$ -	$ 394,048
Capital Projects	$ -	$ -	$ 9,073	$ 9,073
Unassigned	$ 30,133	$ -	$ -	$ 30,133
Total Fund Balances	**$ 30,133**	**$ 394,048**	**$ 9,073**	**$ 433,253**
Total Liabilities & Fund Balance	$ 40,150	$ 394,048	$ 9,073	$ 443,271

Knightsbridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Assessments	$ 466,207	$ 8,068	$ 8,068	$ -
Total Revenues	**$ 466,207**	**$ 8,068**	**$ 8,068**	**$ -**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 2,000	$ -	$ 2,000
FICA Expenditures	$ 918	$ 153	$ -	$ 153
Engineering	$ 7,500	$ 1,250	$ -	$ 1,250
Attorney	$ 15,000	$ 2,500	$ 31	$ 2,470
Annual Audit	$ 3,400	$ -	$ -	$ -
Assessment Administration	$ 5,408	$ 5,408	$ 5,408	$ -
Arbitrage	$ 450	$ -	$ -	$ -
Dissemination	$ 5,150	$ 858	$ 858	$ (0)
Disclosure Software	$ 2,500	$ 2,500	$ 2,500	$ -
Trustee Fees	$ 4,500	$ 2,123	$ 2,123	$ -
Management Fees	$ 43,775	$ 7,296	$ 7,296	$ -
Information Technology	$ 1,947	$ 324	$ 325	$ (0)
Website Maintenance	$ 1,298	$ 216	$ 216	$ (0)
Telephone	$ 150	$ 25	$ -	$ 25
Postage & Delivery	$ 500	$ 83	$ 73	$ 10
Insurance	$ 6,584	$ 6,584	$ 5,732	$ 852
Copies	$ 500	$ 83	$ -	$ 83
Legal Advertising	$ 6,000	$ 1,000	$ -	$ 1,000
Other Current Charges	$ 1,350	$ 225	$ 17	$ 208
Office Supplies	$ 250	$ 42	$ 0	$ 41
Travel Per Diem	$ 250	$ 42	$ -	$ 42
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 119,604**	**$ 32,888**	**$ 24,755**	**$ 8,133**

Knightsbridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 10,000	$ 10,000	$ 2,478	$ 7,522
Field Management	$ 16,223	$ 2,704	$ 2,704	$ (0)
Landscape Maintenance	$ 157,500	$ 26,250	$ 26,250	$ -
Landscape Replacement	$ 10,000	$ 1,667	$ -	$ 1,667
Pond Maintenance	$ 11,400	$ 1,900	$ 1,900	$ -
Streetlights	$ 60,480	$ 10,080	$ 4,400	$ 5,680
Electric	$ 5,000	$ 833	$ 88	$ 745
Water	$ 45,000	$ 7,500	$ 6,156	$ 1,344
Sidewalk & Asphalt Maintenance	$ 10,000	$ 1,667	$ -	$ 1,667
Irrigation Repairs	$ 6,000	$ 1,000	$ -	$ 1,000
General Repairs & Maintenance	$ 5,000	$ 833	$ -	$ 833
Stormwater Maintenance	$ 5,000	$ 833	$ -	$ 833
Field Contingency	$ 5,000	$ 833	$ -	$ 833
Total Operations & Maintenance	**$ 346,603**	**$ 66,100**	**$ 43,976**	**$ 22,124**
Total Expenditures	**$ 466,207**	**$ 98,988**	**$ 68,731**	**$ 30,258**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (60,663)	
Fund Balance - Beginning	$ -		$ 90,795	
Fund Balance - Ending	$ -		$ 30,133	

Knightsbridge

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Assessments - Tax Roll	$ 416,137	$ 7,202	$ 7,202	$ -
Interest	$ 10,099	$ 1,683	$ 2,601	$ 918
Total Revenues	**$ 426,236**	**$ 8,885**	**$ 9,803**	**$ 918**
Expenditures:				
Series 2024				
Interest - 12/15	$ 159,924	$ -	$ -	$ -
Principal - 6/15	$ 95,000	$ -	$ -	$ -
Interest - 6/15	$ 159,924	$ -	$ -	$ -
Total Expenditures	$ 414,848	$ -	$ -	$ -
Excess (Deficiency) of Revenues over Expenditures	$ 11,389		$ 9,803	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (1,406)	$ (1,406)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (1,406)**	**$ (1,406)**
Net Change in Fund Balance	**$ 11,389**		**$ 8,397**	
Fund Balance - Beginning	$ 179,341		$ 385,651	
Fund Balance - Ending	$ 190,730		$ 394,048	

Knightsbridge

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Interest	$ -	$ -	$ 48	$ 48
Total Revenues	**$ -**	**$ -**	**$ 48**	**$ 48**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 48	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 1,406	$ 1,406
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 1,406**	**$ 1,406**
Net Change in Fund Balance	**$ -**		**$ 1,454**	
Fund Balance - Beginning	$ -		$ 7,619	
Fund Balance - Ending	$ -		$ 9,073	

Knightsbridge

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	$ -	$ 8,068	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,068
Total Revenues	**$ -**	**$ 8,068**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,068**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ -	$ 31	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 429	$ 429	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 858
Disclosure Software	$ 2,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500
Trustee Fees	$ 2,123	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,123
Management Fees	$ 3,648	$ 3,648	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,296
Information Technology	$ 162	$ 162	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 325
Website Maintenance	$ 108	$ 108	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 216
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 66	$ 7	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 73
Insurance	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 1	$ 17	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 17
Office Supplies	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 20,353**	**$ 4,402**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 24,755**

Knightsbridge

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	$ 2,478	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,478
Field Management	$ 1,352	$ 1,352	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,704
Landscape Maintenance	$ 13,125	$ 13,125	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,250
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pond Maintenance	$ 950	$ 950	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,900
Streetlights	$ 2,200	$ 2,200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,400
Electric	$ 66	$ 22	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 88
Water	$ 4,660	$ 1,496	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,156
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Stormwater Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Field Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance	**$ 24,832**	**$ 19,144**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 43,976**
Total Expenditures	**$ 45,184**	**$ 23,546**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 68,731**
Excess Revenues (Expenditures)	$ (45,184)	$ (15,478)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (60,663)

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 - 4/4/24		$6,175,000
LESS: Principal Payment - 06/15/25		($90,000)
CURRENT BONDS OUTSTANDING		**$6,085,000**

Knightsbridge

Community Development District

Special Assessment Receipt Schedule

Fiscal Year 2026

Gross Assessment	$ 495,963.63	$ 442,699.13	$ 938,662.76
Net Assessments	$ 466,205.81	$ 416,137.18	$ 882,342.99

ON ROLL ASSESSMENTS

							52.84%	47.16%	100.00%
Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Interest*	*Net Receipts*	*O&M Portion*	*2024 Debt*	*Total*
11/21/25	ACH	$15,581.28	($311.63)	$0.00	$0.00	$15,269.65	$8,068.06	$7,201.59	$15,269.65
	TOTAL	**$ 15,581.28**	**$ (311.63)**	**$ -**	**$ -**	**$ 15,269.65**	**$ 8,068.06**	**$ 7,201.59**	**$ 15,269.65**

2%	**Net Percent Collected**
$867,073.34	**Balance Remaining to Collect**