

*Knightsbridge
Community Development District*

Agenda

February 16, 2026

AGENDA

Knightsbridge

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

February 9, 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, February 16, 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. Organizational Matters
 - A. Acceptance of Resignation of Josmin Martinez and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2028
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Consideration of Resolution 2026-01 Electing an Assistant Secretary
4. Approval of Minutes of the January 19, 2026 Meeting
5. Ratification of Series 2024 Requisitions #16 - #18
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Arbitrage Rebate Report for the Series 2024 Bonds
 - D. Field Manager's Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION A

From: Stacie Vanderbilt svanderbilt@gmscfl.com 
Subject: Fwd: Resigning Board - Knightsbridge
Date: February 9, 2026 at 1:00 PM
To:



From: Josmin Martinez <Josmin.Martinez@lennar.com>
Date: February 9, 2026 at 10:51:25 AM EST
To: George Flint <gflint@gmscfl.com>
Subject: Resigning Board - Knightsbridge

Hey George,
Today is my last day with Lennar. I wanted to reach out to advise you of my resignation of the my seat in the Knightsbridge CDD. Mark advised that they will be ready to appoint someone new at Monday's meeting.

Thank you!

Josmin Martinez
Land Acquisition Coordinator
Email: Josmin.Martinez@Lennar.com
www.lennar.com



SECTION C

RESOLUTION 2026-01

**A RESOLUTION OF THE KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT ELECTING
_____ AS ASSISTANT
SECRETARY OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Knightsbridge Community District desires to elect _____ as an Assistant Secretary.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 16th day of February, 2026.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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, January 19, 2026, 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
Michelle Dudley	Assistant Secretary
Josmin Martinez <i>by phone</i>	Appointed as Assistant Secretary
Logan Lantrip <i>by phone</i>	Appointed as Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Are there any public comments at this time? There doesn't appear to be any.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
August 18, 2025 Meeting**

Mr. Flint: We have approval of the minutes from the August 18, 2025 meeting. Did the Board have any comments or corrections to those?

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

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the August 18, 2025 Meeting, were approved, as presented.
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FOURTH ORDER OF BUSINESS

Ratification Items

A. Agreement with AMTEC for Arbitrage Rebate Calculation Services for the Series 2024 Bonds

Mr. Flint: We have some ratification items. The first one is the agreement with AMTEC for arbitrage rebate calculation services.

Mr. Morgan: I make a motion to ratify the agreement.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Agreement with AMTEC for Arbitrage Rebate Calculation Services for the Series 2024 Bonds, was ratified.

B. Agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services for the Fiscal Year 2025

Mr. Flint: Next is the ratification of the agreement with DiBartolomeo, McBee, Hartley & Barnes for the annual independent audit for Fiscal Year 2025.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services for the Fiscal Year 2025, was ratified.

C. Series 2024 Requisitions #10 - #15

Mr. Flint: Next you have requisitions #10 through #15 for the Series 2024 bonds.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Series 2024 Requisitions #10 - #15, were ratified.

D. Osceola County Property Appraiser Data Sharing and Usage Agreement

Mr. Flint: You have the Data Sharing and Usage Agreement with the Property Appraiser.

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, attorney?

Ms. Trucco: Since the last Board meeting, I have been asked to assist the developer in revisiting the location of an existing easement and moving it from private residential lots to future

CDD property. We haven't met for a while, so I would like to request a motion to authorize me to work on that with the developer from the Board.

Mr. Bonin: I make a motion to approve that request from Counsel.

On MOTION by Mr. Bonin, seconded by Ms. Dudley, with all in favor, Authorizing Counsel to Work on Easement, was approved.

Ms. Trucco: I'll provide an update at the next Board meeting on that.

Mr. Bonin: This is that easement that came with the property we bought?

Mr. Morgan: Yes.

Mr. Bonin: It gave access to the mitigation bank.

Mr. Morgan: Yes.

Mr. Bonin: That property just does a straight east to west across the backs of some of the home sites that those northerly home sites in Knightsbridge 2A. So, we originally were trying to come up with an access through the park in that northeast corner. This is the pond that we're currently going to provide them access because they wouldn't release the old easement until the new easement was sufficiently good. That little northeast pond was the quickest access to get back there, but they didn't like it. So, you would access it from the road, drive around here, and then get back to here and get back to their conservation easement.

Ms. Dudley: Is this suggested by the ESA? Is that the route?

Mr. Bonin: Yeah. The current one is right here.

Mr. Bonin: We had proposed to go here, but they turned that down. So now we're going here. You're following the top of the pond to get there, and it makes the most sense because when you get into the woods, you can access it. Their location, this is the ridiculous part; they had never been using their own easement. They had been coming in through the north. Then once they realized they were being asked to abandon it, now all of a sudden they wanted us to cut through the whole area. We said we're not doing that, so we're having to do this, but we need to provide them this one and then abandon the other one. Now we've closed on homes that have that easement on it. So, we may try and have maybe some success with getting these homeowners to sign off. But as long as we abandon where we own the property on each end, it basically cuts off. It makes their easements, if they still retain on their property, it makes it move because you couldn't access it anyways because we cut it off on either end on property we own.

Ms. Trucco: But I think we'll offer to the residents to sign a release.

Mr. Bonin: Yeah, it's not the end of the world. We'll cut it off on the other side. There's going to be probably eight homeowners that would have to do this.

Ms. Trucco: Right.

Mr. Bonin: Whatever is the next step in doing this is what we need to be doing.

Mr. Flint: Okay. Anything else, Kristen?

Ms. Trucco: No, that's it for me. Thank you.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Flint: There is no Engineer's report today.

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

Mr. Flint: You have four check registers from August 5, 2025 through January 5, 2026.

Are there any questions on those?

Mr. Morgan: No questions from me. I make a motion to approve all of those.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials in your agenda for review. No action is required.

D. Field Manager's Report

Mr. Flint: Field Manager's report, Alan.

Mr. Scheerer: Just a couple things, everything is going pretty well. As you know, we do have the boulders that are in some of the island tips on Golden Knight Boulevard. Three weeks ago, about four of them were relocated to between the two islands as you're exiting the school, as

you're heading down Golden Knight Boulevard. We don't know who did it, why they did it, but Kirkland came out and replaced them where they're supposed to go.

Mr. Bonin: I've told Kirkland, if I can move those boulders just with my hands, they're too light. I said I'm paying you big money for these boulders. I told them I wanted heavier boulders.

Mr. Scheerer: Right.

Mr. Bonin: This is ridiculous. If one person can just move them, they're not good enough.

Mr. Scheerer: They think it was maybe the school resource officer, but we don't have any confirmation of that.

Mr. Bonin: Is his camera still there?

Mr. Scheerer: No.

Mr. Bonin: He took that down.

Mr. Scheerer: That camera is down more towards the traffic circle, I believe.

Ms. Dudley: That's where the boulders were.

Mr. Scheerer: No, there are boulders all the way down.

Mr. Morgan: All the way down to the school.

Mr. Scheerer: As you're coming in off of Poinciana Boulevard, you've got the first entrance to the right to the school, and as you go further in, you have the exit, and they make you turn right and turn around. That's the area where the cones are in the median is the area where the boulders were relocated.

Mr. Bonin: Has he objected to adding bigger boulders?

Mr. Scheerer: I have not had a conversation with him about the size of the boulders, but I will.

Mr. Bonin: The whole idea was he was the one complaining about his landscape. I'm like, here's an idea to help your landscaping, but you've got to put heavier boulders to make them be worth it. If he needs to do another half dozen of them in key spots, getting bigger, heavier boulders, then I think he should.

Mr. Scheerer: Got it. I didn't realize it was an issue, but I will talk to Mark about it. The bigger thing that we've got going on are street lights. There was a lease that wasn't transferred. It was finally transferred. We got it all set up in the CDD's name, and there were 20 or 30 lights out on Golden Knight starting at Poinciana Boulevard. All that information was sent over to Duke Energy. Duke Energy said, we'll take care of it can you get me the light poles. I went out and I

wrote down every street light pole that was out. We gave it to Duke, as a person by the name of Taylor Waters. I'm not familiar with Taylor, but they're with the Engineering design assistant for outdoor lighting programs and they said they'd be taken care of within three to five business days. I waited most of last week and I was there this morning about 6:15 a.m. Those same lights are still out. I went ahead and got online, they show that they've been repaired, and I re-reported them online this morning as not being repaired. So, we're working on that right now.

Mr. Flint: This has been going on for a long time.

Mr. Scheerer: It has been several months now.

Mr. Bonin: What's the name of that boulevard?

Mr. Scheerer: Golden Knight Boulevard. Then one other thing I noticed when I was out there is I had some solar lighting out in Phase Two. Well, when I went on the Duke Energy website, they have no lights indicated in Phase Two whatsoever. And as you know, each street light pole has an asset I.D. number on it. It's a digital number, and none of those have those on them as well. I spoke to DJ; he was going to talk to Gerald Brooks. I actually emailed them both this morning and asked what we need to do because there are solar powered lights that are in there that are out. When you come into the community at the traffic circle, Golden Knight doesn't end there, it continues into Phase Two. Some of those lights are on Golden Knight, but those are Phase Two solar power lights.

Ms. Dudley: So, they don't have numbers on the light poles?

Mr. Scheerer: No, ma'am.

Ms. Dudley: Is that why we couldn't find the account when we were going back and forth about that?

Mr. Scheerer: No, because those lights were already in the name of the CDD. The ones that were not was that first section of Poinciana Boulevard. They all have asset I.D. numbers. Every light pole from Poinciana Boulevard to the traffic circle in to Phase One. Any of them that are not solar all have asset I.D. numbers on them. The ones that don't are the solar ones. So, I know DJ was going to try to get with Gerald.

Mr. Bonin: I texted you, Daryl, Gerald, and DJ because I didn't know. These lights have supposedly been out for weeks, if not months and are still not replaced or fixed?

Mr. Scheerer: As of this morning, no. The ones coming in off of Poinciana Boulevard towards the traffic circle.

Mr. Bonin: Then in Knightsbridge, the solar version, is it specific to A or B?

Mr. Scheerer: It's mostly in A. On Golden Knight Boulevard, it's basically from the traffic circle to Maple Cross. You've got a majority of those lights that are out as of this morning, and I can't think of the name of the first street as you come in off the traffic circle into Phase Two to the left, there are four or five lights out there, but they've all been flagged. I flagged every single one of them. I look for asset I.D. numbers, and the bigger problem for me with that is even if I don't have the asset I.D. number, if the poles are on Duke's website, you can just go to the pole and it'll give you the number, the location. Anyway, I just wanted to let you know we're working on that if you get any questions.

Mr. Bonin: I'll add some pressure on Gerald.

Mr. Scheerer: Thank you. There was somebody else with Duke. I was trying to remember his name. I couldn't remember his name.

Mr. Bonin: Gerald's who is getting it done.

Mr. Flint: Any help would be appreciated.

Mr. Scheerer: Yeah. We appreciate anything.

Mr. Bonin: With all the ponds and the seeding, that's all behind us? Kirkland finally accepted. They came back and redid some of the sods?

Mr. Scheerer: Yeah. They did the sod. We got trees replaced back in 2B. I know that there are still a couple of areas on the asphalt, but about 90% of that asphalt has been corrected.

Mr. Bonin: If you can do one final brush of areas now that it's a little drier. If anything is even resembling holding water, send it to me because that's the one retainage I'm still holding on Hughes Brothers. I've released all their retainage except anything related to the trail. Because I haven't put my eyes on it. I'm counting on you and DJ to say we're all good. There's no holding water, because if not, I'm making them still go out there.

Mr. Scheerer: No problem. I'll meet with DJ, we'll set up a time to do another walk.

Mr. Morgan: Also, you might get with Applied Aquatic because some of the ponds are looking a little weary out there, like they haven't been sprayed in a while and we're paying for it.

Mr. Scheerer: They've all been sprayed. They get sprayed once a month. I can assure you they're out there because I see them virtually every time I'm on site. But I will get with them. I know that all the ponds are acting kind of wonky here lately. You might have four or five that are nice and clear.

Mr. Morgan: That one, it's got quite a bit of stuff around it.

Mr. Scheerer: Got it.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business or Supervisor requests?

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION V

REQUISITION

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

(Acquisition and Construction)

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

- (A) Requisition Number: 16
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Latham, Luna, Edan & Beaudine
- (D) Amount Payable: \$396.50
- (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 # 146328 - Conveyances/Requisitions for Sept 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.

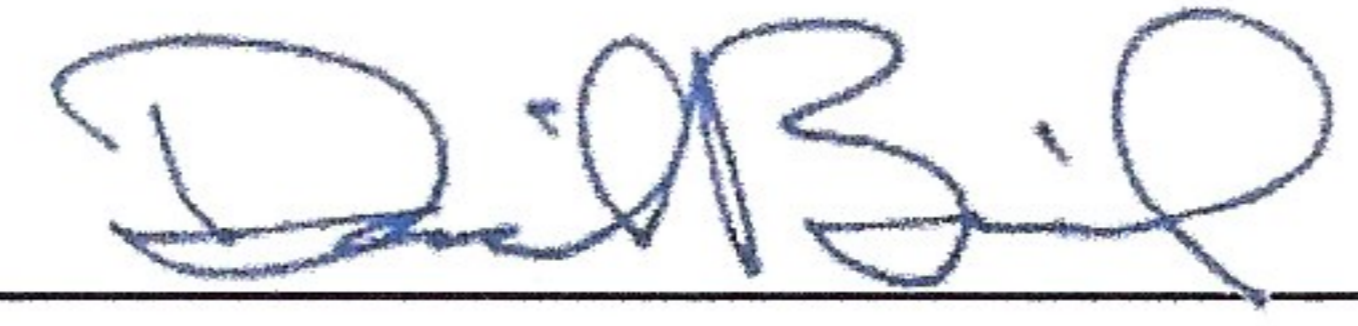
KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 1/16/26

**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



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

October 15, 2025

Invoice #: 146328
Federal ID #:59-3366512

Knightsbridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-004 Conveyances/Requisitions

For Professional Services Rendered:

9/29/2025	KET	Review of email correspondence from surveyor and from Lennar regarding request to modify easement and create an easement for Phase 2. Review of property appraiser website regarding same. Responded to same.	1.30	\$396.50
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Total Professional Services:			1.30	\$396.50
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Total	\$396.50
Previous Balance	\$30.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			Total Due \$426.50

the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion (United Nations 1998).

There are a number of reasons why the number of children in the world is increasing. One of the main reasons is that the number of children who are surviving to adulthood is increasing. This is due to a number of factors, including improved medical care, better nutrition, and a decrease in child mortality. Another reason is that the number of children who are being born is increasing. This is due to a number of factors, including a decrease in the age at which women are having children, and an increase in the number of children who are being born to women who are already having children.

The increase in the number of children in the world is a cause for concern. This is because children are the most vulnerable members of society, and they are often the most affected by poverty and social inequality.

There are a number of ways in which we can help to reduce the number of children in the world. One of the most important ways is to improve the health and education of women. This will help to reduce the number of children who are born, and it will also help to ensure that the children who are born are healthy and educated.

Another way to help reduce the number of children in the world is to improve the economic situation of the world's poor. This will help to reduce the number of children who are born, and it will also help to ensure that the children who are born are able to live a better life.

There are a number of other ways in which we can help to reduce the number of children in the world. These include providing access to family planning services, and promoting the use of contraceptives.

The number of children in the world is a complex issue, and it is one that requires a multi-faceted approach. We need to work together to find ways to reduce the number of children in the world, and to ensure that the children who are born are able to live a better life.

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(Acquisition and Construction)

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- (A) Requisition Number: 17
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Latham, Luna, Edan & Beaudine
- (D) Amount Payable: \$305.00
- (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 # 146523 - Conveyances/Requisitions for Oct 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:

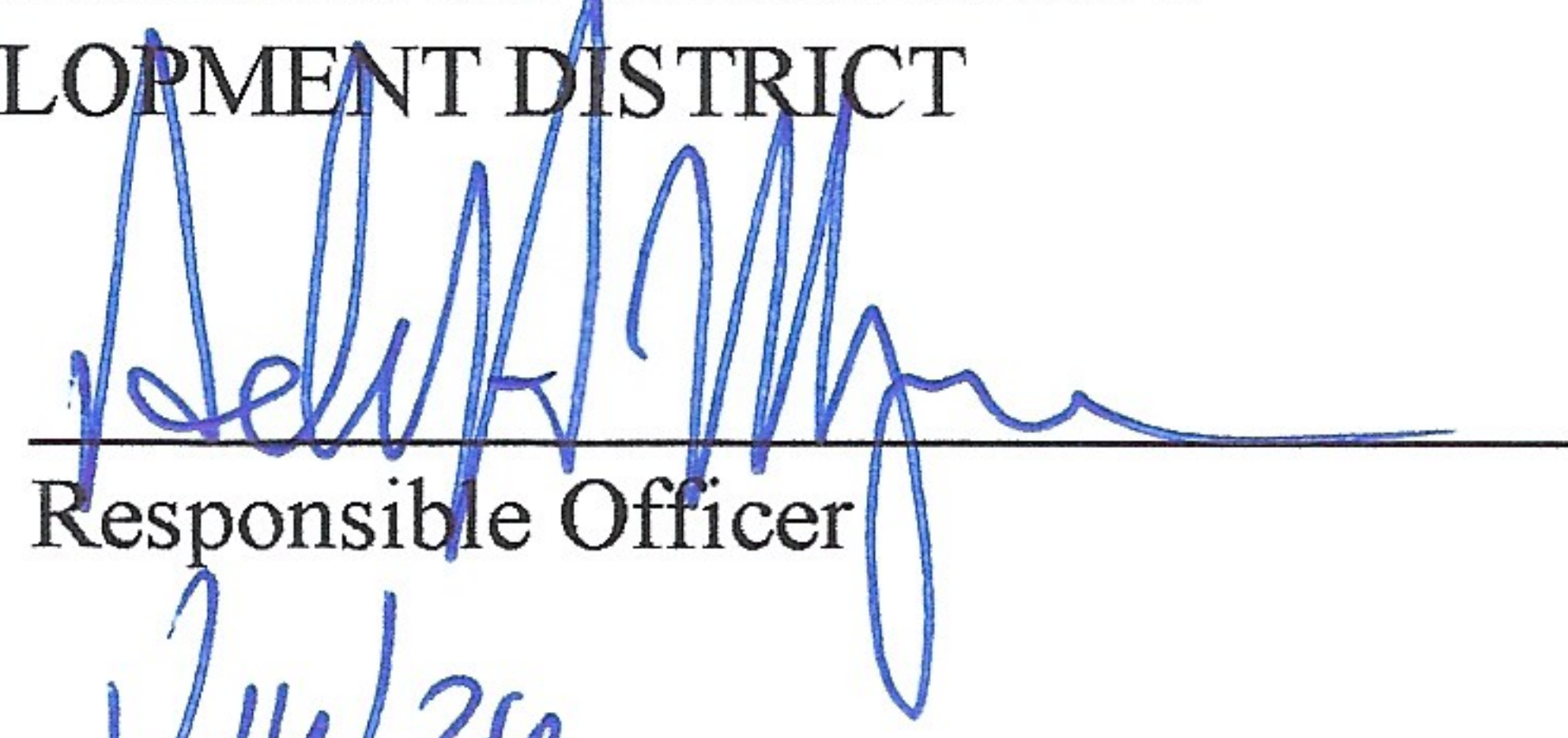
1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; 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.

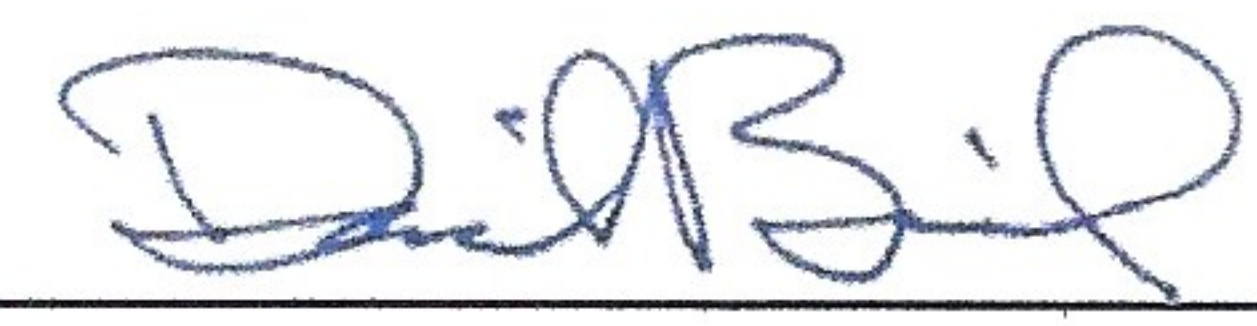
KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 1/16/24

**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



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

November 12, 2025

Invoice #: 146523
Federal ID #:59-3366512

Knightsbridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-004 Conveyances/Requisitions

For Professional Services Rendered:

10/8/2025	KET	Telephone discussion with Developer and Surveyor regarding easement modification request. Preparation Amendment to Easement for same.	1.00	\$305.00
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Total Professional Services:			1.00	\$305.00
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Total	\$305.00
Previous Balance	\$426.50
Total Due	\$731.50

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: 18
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Latham, Luna, Edan & Beaudine
- (D) Amount Payable: \$396.50
- (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 # 147856 - Conveyances/Requisitions for Nov 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: 12/17/25

**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



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

December 10, 2025

Invoice #: 147856
Federal ID #:59-3366512

Knightsbridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-004 Conveyances/Requisitions

For Professional Services Rendered:

11/20/2025	KET	Review of materials and public records regarding request to modify Tri-Party Easement Agt. Email correspondence to Fidelity and surveyor regarding same.	1.30	\$396.50
------------	-----	--	------	----------

Total Professional Services:			1.30	\$396.50
-------------------------------------	--	--	-------------	-----------------

Total	\$396.50
Previous Balance	\$731.50
Total Due	\$1,128.00

SECTION VI

SECTION C

SECTION 1

Knightsbridge Community Development District

Summary of Check Register

January 6, 2025 to February 2, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	1/8/26	192-193	\$ 15,325.00
	1/15/26	194	\$ 5,703.30
	1/21/26	195	\$ 950.00
	1/27/26	196	\$ 246.72
		Total:	\$ 22,225.02
General Fund - Autopay			
	1/12/26	80016-80018	\$ 238.08
	2/2/26	80019-80022	\$ 2,436.63
		Total:	\$ 2,674.71
Total Amount			\$ 24,899.73

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/08/26	00021	1/02/26 F0000001	202601 320-53800-43100	PH2 STREETLIGHTS JAN 26	*	2,200.00	
				DUKE ENERGY			2,200.00 000192
1/08/26	00010	1/05/26 18850	202601 320-53800-46200	LANDSCAPE MAINT JAN 26	*	13,125.00	
				FRANK POLLY SOD, INC			13,125.00 000193
1/15/26	00001	1/01/26 70	202601 320-53800-34000	FIELD MANAGEMENT JAN 26	*	1,351.92	
		1/01/26 71	202601 310-51300-34000	MANAGEMENT FEES JAN 26	*	3,647.92	
		1/01/26 71	202601 310-51300-35200	WEBSITE ADMIN JAN 26	*	108.17	
		1/01/26 71	202601 310-51300-35100	INFORMATION TECH JAN 26	*	162.25	
		1/01/26 71	202601 310-51300-31300	DISSEMINATION SVC JAN 26	*	429.17	
		1/01/26 71	202601 310-51300-51000	OFFICE SUPPLIES	*	.15	
		1/01/26 71	202601 310-51300-42000	POSTAGE	*	3.72	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,703.30 000194
1/21/26	00023	1/15/26 233758	202601 320-53800-47000	POND MAINTENANCE JAN 26	*	950.00	
				APPLIED AQUATIC MANAGEMENT INC			950.00 000195
1/27/26	00008	1/23/26 23MMS072	202601 310-51300-31100	ENGINEERING SVCS JAN 26	*	246.72	
				MADDEN, MOORHEAD & STOKES LLC			246.72 000196
TOTAL FOR BANK A						22,225.02	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/12/26	00021	1/08/26 0193-12.	202512 320-53800-43000 47951 WORCHESTER DR DEC25	DUKE ENERGY	*	19.55	19.55 080016
1/12/26	00022	1/02/26 1882-12.	202512 320-53800-43200 1600 ODD LOXLEY TR DEC25	TOHO WATER AUTHORITY	*	189.00	189.00 080017
1/12/26	00022	1/02/26 8251-12.	202512 320-53800-43200 1300 EVEN LOXLEY TR DEC25	TOHO WATER AUTHORITY	*	29.53	29.53 080018
2/02/26	00021	1/14/26 1116-01.	202601 320-53800-43100 0 S POINCIANA BV JAN 26	DUKE ENERGY	*	1,259.57	1,259.57 080019
2/02/26	00022	1/21/26 1299-01.	202601 320-53800-43200 1300 EVEN BRENTWOOD JAN26	TOHO WATER AUTHORITY	*	1,136.02	1,136.02 080020
2/02/26	00022	1/21/26 8221-01.	202601 320-53800-43200 4700 ODD GOLDEN KN JAN26	TOHO WATER AUTHORITY	*	29.41	29.41 080021
2/02/26	00022	1/21/26 8241-01.	202601 320-53800-43200 4700 ODD MAPLE CROS JAN26	TOHO WATER AUTHORITY	*	11.63	11.63 080022
TOTAL FOR BANK Z						2,674.71	
TOTAL FOR REGISTER						24,899.73	

KNIB KNIGHTSBRIDGE ZYAN

SECTION 2

Knightsbridge
Community Development District

Unaudited Financial Reporting
December 31, 2025



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9	<hr/>	Assessment Receipt Schedule

Knightsbridge
Community Development District
Combined Balance Sheet
December 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 446,656	\$ -	\$ -	\$ 446,656
Due from Developer	\$ -	\$ -	\$ 746	\$ 746
Due from General Fund	\$ -	\$ 10,815	\$ -	\$ 10,815
<u>Investments:</u>				
<u>Series 2024</u>				
Reserve	\$ -	\$ 208,069	\$ -	\$ 208,069
Revenue	\$ -	\$ 409,487	\$ -	\$ 409,487
Construction	\$ -	\$ -	\$ 8,490	\$ 8,490
Cost of Issuance	\$ -	\$ -	\$ 106	\$ 106
Total Assets	\$ 446,656	\$ 628,370	\$ 9,342	\$ 1,084,369
Liabilities:				
Accounts Payable	\$ 1,059	\$ -	\$ -	\$ 1,059
Due to Debt Service	\$ 10,815	\$ -	\$ -	\$ 10,815
Total Liabilities	\$ 11,874	\$ -	\$ -	\$ 11,874
Fund Balance:				
Restricted:				
Debt Service	\$ -	\$ 628,370	\$ -	\$ 628,370
Capital Projects	\$ -	\$ -	\$ 9,342	\$ 9,342
Unassigned	\$ 434,782	\$ -	\$ -	\$ 434,782
Total Fund Balances	\$ 434,782	\$ 628,370	\$ 9,342	\$ 1,072,495
Total Liabilities & Fund Balance	\$ 446,656	\$ 628,370	\$ 9,342	\$ 1,084,369

Knightsbridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Assessments	\$ 466,207	\$ 449,136	\$ 449,136	\$ -
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ 466,207	\$ 449,136	\$ 449,137	\$ 1
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
FICA Expenditures	\$ 918	\$ 230	\$ -	\$ 230
Engineering	\$ 7,500	\$ 1,875	\$ 143	\$ 1,732
Attorney	\$ 15,000	\$ 3,750	\$ 31	\$ 3,720
Annual Audit	\$ 3,400	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,150	\$ 1,288	\$ 1,288	\$ (0)
Disclosure Software	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 4,500	\$ 2,123	\$ 2,123	\$ -
Management Fees	\$ 43,775	\$ 10,944	\$ 10,944	\$ -
Information Technology	\$ 1,947	\$ 487	\$ 487	\$ (0)
Website Maintenance	\$ 1,298	\$ 324	\$ 325	\$ (0)
Telephone	\$ 150	\$ 38	\$ -	\$ 38
Postage & Delivery	\$ 500	\$ 125	\$ 78	\$ 47
Insurance	\$ 6,584	\$ 6,584	\$ 5,732	\$ 852
Copies	\$ 500	\$ 125	\$ -	\$ 125
Legal Advertising	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
Other Current Charges	\$ 1,350	\$ 338	\$ 55	\$ 283
Office Supplies	\$ 250	\$ 63	\$ 1	\$ 62
Travel Per Diem	\$ 250	\$ 63	\$ -	\$ 63
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 119,604	\$ 41,387	\$ 29,737	\$ 11,650

Knightsbridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 10,000	\$ 10,000	\$ 2,478	\$ 7,522
Field Management	\$ 16,223	\$ 4,056	\$ 4,056	\$ (0)
Landscape Maintenance	\$ 157,500	\$ 39,375	\$ 39,375	\$ -
Landscape Replacement	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Pond Maintenance	\$ 11,400	\$ 2,850	\$ 2,850	\$ -
Streetlights	\$ 60,480	\$ 15,120	\$ 19,351	\$ (4,231)
Electric	\$ 5,000	\$ 1,250	\$ 108	\$ 1,142
Water	\$ 45,000	\$ 11,250	\$ 7,196	\$ 4,054
Sidewalk & Asphalt Maintenance	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
General Repairs & Maintenance	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Stormwater Maintenance	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Field Contingency	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Total Operations & Maintenance	\$ 346,603	\$ 94,151	\$ 75,414	\$ 18,737
Total Expenditures	\$ 466,207	\$ 135,538	\$ 105,151	\$ 30,387
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 343,987	
Fund Balance - Beginning	\$ -		\$ 90,795	
Fund Balance - Ending	\$ -		\$ 434,782	

Knightsbridge
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 416,137	\$ 400,901	\$ 400,901	\$ -
Interest	\$ 10,099	\$ 2,525	\$ 3,789	\$ 1,264
Total Revenues	\$ 426,236	\$ 403,426	\$ 404,690	\$ 1,264
Expenditures:				
Series 2024				
Interest - 12/15	\$ 159,924	\$ 159,924	\$ 159,924	\$ -
Principal - 6/15	\$ 95,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 159,924	\$ -	\$ -	\$ -
Total Expenditures	\$ 414,848	\$ 159,924	\$ 159,924	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,389		\$ 244,766	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (2,047)	\$ (2,047)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (2,047)	\$ (2,047)
Net Change in Fund Balance	\$ 11,389		\$ 242,720	
Fund Balance - Beginning	\$ 179,341		\$ 385,651	
Fund Balance - Ending	\$ 190,730		\$ 628,370	

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 73	\$ 73
Total Revenues	\$ -	\$ -	\$ 73	\$ 73
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 397	\$ (397)
Total Expenditures	\$ -	\$ -	\$ 397	\$ (397)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (323)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 2,047	\$ 2,047
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 2,047	\$ 2,047
Net Change in Fund Balance	\$ -	\$ -	\$ 1,723	
Fund Balance - Beginning	\$ -	\$ -	\$ 7,619	
Fund Balance - Ending	\$ -	\$ -	\$ 9,342	

Knightsbridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 8,068	\$ 441,068	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 449,136
Interest	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Total Revenues	\$ -	\$ 8,068	\$ 441,069	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 449,137
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 143
Attorney	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 429	\$ 429	\$ 429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,288
Disclosure Software	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 2,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,123
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,944
Information Technology	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 487
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 66	\$ 7	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 1	\$ 17	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,353	\$ 4,402	\$ 4,983	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,737

Knightsbridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ 2,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,478
Field Management	\$ 1,352	\$ 1,352	\$ 1,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,056
Landscape Maintenance	\$ 13,125	\$ 13,125	\$ 13,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,375
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Maintenance	\$ 950	\$ 950	\$ 950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,850
Streetlights	\$ 2,200	\$ 2,200	\$ 14,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,351
Electric	\$ 66	\$ 22	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 108
Water	\$ 4,660	\$ 1,496	\$ 1,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,196
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 24,832	\$ 19,144	\$ 31,437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,414
Total Expenditures	\$ 45,184	\$ 23,546	\$ 36,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,151
Excess Revenues (Expenditures)	\$ (45,184)	\$ (15,478)	\$ 404,649	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 343,987

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

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	52.84% <i>O&M Portion</i>	47.16% <i>2024 Debt</i>	100.00% <i>Total</i>
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
12/12/25	ACH	\$828,404.64	(\$16,568.09)	\$0.00	\$0.00	\$811,836.55	\$428,952.14	\$382,884.41	\$811,836.55
12/22/25	ACH	\$23,398.96	(\$467.98)	\$0.00	\$0.00	\$22,930.98	\$12,116.10	\$10,814.88	\$22,930.98
TOTAL		\$ 867,384.88	\$ (17,347.70)	\$ -	\$ -	\$ 850,037.18	\$ 449,136.30	\$ 400,900.88	\$ 850,037.18

96%	Net Percent Collected
\$ 32,305.81	Balance Remaining to Collect

SECTION 3

REBATE REPORT

\$6,175,000

Knightsbridge Community Development District

(City of Kissimmee, Florida)

Special Assessment Bonds, Series 2024

(2024 Project)

Dated: April 4, 2024

Delivered: April 4, 2024

Rebate Report to the Computation Date

April 4, 2029

Reflecting Activity Through

November 30, 2025



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

December 19, 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 has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Knightsbridge Community Development District (the "District").

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of March 31, 2026. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the April 4, 2029 Computation Date
Reflecting Activity from April 4, 2024 through November 30, 2025

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	5.279238%	140,708.17	(3,162.90)
Reserve Fund	4.607050%	15,691.93	(3,211.69)
Capitalized Interest Fund	5.290598%	677.69	(13.45)
Cost of Issuance Fund	5.229304%	6.31	(0.22)
Totals	5.205421%	\$157,084.10	\$(6,388.26)
Bond Yield	5.372687%		
Rebate Computation Credit			(2,620.82)
Net Rebatable Arbitrage			\$(9,009.08)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from April 4, 2024, the date of the closing, through November 30, 2025, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of April 4, 2029.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 4, 2024 and November 30, 2025, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund", that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

April 4, 2029.

7. Computation Period

The period beginning on April 4, 2024, the date of the closing, and ending on November 30, 2025.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

12. Rebtable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	225894000
Interest	225894001
Sinking	225894002
Prepayment	225894003
Reserve	225894004
Acquisition and Construction	225894005
Cost of Issuance	225894006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of November 30, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 4, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 4, 2029, is the Rebateable Arbitrage.

\$6,175,000
Knightsbridge Community Development District
(City of Kissimmee, Florida)
Special Assessment Bonds, Series 2024
(2024 Project)
Delivered: April 4, 2024

Sources of Funds	
-------------------------	--

Par Amount	\$6,175,000.00
Net Original Issue Discount	<u>-13,264.30</u>
Total	\$6,161,735.70

Uses of Funds	
----------------------	--

Acquisition and Construction Fund	\$5,540,856.54
Reserve Fund	208,068.75
Capitalized Interest Fund	63,835.41
Cost of Issuance Fund	225,475.00
Underwriter's Discount	<u>123,500.00</u>
Total	\$6,161,735.70

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 04/04/2024 @ 5.3726871372%
06/15/2024	63,835.41	63,171.40
12/15/2024	161,836.25	155,963.15
06/15/2025	251,836.25	236,347.90
12/15/2025	159,923.75	146,161.76
06/15/2026	254,923.75	226,891.60
12/15/2026	157,905.00	136,864.66
06/15/2027	257,905.00	217,692.02
12/15/2027	155,780.00	128,050.64
06/15/2028	260,780.00	208,752.48
12/15/2028	153,548.75	119,699.12
06/15/2029	263,548.75	200,075.06
12/15/2029	151,211.25	111,790.11
06/15/2030	266,211.25	191,660.67
12/15/2030	148,767.50	104,304.24
06/15/2031	268,767.50	183,509.26
12/15/2031	146,217.50	97,222.75
06/15/2032	271,217.50	175,619.83
12/15/2032	142,967.50	90,153.06
06/15/2033	272,967.50	167,626.01
12/15/2033	139,587.50	83,476.51
06/15/2034	279,587.50	162,825.66
12/15/2034	135,947.50	77,101.64
06/15/2035	280,947.50	155,168.97
12/15/2035	132,177.50	71,092.62
06/15/2036	287,177.50	150,419.71
12/15/2036	128,147.50	65,365.98
06/15/2037	288,147.50	143,134.33
12/15/2037	123,987.50	59,978.30
06/15/2038	293,987.50	138,494.47
12/15/2038	119,567.50	54,853.46
06/15/2039	299,567.50	133,835.98
12/15/2039	114,887.50	49,984.84
06/15/2040	304,887.50	129,179.15
12/15/2040	109,947.50	45,365.48
06/15/2041	309,947.50	124,541.92
12/15/2041	104,747.50	40,988.16
06/15/2042	314,747.50	119,940.08
12/15/2042	99,287.50	36,845.46
06/15/2043	319,287.50	115,387.45
12/15/2043	93,567.50	32,929.79
06/15/2044	323,567.50	110,896.08
12/15/2044	87,587.50	29,233.49
06/15/2045	332,587.50	108,101.53
12/15/2045	80,850.00	25,591.35
06/15/2046	340,850.00	105,066.39
12/15/2046	73,700.00	22,123.58
06/15/2047	348,700.00	101,935.88
12/15/2047	66,137.50	18,828.26
06/15/2048	356,137.50	98,734.17
12/15/2048	58,162.50	15,702.91
06/15/2049	363,162.50	95,482.85
12/15/2049	49,775.00	12,744.50
06/15/2050	374,775.00	93,447.92
12/15/2050	40,837.50	9,916.20
06/15/2051	380,837.50	90,056.14
12/15/2051	31,487.50	7,251.02
06/15/2052	391,487.50	87,794.27

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 04/04/2024 @ 5.3726871372%
12/15/2052	21,587.50	4,714.52
06/15/2053	401,587.50	85,408.89
12/15/2053	11,137.50	2,306.74
06/15/2054	416,137.50	83,933.31
	12,641,380.41	6,161,735.70

Proceeds Summary

Delivery date	04/04/2024
Par Value	6,175,000.00
Premium (Discount)	-13,264.30
	6,161,735.70
Target for yield calculation	6,161,735.70

BOND DEBT SERVICE
 \$6,175,000
 Knightsbridge Community Development District
 (City of Kissimmee, Florida)
 Special Assessment Bonds, Series 2024
 (2024 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/04/2024					
06/15/2024			63,835.41	63,835.41	63,835.41
12/15/2024			161,836.25	161,836.25	
06/15/2025	90,000	4.250%	161,836.25	251,836.25	413,672.50
12/15/2025			159,923.75	159,923.75	
06/15/2026	95,000	4.250%	159,923.75	254,923.75	414,847.50
12/15/2026			157,905.00	157,905.00	
06/15/2027	100,000	4.250%	157,905.00	257,905.00	415,810.00
12/15/2027			155,780.00	155,780.00	
06/15/2028	105,000	4.250%	155,780.00	260,780.00	416,560.00
12/15/2028			153,548.75	153,548.75	
06/15/2029	110,000	4.250%	153,548.75	263,548.75	417,097.50
12/15/2029			151,211.25	151,211.25	
06/15/2030	115,000	4.250%	151,211.25	266,211.25	417,422.50
12/15/2030			148,767.50	148,767.50	
06/15/2031	120,000	4.250%	148,767.50	268,767.50	417,535.00
12/15/2031			146,217.50	146,217.50	
06/15/2032	125,000	5.200%	146,217.50	271,217.50	417,435.00
12/15/2032			142,967.50	142,967.50	
06/15/2033	130,000	5.200%	142,967.50	272,967.50	415,935.00
12/15/2033			139,587.50	139,587.50	
06/15/2034	140,000	5.200%	139,587.50	279,587.50	419,175.00
12/15/2034			135,947.50	135,947.50	
06/15/2035	145,000	5.200%	135,947.50	280,947.50	416,895.00
12/15/2035			132,177.50	132,177.50	
06/15/2036	155,000	5.200%	132,177.50	287,177.50	419,355.00
12/15/2036			128,147.50	128,147.50	
06/15/2037	160,000	5.200%	128,147.50	288,147.50	416,295.00
12/15/2037			123,987.50	123,987.50	
06/15/2038	170,000	5.200%	123,987.50	293,987.50	417,975.00
12/15/2038			119,567.50	119,567.50	
06/15/2039	180,000	5.200%	119,567.50	299,567.50	419,135.00
12/15/2039			114,887.50	114,887.50	
06/15/2040	190,000	5.200%	114,887.50	304,887.50	419,775.00
12/15/2040			109,947.50	109,947.50	
06/15/2041	200,000	5.200%	109,947.50	309,947.50	419,895.00
12/15/2041			104,747.50	104,747.50	
06/15/2042	210,000	5.200%	104,747.50	314,747.50	419,495.00
12/15/2042			99,287.50	99,287.50	
06/15/2043	220,000	5.200%	99,287.50	319,287.50	418,575.00
12/15/2043			93,567.50	93,567.50	
06/15/2044	230,000	5.200%	93,567.50	323,567.50	417,135.00
12/15/2044			87,587.50	87,587.50	
06/15/2045	245,000	5.500%	87,587.50	332,587.50	420,175.00
12/15/2045			80,850.00	80,850.00	
06/15/2046	260,000	5.500%	80,850.00	340,850.00	421,700.00
12/15/2046			73,700.00	73,700.00	
06/15/2047	275,000	5.500%	73,700.00	348,700.00	422,400.00
12/15/2047			66,137.50	66,137.50	
06/15/2048	290,000	5.500%	66,137.50	356,137.50	422,275.00
12/15/2048			58,162.50	58,162.50	
06/15/2049	305,000	5.500%	58,162.50	363,162.50	421,325.00
12/15/2049			49,775.00	49,775.00	
06/15/2050	325,000	5.500%	49,775.00	374,775.00	424,550.00
12/15/2050			40,837.50	40,837.50	
06/15/2051	340,000	5.500%	40,837.50	380,837.50	421,675.00
12/15/2051			31,487.50	31,487.50	
06/15/2052	360,000	5.500%	31,487.50	391,487.50	422,975.00

BOND DEBT SERVICE

\$6,175,000

Knightsbridge Community Development District
 (City of Kissimmee, Florida)
 Special Assessment Bonds, Series 2024
 (2024 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2052			21,587.50	21,587.50	
06/15/2053	380,000	5.500%	21,587.50	401,587.50	423,175.00
12/15/2053			11,137.50	11,137.50	
06/15/2054	405,000	5.500%	11,137.50	416,137.50	427,275.00
	6,175,000		6,466,380.41	12,641,380.41	12,641,380.41

\$6,175,000
 Knightsbridge Community Development District
 (City of Kissimmee, Florida)
 Special Assessment Bonds, Series 2024
 (2024 Project)
 Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.372687%)
04/04/24	Beg Bal	-5,540,856.54	-7,222,770.32
05/02/24		-805.84	-1,046.13
06/04/24		-925.34	-1,195.61
07/02/24		-895.51	-1,152.31
08/02/24		-924.81	-1,184.76
08/04/24		-750.42	-961.07
09/04/24		-924.65	-1,178.99
09/05/24		1,470.45	1,874.65
09/05/24		64.00	81.59
09/05/24		525.00	669.31
09/26/24		426.54	542.11
09/26/24		5,663,092.68	7,197,464.86
10/02/24		-860.72	-1,092.96
11/04/24		-836.51	-1,057.22
12/03/24		-777.06	-977.90
01/03/25		-773.97	-969.72
02/04/25		-750.43	-935.94
03/04/25		-677.81	-841.64
03/12/25		1,276.00	1,582.56
03/24/25		7,383.28	9,140.93
04/02/25		-750.42	-927.97
04/21/25		5,102.56	6,292.20
05/02/25		-726.22	-894.09
06/03/25		-750.34	-919.57
06/12/25		5,163.00	6,319.09
07/02/25		-726.22	-886.22
07/15/25		-746.37	-909.07
08/05/25		-3,818.90	-4,637.68
08/26/25		-200.00	-242.13
08/26/25		2,552.00	3,089.58
08/27/25		336.00	406.72
08/27/25		410.37	496.74
08/27/25		3,818.90	4,622.68
08/27/25		1,276.00	1,544.56
08/28/25		200.00	242.06
09/02/25		-749.74	-906.87
10/02/25		-702.85	-846.41
11/04/25		-703.38	-843.06
11/30/25	Bal	8,221.00	9,815.94
11/30/25	Acc	24.44	29.18

04/04/29	TOTALS:	140,708.17	-3,162.90

ISSUE DATE: 04/04/24 REBATABLE ARBITRAGE: -3,162.90
 COMP DATE: 04/04/29 NET INCOME: 140,708.17
 BOND YIELD: 5.372687% TAX INV YIELD: 5.279238%

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.372687%)
04/04/24	Beg Bal	-208,068.75	-271,227.52
05/02/24		805.84	1,046.13
06/04/24		924.34	1,194.32
07/02/24		895.51	1,152.31
08/02/24		924.81	1,184.76
09/04/24		924.65	1,178.99
10/02/24		860.72	1,092.96
11/04/24		836.51	1,057.22
12/03/24		777.06	977.90
01/03/25		773.97	969.72
02/04/25		750.43	935.94
03/04/25		677.81	841.64
04/02/25		750.42	927.97
05/02/25		726.22	894.09
06/03/25		750.34	919.57
07/02/25		726.22	886.22
08/04/25		750.42	911.45
09/03/25		749.74	906.74
10/02/25		702.85	846.41
11/04/25		703.38	843.06
11/30/25	Bal	208,068.75	248,435.68
11/30/25	Acc	680.69	812.75

04/04/29	TOTALS:	15,691.93	-3,211.69

ISSUE DATE: 04/04/24 REBATABLE ARBITRAGE: -3,211.69
 COMP DATE: 04/04/29 NET INCOME: 15,691.93
 BOND YIELD: 5.372687% TAX INV YIELD: 4.607050%

\$6,175,000
 Knightsbridge Community Development District
 (City of Kissimmee, Florida)
 Special Assessment Bonds, Series 2024
 (2024 Project)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.372687%)
04/04/24	Beg Bal	-63,835.41	-83,212.50
05/02/24		247.23	320.95
06/04/24		283.89	366.81
06/17/24		63,835.41	82,322.68
07/02/24		146.55	188.58
08/02/24		0.02	0.03

04/04/29	TOTALS:	677.69	-13.45

ISSUE DATE:	04/04/24	REBATABLE ARBITRAGE:	-13.45
COMP DATE:	04/04/29	NET INCOME:	677.69
BOND YIELD:	5.372687%	TAX INV YIELD:	5.290598%

\$6,175,000
 Knightsbridge Community Development District
 (City of Kissimmee, Florida)
 Special Assessment Bonds, Series 2024
 (2024 Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.372687%)
04/04/24	Beg Bal	-225,475.00	-293,917.40
04/04/24		55,000.00	71,695.12
04/04/24		49,000.00	63,873.83
04/04/24		46,500.00	60,614.96
04/04/24		33,500.00	43,668.85
04/04/24		25,000.00	32,588.69
04/04/24		6,000.00	7,821.29
04/04/24		2,500.00	3,258.87
04/04/24		1,750.00	2,281.21
04/08/24		6,125.00	7,979.53
10/10/24		106.31	134.84

04/04/29	TOTALS:	6.31	-0.22

ISSUE DATE:	04/04/24	REBATABLE ARBITRAGE:	-0.22
COMP DATE:	04/04/29	NET INCOME:	6.31
BOND YIELD:	5.372687%	TAX INV YIELD:	5.229304%

\$6,175,000
 Knightsbridge Community Development District
 (City of Kissimmee, Florida)
 Special Assessment Bonds, Series 2024
 (2024 Project)
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.372687%)
04/04/25		-2,120.00	-2,620.82

04/04/29	TOTALS:	-2,120.00	-2,620.82

ISSUE DATE: 04/04/24 REBATABLE ARBITRAGE: -2,620.82
 COMP DATE: 04/04/29
 BOND YIELD: 5.372687%