

*Knightsbridge  
Community Development District*

*Agenda*

*March 16, 2026*

# AGENDA

# *Knightsbridge*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

March 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, March 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. 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 February 16, 2026 Meeting'
5. Consideration of Resolution 2026-02 Approving the Conveyance of Real Property & Improvements (Knightsbridge Phase 2 Plat)
6. Consideration of Access Easement with Shingle Creek Mitigation Bank/UMAM, LLC
7. 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
  - D. Field Manager's Report
8. Other Business
9. Supervisor's Requests
10. 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 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 16<sup>th</sup> day of March, 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, February 16, 2026 at 10:30 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
Logan Lantrip <i>by phone</i>	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Board members were in attendance constituting a quorum and one Board member attended by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: For the record, there are no members of the public here to provide public comment.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Josmin Martinez and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2028**

Mr. Flint: We do have an open seat. Josmin Martinez submitted a resignation. Is there a motion to accept Josmin's resignation?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Resignation of Josmin Martinez, was approved.
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**B. Administration of Oath of Office to Newly Appointed Board Member**

**C. Consideration of Resolution 2026-01 Electing an Assistant Secretary**

Mr. Flint: Are there any nominations at this time to fill that vacancy? I do not hear any nominations at this time. We will carry that vacancy to the next agenda and the Board can discuss it again at that point.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the  
January 19, 2026 Meeting**

Mr. Flint: Item four is approval of the January 19, 2026 meeting minutes. Are there any comments or corrections on those?

Mr. Morgan: No changes, I will make a motion to approve those.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the January 19, 2026 Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2024 Requisitions  
#16 – #18**

Mr. Flint: We have ratification of the Series 2024 Requisition 16, 17 and 18. Are there any questions on those?

Mr. Morgan: No questions. I'll make a motion to approve all three.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Series 2024 Requisitions #16-#18, were ratified.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Staff Reports, Ms. Trucco?

Ms. Trucco: I don't have any updates.

Mr. Bonin: Is there an update on the easement?

Ms. Trucco: We are still waiting on the title work.

Mr. Bonin: Who are we waiting on?

Ms. Trucco: It's someone from Fidelity. I don't know exactly who the examiner was that was assigned, but I'll follow up today. I'll copy you on it.

Mr. Bonin: Give me an update on this tomorrow.

Ms. Trucco: Okay.

**B. Engineer**

**i. Discussion of Pending Plat Conveyances**

**ii. Status of Permit Transfers**

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

Mr. Flint: Engineer, any report?

Mr. Reid: Yes. I haven't had any luck with the City signing off on those South Florida Water Management District permit transfers. I don't know if there is something that is going on with the city that I don't know, but the drainage engineer, I talked to her last year about this stuff and she has not responded to me or sent over any signed application. Is there something going on I don't know about?

Mr. Morgan: I know her.

Mr. Reid: I'll keep trying.

Mr. Flint: Because of Golden Knight being owned by the City, the water management is requiring the City to be a co-permittee on the ERP, and that is what Mr. Reid is talking about.

Mr. Bonin: Who is he having trouble getting ahold of?

Mr. Morgan: City drainage engineer.

Mr. Flint: City of Kissimmee.

Mr. Bonin: Is that Stacy? That is his first name, right?

Mr. Morgan: I met the stormwater engineer on site three times. It's she, but I can't remember her name.

Mr. Bonin: He's the director of public works. He's the one that gets anything done.

Mr. Reid: Well, I called her and she said she was the one that would take care of it. So that is the name Mr. Morgan gave me.

Mr. Morgan: Yeah, she said that she would take care of it.

Mr. Bonin: Mr. Reid, send a follow-up e-mail and copy me on the email because I am going to forward it to either the City manager or director of public works to shake that loose.

Mr. Morgan: Copy me on it too, and I'll give her a call as well.

Mr. Reid: Alright, I'll do that. And then I am working on the audit, I'm going to need some help. I'll probably give Ms. Trucco a call once I get everything itemized out with confirmed dates and everything for the conveyances.

Mr. Bonin: So, we're not officially transferred?

Mr. Morgan: That's phase two, right? The last of the transfers.

Mr. Reid: Well, it's not specific to phase two. I don't remember doing one for phase one. I am looking through my files, but I assume this is for phase two.

Mr. Bonin: Jimmy would have done the one for phase one.

Mr. Morgan: Yeah.

Mr. Bonin: But is Mr. Reid overseeing the transfer in phase two or is Jimmy?

Mr. Morgan: This is the audit. So, it is phase one and phase two. What do you need help with on the audit again, Mr. Reid?

Mr. Reid: I've been going through the plat for all the transfers, I'm making up a list, I just need some help on maybe some dates and confirmation of certain conveyances.

Mr. Morgan: That would be an item for Ms. Trucco. Get with Ms. Trucco, she is listening.

Mr. Reid: Yeah, and I got the costs, I have to fill all that in. I'll give Ms. Trucco a call once I get everything drafted up.

Mr. Morgan: Okay.

Mr. Scheerer: The Public Works person you're trying to get ahold of who is that?

Mr. Morgan: Mr. Bonin will take care of it.

Mr. Scheerer: There was a Liz Phillips that I worked with over there. She is the assistant public works assistant director that helped us get the fence line repaired. She was very responsive. That is who I dealt with on that.

Mr. Flint: Okay, anything else, Mr. Reid?

Mr. Reid: That is all I have.

### **C. District Manager's Report**

#### **i. Approval of Check Register**

Mr. Flint: District Manager's Report, you have approval of the check register for the general fund and utilities from January 6, 2026 through February 2, 2026 in the amount of \$24,899.73. Are there any questions on that?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Check Register, was approved.
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#### **ii. Balance Sheet and Income Statement**

Mr. Flint: You also have the unaudited financials. These are through the end of December. Are there any questions on those?

Ms. Dudley: For the capital projects fund, we have only about \$9,000 in there. Do we have any open projects reliant on that or anything coming up?

Mr. Flint: No, that is the debt service capital projects fund. We don't want to close that. The interest earnings keep flowing in there as long as that fund is open. I need to check and see if there is a debt service reserve release condition. We typically won't close the construction project out until the release conditions are met. We will confirm whether there are any reserve release conditions, then we'll have the Board certify the project complete and then that will be closed. But until then, the interest earnings on the reserve account flow into the construction account, so that is why there is still money in it.

### **iii. Presentation of Arbitrage Rebate Report for the Series 2024 Bonds**

Mr. Flint: You have the presentation of the arbitrage rebate report for the Series 2024 Bonds. Any questions on that report?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Arbitrage Rebate Report for the Series 2024 Bonds, was approved.

### **D. Field Manager's Report**

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

Mr. Scheerer: Not much today. The biggest issue we have had recently were the street light repairs starting at Poinciana Boulevard towards the traffic circle. I'm happy to report they are all complete. It's nice we finally have those all done. There were also some streetlights over in phase one and two, which are solar. Gerald Brooks had to do some readjusting and programming because they were going out a little earlier than they were supposed to. I am not familiar with how the solar lights are maintained, but he made some modifications. I got out there around 6:15 and kids were walking to the bus stop and it was pitch black. But that is not the case as of a couple weeks ago. I am happy to report that it is all done. You heard me talk about the freeze. I won't go into that. We're doing 2027 budgets coming up soon. Just one quick question, the monument that is at the intersection of Poinciana and Knightsbridge has no electric meter, but everything is in place.

Mr. Bonin: Is there a meter?

Mr. Scheerer: With the breaker panels, everything is in place, but there is no meter.

Mr. Bonin: Do we have no light on our sign? That sign has been stalling forever. Just things that I think someone else is getting done, but this is par for the course. Thanks for the update. I will probably have Rebecca bird dog that.

Mr. Scheerer: I'm not sure what happened with it. I heard someone said they were trying to tie it into the streetlights, but you can't tie it into the streetlights. It is totally separate. It is a power source.

Mr. Bonin: I just don't know what the closest power source is there. Let me look into it.

Mr. Scheerer: That is all I have.

Ms. Trucco: Rob, quick update. I just looked through my e-mail. I did get a response from the title company last week, so I'll have a draft to you today. She confirmed the owner's name.

Mr. Bonin: Who will execute this document? Because this is the District giving so and so mitigation bank or whatever access.

Ms. Trucco: The easement currently runs right there. People need to release their interest in the easement so they will sign a release.

Mr. Bonin: We're going to give them this; it goes along here.

Ms. Trucco: Okay. That is one we will be giving to the CDD then will agree to an easement here.

Mr. Bonin: Yes, I guess it is a simultaneous handoff.

Ms. Trucco: It could be one document. It could be a modification of easement agreement and then each of these owners have a separate signature page. The surveyor gave us a legal description of where the new easement will run, and the owners of all that property need to sign.

Mr. Bonin: All the owners of what property? This property is just one owner.

Ms. Trucco: Okay, so then it's just the CDD.

Mr. Bonin: Yes, the CDD, it is just one piece. We're granting the mitigation bank. The other part the CDD is releasing, the CDD is releasing this section, but then the homeowners are releasing this section. I don't want it to be contingent on getting everyone signed off but one person. What I want is a separate release from each individual landowner so I am not hung up.

Ms. Trucco: On that separate release, everyone that signed the original easement has to sign each of those separate releases, which shouldn't be a big deal.

Mr. Bonin: What do you mean?

Ms. Trucco: The original parties to the easement, right?

Mr. Bonin: The original party to the easement was Lennar. We took ownership of this land and then we sold land over this easement. So, there was only Lennar with the mitigation bank.

Ms. Trucco: So, they have to sign each of their places. That is all I am saying. Because anytime the easement is modified, all the parties need to sign. All of the parties to the easement had to sign that. You're right, Lennar no longer has an interest in each of these parcels.

Mr. Bonin: Well, we have an interest.

Ms. Trucco: Some of it, right. I am just saying, whoever owns the property currently, the easement encumbers, that party is the grantee, the successor of the property from Lennar. Those individuals need to all sign a release, but each of those releases need to be with the person, the mitigation bank.

Mr. Morgan: Where is the new easement that we are giving them?

Mr. Bonin: The new easement is here.

Ms. Trucco: So, that's what we need to get. My understanding is the surveyor prepared two legal descriptions, the stuff that is being released and then the new stuff that represents the new land on that same deal. So, I agree with you, that is fine. Efficiency wise, just do separate releases.

Mr. Bonin: Yes.

Ms. Trucco: But it sounds like you are saying first and foremost, go ahead and confirm that.

Mr. Bonin: Right.

Mr. Bonin: This is the title. Because right now they don't have access through here because new people own the land and it's their land now, so they technically don't have access. I need to get them this access and then sign off each release.

Ms. Trucco: Frankly, they technically do have access over each of those through that easement that was never modified before.

Mr. Bonin: Yeah, but that gets us in trouble.

Ms. Trucco: I see. Okay.

Mr. Morgan: Now that title works is done on this?

Ms. Trucco: The release is, yeah.

Mr. Morgan: Get that to me.

Ms. Trucco: I'm sure that these owners would love to sign a release.

Mr. Bonin: I would think so.

Mr. Flint: Is there any action the Board needs to take?

Mr. Bonin: Not at this time.

Ms. Trucco: If the Board, just as a precautionary measure doesn't mind, just make a motion to direct staff to effectuate the easement modification over the tracts of the property, basically for access.

Mr. Morgan: And then we will make a motion to give either the Chair or the Vice Chair delegated authority to sign.

Ms. Trucco: With delegation of authority to provide signing off on that and we will ratify the final copy at the next Board meeting.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Authorizing Staff to Move Forward with Modification of the Easement Subject to Delegation of Authority, was approved.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Any other business or Supervisor requests that the Board would like to discuss?

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**NINTH 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

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Chairman/Vice Chairman

# SECTION V

## RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS LOCATED IN THE KNIGHTSBRIDGE PHASE 2 PLAT FROM LENNAR HOMES, LLC TO THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Knightsbridge Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District;

**WHEREAS**, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District;

**WHEREAS**, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District;

**WHEREAS**, Lennar Homes, LLC, a Florida limited liability company (hereinafter “Lennar”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit, Certificate of District Engineer and Affidavit of Compliance with Anti-Human Trafficking Laws, collectively attached hereto as Exhibit “A” (collectively, the “Conveyance Documents”), from Lennar to the District; and

**WHEREAS**, the District Counsel and the District Manager have reviewed the conveyances from Lennar to the District, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit “A,” to evidence compliance with the requirements of the District for accepting the conveyances.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the District (the “Board”), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit “A,” to the District and approves and accepts the documents evidencing such conveyances in Exhibit “A.”

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in Exhibit “A,” and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

*[Continues on the Following Pages]*

**PASSED** in public meeting of the Board of Supervisors of the Knightsbridge Community Development District, this 16<sup>th</sup> day of March, 2026.

**KNIGHTSBRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

\_\_\_\_\_  
Print: \_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT "A"**

**CONVEYANCE DOCUMENTS**

1. Special Warranty Deed from Lennar Homes, LLC
2. Bill of Sale Absolute and Agreement to the District
3. Owner's Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer
6. Affidavit of Compliance with Anti-Human Trafficking Laws

*[See attached.]*

**THIS INSTRUMENT PREPARED BY  
AND TO BE RETURNED TO:**

Kristen E. Trucco, Esq.  
Latham, Luna, Eden & Beaudine LLP  
P.O. Box 3353  
Orlando, Florida 32802

Parcel ID Nos.: 35-25-28-1612-0001-OS10; 35-25-28-1612-0001-SW20; 35-25-28-1612-0001-SW40; 35-25-28-1612-0001-SW50; 35-25-28-1612-0001-SW60; 35-25-28-1612-0001-OS30; 35-25-28-1612-0001-OS40; 35-25-28-1612-0001-OS50; 35-25-28-1612-0001-OS60; 35-25-28-1612-0001-OS70; 35-25-28-1612-0001-OS80; 35-25-28-1612-0001-OS90; 35-25-28-1612-0001-OS10; 35-25-28-1612-0001-OS11; 35-25-28-1612-0001-OW10; 35-25-28-1612-0001-OW20; 35-25-28-1612-0001-OW30; 35-25-28-1612-0001-OW40; 35-25-28-1612-0001-OW50; 35-25-28-1612-0001-OW60; 35-25-28-1612-0001-WB10; 35-25-28-1612-0001-WB20; 35-25-28-1612-0001-WB40

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made as of this \_\_\_\_\_ day of March, 2026, by **LENNAR HOMES, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 5505 Waterford District Drive, Miami, Florida 33126, to **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Osceola County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN  
BY REFERENCE.**

**TOGETHER WITH** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2026 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**IN WITNESS WHEREOF**, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

**“GRANTOR”**

**LENNAR HOMES, LLC**, a Florida limited liability company

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

Address: 6675 Westwood Blvd., 5<sup>th</sup> Floor  
Orlando, Florida 32821

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

Print: Mark McDonald

Title: Vice President

Address: 6675 Westwood Blvd., 5<sup>th</sup> Floor  
Orlando, Florida 32821

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

Address: 6675 Westwood Blvd., 5<sup>th</sup> Floor  
Orlando, Florida 32821

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of March, 2026, by Mark McDonald, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Notary Public; State of Florida

Print Name: \_\_\_\_\_

Comm. Exp.: \_\_\_\_\_; Comm. No.: \_\_\_\_\_

**EXHIBIT "A"**

**Description of the Property**

Tracts SW-2, SW-4, SW-5 and SW-6, KNIGHTSBRIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 35, Page 58, of the Public Records of Osceola County, Florida.

Tracts OS-3, OS-4, OS-5, OS-6, OS-7, OS-8, OS-9, OS-10 and OS-11, KNIGHTSBRIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 35, Page 58, of the Public Records of Osceola County, Florida.

Tract S-1, KNIGHTSBRIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 35, Page 58, of the Public Records of Osceola County, Florida.

Tracts W-1, W-2, W-3, W-4, W-5 and W-6, KNIGHTSBRIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 35, Page 58, of the Public Records of Osceola County, Florida.

Tracts WB-1, WB-2 and WB-4, KNIGHTSBRIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 35, Page 58, of the Public Records of Osceola County, Florida.

**BILL OF SALE ABSOLUTE AND AGREEMENT**

Knightsbridge Community Development District

**THIS BILL OF SALE ABSOLUTE AND AGREEMENT** (“Agreement”) is made as of this \_\_\_\_ day of March, 2026, by and between **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 5505 Waterford District Drive, Miami, Florida 33126, and

**RECITALS**

**WHEREAS**, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”);

**WHEREAS**, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

**WHEREAS**, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

**NOW, THEREFORE**, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and

agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

***[SIGNATURES APPEAR ON THE FOLLOWING PAGES]***

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**LENNAR HOMES, LLC**, a Florida limited  
liability company

\_\_\_\_\_  
Witness

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

Print: Mark McDonald

\_\_\_\_\_  
Printed Name

Title: Vice President

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of March, 2026, by Mark McDonald as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

**COUNTERPART SIGNATURE PAGE TO BILL OF SALE**  
Knightsbridge Community Development District

**KNIGHTSBRIDGE COMMUNITY  
DEVELOPMENT DISTRICT,**  
a Florida community development district

ATTEST:

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

By: \_\_\_\_\_  
Secretary/Asst. Secretary

Print: Adam Morgan

Title: Chairman

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of March, 2026, by Adam Morgan, as Chairman of the Board of Supervisors of the **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

## **EXHIBIT "A"**

### **LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT**

- Storm Drainage
- Landscaping, Irrigation
- Hardscape Features
- Professional Fees – Eng. Design, Permitting, Surveying Testing & Inspection

#### **The foregoing Improvements are located on the following tracts:**

Tracts SW-2, SW-4, SW-5 and SW-6, KNIGHTSBRIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 35, Page 58, of the Public Records of Osceola County, Florida.

Tracts OS-3, OS-4, OS-5, OS-6, OS-7, OS-8, OS-9, OS-10 and OS-11, KNIGHTSBRIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 35, Page 58, of the Public Records of Osceola County, Florida.

Tract S-1, KNIGHTSBRIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 35, Page 58, of the Public Records of Osceola County, Florida.

Tracts W-1, W-2, W-3, W-4, W-5 and W-6, KNIGHTSBRIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 35, Page 58, of the Public Records of Osceola County, Florida.

Tracts WB-1, WB-2 and WB-4, KNIGHTSBRIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 35, Page 58, of the Public Records of Osceola County, Florida.

## **OWNER'S AFFIDAVIT**

Knightsbridge Community Development District

**STATE OF FLORIDA  
COUNTY OF ORANGE**

**BEFORE ME**, the undersigned authority, personally appeared Mark McDonald ("Affiant") as Vice President of Lennar Homes, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 5505 Waterford District Drive, Miami, Florida 33126 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Osceola County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant is the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the following plats: (1) Knightsbridge Phase 2 plat, as recorded in Plat Book 35, Page 58, of the Official Records of Osceola County, Florida (the "Plat"). The District can rely on the Property and Improvements being capable of being used for the purposes intended.

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records, nor are there any encumbrances and/or deficiencies on the Property and Improvements which would hinder the ability of the District to use the Property and Improvements for the intended purpose.

8. That this Affidavit is given for the purposes of inducing the Knightsbridge Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 59-0711505; (v) has a mailing address of 5505 Waterford District Drive, Miami, Florida 33126. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

*[SIGNATURES ON FOLLOWING PAGE]*

**FURTHER AFFIANT SAYETH NAUGHT.**

**DATED:** \_\_\_\_\_, 2026

Signed, sealed and delivered in our presence:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

**LENNAR HOMES, LLC**, a Florida limited liability company

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

Print: Mark McDonald

Title: Vice President

**STATE OF FLORIDA**

**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of March, 2026, by Mark McDonald, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Notary Public; State of Florida

Print Name: \_\_\_\_\_

Comm. Exp.: \_\_\_\_\_; Comm. No.: \_\_\_\_\_

**EXHIBIT “A”**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

Tracts SW-2, SW-4, SW-5 and SW-6, KNIGHTSBRIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 35, Page 58, of the Public Records of Osceola County, Florida.

Tracts OS-3, OS-4, OS-5, OS-6, OS-7, OS-8, OS-9, OS-10 and OS-11, KNIGHTSBRIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 35, Page 58, of the Public Records of Osceola County, Florida.

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Tracts WB-1, WB-2 and WB-4, KNIGHTSBRIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 35, Page 58, of the Public Records of Osceola County, Florida.

**IMPROVEMENTS**

- Storm Drainage
- Landscaping, Irrigation
- Hardscape Features
- Professional Fees – Eng. Design, Permitting, Surveying Testing & Inspection

**AGREEMENT REGARDING TAXES**  
Knightsbridge Community Development District

**THIS AGREEMENT REGARDING TAXES** (“Agreement”) is entered into this \_\_\_ day of March, 2026, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 5505 Waterford District Drive, Miami, Florida 33126 (the “Developer”), and **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

**WITNESSETH**

**WHEREAS**, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”);

**WHEREAS**, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”);

**WHEREAS**, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*;

**WHEREAS**, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement;

**WHEREAS**, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District’s status as a governmental entity; and

**WHEREAS**, in conjunction with the conveyance of the Property and Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2026 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2026.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2026, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

[SIGNATURE PAGE FOLLOWS]

**SIGNATURE PAGE TO AGREEMENT REGARDING TAXES**  
Knightsbridge Community Development District

**WITNESSES:**

**LENNAR HOMES, LLC**, a Florida limited liability company

X \_\_\_\_\_

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

Print: \_\_\_\_\_

Print: Mark McDonald

X \_\_\_\_\_

Title: Vice President

Print: \_\_\_\_\_

**SIGNATURE PAGE TO AGREEMENT REGARDING TAXES**  
Knightsbridge Community Development District

**KNIGHTSBRIDGE COMMUNITY  
DEVELOPMENT DISTRICT,**  
a Florida community development district

**ATTEST**

X \_\_\_\_\_

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

Print: \_\_\_\_\_  
Secretary/Asst. Secretary

Print: Adam Morgan

Title: Chairman

## **EXHIBIT "A"**

### **DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

#### **PROPERTY**

Tracts SW-2, SW-4, SW-5 and SW-6, KNIGHTSBRIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 35, Page 58, of the Public Records of Osceola County, Florida.

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Tracts WB-1, WB-2 and WB-4, KNIGHTSBRIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 35, Page 58, of the Public Records of Osceola County, Florida.

#### **IMPROVEMENTS**

- Storm Drainage
- Landscaping, Irrigation
- Hardscape Features
- Professional Fees – Eng. Design, Permitting, Surveying Testing & Inspection

**CERTIFICATE OF DISTRICT ENGINEER**  
Knightsbridge Community Development District

I, **David A. Reid, P.E.**, as a professional engineer of Madden, Moorhead & Stokes, LLC, a Tennessee limited liability company, licensed to provide professional services to the public in the State of Florida under Florida Certificate of Authorization No. 38794, with offices located at 431 Horatio Ave., Suite 260, Maitland, Florida 32751 (“Madden”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Madden, currently serve as District Engineer to the Knightsbridge Community Development District (the “District”).

2. That the District proposes to accept from Lennar Homes, LLC, a Florida limited liability company (the “Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with plans, specifications, contracts, codes, requirements and permits required and/or approved by any known governmental authorities, as applicable. I have personally viewed the Improvements, Property and the materials deemed necessary to make the statements herein. The Property and Improvements are in a condition acceptable for acceptance by the District.

5. That the Property and Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Property and Improvements, if any, that have actually been provided to Madden are being held by Madden as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

**SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER**

Knightsbridge Community Development District

**DATED:** \_\_\_\_\_, 2026

\_\_\_\_\_  
**David A. Reid, P.E.**

State of Florida License No.: **38794**

on behalf of the company,

Madden, Moorhead & Stokes, LLC

**STATE OF FLORIDA**

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of March, 2026, by **DAVID A. REID** of Madden, Moorhead & Stokes, LLC, a Tennessee limited liability company authorized to transact business in Florida, on behalf of said corporation. Said person is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

\_\_\_\_\_  
Notary Public; State of Florida

(SEAL)

Print Name: \_\_\_\_\_

Comm. Exp.: \_\_\_\_\_

Comm. No.: \_\_\_\_\_

**EXHIBIT “A”**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

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**IMPROVEMENTS**

- Storm Drainage
- Landscaping, Irrigation
- Hardscape Features
- Professional Fees – Eng. Design, Permitting, Surveying Testing & Inspection

**AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS**

STATE OF FLORIDA

County of Orange

In accordance with Section 787.06(14), *Florida Statutes*, the undersigned, on behalf of Lennar Homes, LLC, a Florida limited liability company (the "Defendant"), hereby attests under penalty of perjury that, the Defendant, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Defendant.

Date: March \_\_, 2026

**ENTITY NAME:** Lennar Homes, LLC

Signed: \_\_\_\_\_

Name: Mark McDonald

Title: Vice President

SUBSCRIBED AND SWORN TO before me by means of  physical presence or  online notarization, this \_\_\_\_ day of March, 2026, by Mark McDonald, as Vice President of Lennar Homes, LLC, a Florida limited liability company. Said person is (*check one*)  personally known to me or  has produced a valid driver's license as identification.

[Notary Seal]

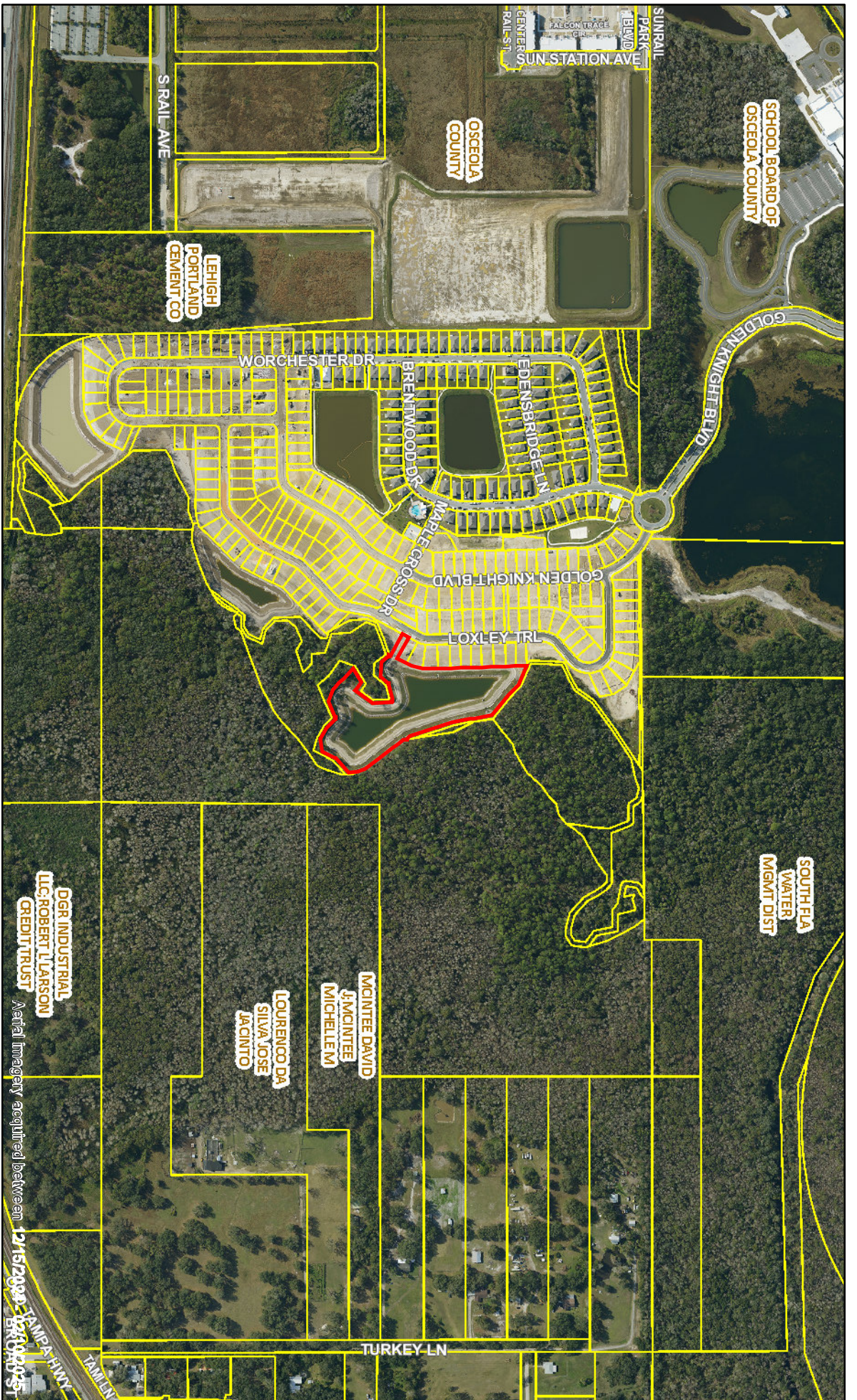
\_\_\_\_\_

\_\_\_\_\_  
Signature of person taking acknowledgment  
Name (typed, printed or stamped):

Title or Rank: \_\_\_\_\_

Serial number (if any): \_\_\_\_\_

# SECTION VI



**Promap**  
Date Generated: 3/9/2026



This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

**Katrina S. Scarborough, CFA, CCF, MCF**  
Osceola County Property Appraiser

THIS INSTRUMENT PREPARED BY:  
Latham, Luna, Eden & Beaudine, LLP  
P.O. Box 3353  
Orlando, Florida 32802  
Attention: Kristen E. Trucco, Esq.

ABOVE SPACE RESERVED FOR  
RECORDING PURPOSES ONLY

Portion of Parcel I.D. No. 35-25-28-1612-0001-SW60

### ACCESS EASEMENT

**THIS ACCESS EASEMENT** (this “**Access Easement**”), is made and executed this \_\_\_\_ day of March, 2026, by **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “**Grantor**”), and \_\_\_\_\_ a \_\_\_\_\_, whose address is \_\_\_\_\_ (the “**Grantee**”).

**WITNESSETH**, that the Grantor, in consideration of the sum of \$10.00 and other valuable consideration, paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby give, grant and convey unto the Grantee a non-exclusive easement over a thirty-foot (30’) wide section of Grantor’s property (the “**Grantor’s Property**”), as described in **Exhibit “A”** attached hereto, for vehicular and pedestrian ingress and egress by Grantee, as depicted in the legal description and sketch attached hereto as **Exhibit “B”** (the “**Easement Area**”), in order for Grantee to access Grantee’s property (the “**Grantee’s Property**”),

**NOW THEREFORE**, for and in consideration of the foregoing premises, the mutual agreements of the parties hereto, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Recitations.** The above recitations are true and correct and are incorporated herein by this reference.

2. **Grant and Use of Easement Area.** Grantor does hereby give, grant and convey unto the Grantee a non-exclusive easement over the Easement Area, as described above, for vehicular and pedestrian ingress and egress by Grantee in order for Grantee to access Grantee’s Property from Poinciana Boulevard at all times. The term of this Access Easement shall be perpetual, or until this Access Easement is terminated in writing by the parties hereto. Grantee shall not unreasonably interfere with use of the District’s Property by the District and/or the public, and Grantee agrees to exercise its rights under this Access Easement in accordance with all laws, rules and regulations (as applicable).

**3. Grantor’s Obligations.** At all times Grantor shall maintain the Easement Area in a condition

**Deleted:** The Grantor has the right to relocate the Easement Area by providing thirty (30) days advanced written notice to the Grantee so long as the relocated route provides for at least a thirty-foot (30’) wide access path for vehicular (sufficiently serviceable to allow for the physical entry of commercial and construction vehicles, including, without limitation, bulldozers, front-end loaders and dump trucks) and pedestrian ingress and egress in order for Grantee to access Grantee’s Property. Grantee shall request approval from the District by providing advanced written notice prior to making any modifications to the Easement Area.

that is sufficiently serviceable to allow for the physical entry of commercial and construction vehicles, including, without limitation, bulldozers, front-end loaders and dump trucks) and pedestrian ingress and egress in order for Grantee to access Grantee's Property. Grantee shall request approval from the District by providing advanced written notice prior to making any modifications to the Easement Area. Notwithstanding the foregoing, Grantee is authorized to make modifications when and as necessary to maintain access to its Property in the condition described herein. If Grantee makes such modifications, Grantor shall reimburse Grantee for all cost incurred by Grantee, including cost incurred in collecting payment.

Deleted:

4. **Relocation.** The Grantor has the right to relocate the Easement Area by providing thirty (30) days advanced written notice to the Grantee so long as the relocated route provides for at least a thirty-foot (30') wide access path subject to the same terms, conditions and Grantee Obligations as apply for the Easement Area herein.

3. **Binding Obligations.** This Access Easement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective permitted legal representatives, successors and assigns, in accordance with the terms herein.

4. **Grantor's Reservation of Rights.** Subject to the rights created herein, Grantor expressly reserves to itself, its successors and assigns, the right to use, or to grant to others the right to use by virtue of additional licenses, rights-of-way, reservations or easements, any and all portions of the Grantor's Property for any purpose not inconsistent with the rights granted herein. Grantee understands that Grantor's Property cannot be fenced off nor closed to the public.

5. **Notice.**

A. Notices required or permitted to be given under this Access Easement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to Grantor: Knightsbridge Community Development District  
c/o Governmental Management Services- Central Florida, LLC  
219 E. Livingston Street  
Orlando, Florida 32801  
Attention: George S. Flint, District Manager  
Telephone: (407) 841-5524  
Email: [gflint@gmscfl.com](mailto:gflint@gmscfl.com)

Copy to: Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, Florida 32801  
Attention: Kristen Trucco/Jan A. Carpenter, District Counsel  
Telephone: (407) 481-5800  
Email: [ktrucco@lathamluna.com](mailto:ktrucco@lathamluna.com)/[jcarpenter@lathamluna.com](mailto:jcarpenter@lathamluna.com)

If to Grantee: \_\_\_\_\_

Copy to: \_\_\_\_\_

B. Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Access Easement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties hereto may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

6. **Sovereign Immunity and Public Records.** Nothing contained herein shall cause or be construed as a waiver of the Grantor's immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Access Easement shall inure to the benefit of any third-party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

7. **Indemnification.** Grantee agrees to indemnify, defend and hold harmless the Grantor, and the Grantor's officers, supervisors, agents and employees (the "**Grantor's Agents**"), as applicable, for so long against and from any and all claims, actions, causes of action, losses, expenses, demands, liabilities, costs and expenses incurred by Grantor or the Grantor's Agents arising out of, based upon or resulting from Grantee's use of the Grantor's Property. Notwithstanding the foregoing, this indemnification does not apply to any matters where Grantee is in violation of the law or its obligations herein.

Deleted: .

8. **Modification, Governing Law and Counterparts.** No modification, waiver, amendment, discharge or change of this Access Easement shall be valid unless the same is in writing and signed by the parties hereto. This instrument contains the entire agreement made between the parties hereto and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest. This Access Easement shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Florida. This Access Easement may be executed in counterparts; each of which shall be deemed to be an original and all of which shall together constitute one and the same instrument.

9. **Severability.** If any provision of this Access Easement is held invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Access Easement are not affected or impaired.

*[Signature page follows.]*

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be signed in their names by their undersigned officers thereunto duly authorized by due and lawful authority, as of the day and year first above written.

**“GRANTOR”**

**WITNESSES:**

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Address)

**KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district

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

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by Adam Morgan, as Chairman of **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on behalf of the Knightsbridge Community Development District. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
Comm. Exp.: \_\_\_\_\_; Comm. No.: \_\_\_\_\_

**“GRANTEE”**

**WITNESSES:**

\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Print Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Print Name)  
\_\_\_\_\_  
(Address)

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, on behalf of the company. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(SEAL)

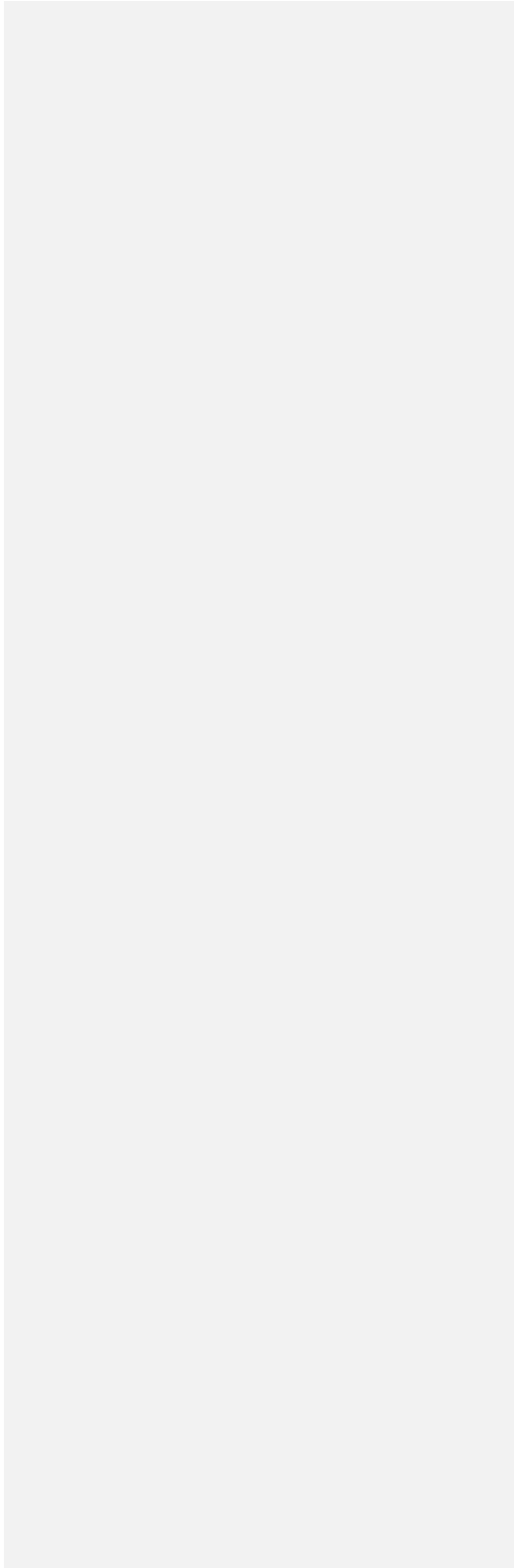
\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
Comm. Exp.: \_\_\_\_\_; Comm. No.: \_\_\_\_\_

**EXHIBIT "A"**

**"Grantor's Property"**

Tract SW-6, KNIGHTSBRIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 35, Page 58, of the Public Records of Osceola County, Florida.

DRAFT

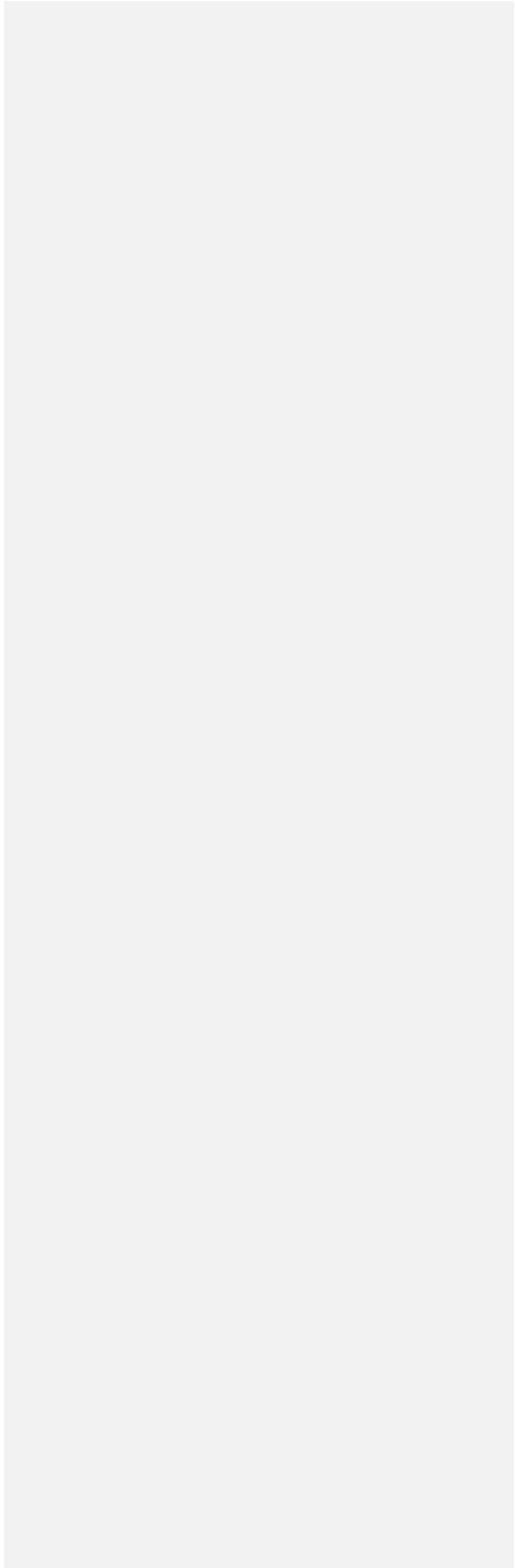


**EXHIBIT "B"**

**"Easement Area"**

*[See attached.]*

DRAFT



# SECTION VII

# SECTION C

# SECTION 1

# Knightsbridge Community Development District

## Summary of Check Register

February 3, 2026 to March 1, 2026

Fund	Date	Check No.'s	Amount
General Fund	2/12/26	197-199	\$ 15,853.00
	2/19/26	200-202	\$ 6,997.08
			Total: \$
			22,850.08
General Fund - Autopay	2/10/26	80023-80025	\$ 216.42
	2/16/26	80026	\$ 1,285.97
			Total: \$
			1,502.39
<b>Total Amount</b>			<b>\$ 24,352.47</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/12/26	00021	2/02/26	F0000001	202602	320	53800	43100		DUKE ENERGY	*	2,200.00	2,200.00	000197
2/12/26	00010	1/30/26	18878	202602	320	53800	46200		FRANK POLLY SOD, INC	*	13,125.00	13,125.00	000198
2/12/26	00003	2/10/26	149527	202601	310	51300	31500		LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	528.00	528.00	000199
2/19/26	00023	2/15/26	234506	202602	320	53800	47000		APPLIED AQUATIC MANAGEMENT INC	*	950.00	950.00	000200
2/19/26	00001	2/01/26	72	202602	320	53800	34000		FIELD MANAGEMENT FEB 26	*	1,351.92		
		2/01/26	73	202602	310	51300	34000		MANAGEMENT FEES FEB 26	*	3,647.92		
		2/01/26	73	202602	310	51300	35200		WEBSITE ADMIN FEB 26	*	108.17		
		2/01/26	73	202602	310	51300	35100		INFORMATION TECH FEB 26	*	162.25		
		2/01/26	73	202602	310	51300	31300		DISSEMINATION SVC FEB 26	*	429.17		
		2/01/26	73	202602	310	51300	51000		OFFICE SUPPLIES	*	.54		
		2/01/26	73	202602	310	51300	42000		POSTAGE	*	13.37		
		2/01/26	73	202602	310	51300	42500		COPIES	*	3.30		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,716.64	000201
2/19/26	00011	2/09/26	2019074	202602	310	51300	49200		OSCEOLA COUNTY PROPERTY APPRAISER	*	330.44	330.44	000202
TOTAL FOR BANK A											22,850.08		

KNIB KNIGHTSBRIDGE ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/10/26	00021	2/06/26 0193-01.	202601 320-53800-43000 47951 WORCHESTER DR JAN26	DUKE ENERGY	*	19.37	19.37 080023
2/10/26	00022	2/02/26 1882-01.	202601 320-53800-43200 1600 ODD LOXLEY TR JAN 26	TOHO WATER AUTHORITY	*	171.10	171.10 080024
2/10/26	00022	2/02/26 8251-01.	202601 320-53800-43200 1300 EVEN LOXLWY TR JAN26	TOHO WATER AUTHORITY	*	25.95	25.95 080025
2/16/26	00021	2/11/26 1116-01.	202601 320-53800-43100 0 S POINCIANA BLVD FEB26	DUKE ENERGY	*	1,285.97	1,285.97 080026
TOTAL FOR BANK Z						1,502.39	
TOTAL FOR REGISTER						24,352.47	

# SECTION 2

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

***Unaudited Financial Reporting***  
***January 31, 2026***



# Table of Contents

1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
4	<hr/>	Debt Service Fund Series 2024
5	<hr/>	Capital Projects Fund
6-7	<hr/>	Month to Month
8	<hr/>	Long Term Debt Schedule
9	<hr/>	Assessment Receipt Schedule

**Knightsbridge**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 430,951	\$ -	\$ -	\$ 430,951
Due from Developer	\$ -	\$ -	\$ 746	\$ 746
Due from General Fund	\$ -	\$ 14,758	\$ -	\$ 14,758
<u>Investments:</u>				
<u>Series 2024</u>				
Reserve	\$ -	\$ 208,069	\$ -	\$ 208,069
Revenue	\$ -	\$ 410,105	\$ -	\$ 410,105
Construction	\$ -	\$ -	\$ 8,447	\$ 8,447
<b>Total Assets</b>	<b>\$ 430,951</b>	<b>\$ 632,932</b>	<b>\$ 9,194</b>	<b>\$ 1,073,077</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 4,528	\$ -	\$ -	\$ 4,528
Due to Debt Service	\$ 14,758	\$ -	\$ -	\$ 14,758
<b>Total Liabilities</b>	<b>\$ 19,287</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,287</b>
<b>Fund Balance:</b>				
Restricted:				
Debt Service	\$ -	\$ 632,932	\$ -	\$ 632,932
Capital Projects	\$ -	\$ -	\$ 9,194	\$ 9,194
Unassigned	\$ 411,665	\$ -	\$ -	\$ 411,665
<b>Total Fund Balances</b>	<b>\$ 411,665</b>	<b>\$ 632,932</b>	<b>\$ 9,194</b>	<b>\$ 1,053,790</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 430,951</b>	<b>\$ 632,932</b>	<b>\$ 9,194</b>	<b>\$ 1,073,077</b>

**Knightsbridge**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments	\$ 466,207	\$ 453,554	\$ 453,554	\$ -
Interest	\$ -	\$ -	\$ 493	\$ 493
<b>Total Revenues</b>	<b>\$ 466,207</b>	<b>\$ 453,554</b>	<b>\$ 454,047</b>	<b>\$ 493</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,200	\$ 2,800
FICA Expenditures	\$ 918	\$ 306	\$ 92	\$ 214
Engineering	\$ 7,500	\$ 2,500	\$ 390	\$ 2,110
Attorney	\$ 15,000	\$ 5,000	\$ 559	\$ 4,442
Annual Audit	\$ 3,400	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,150	\$ 1,717	\$ 1,717	\$ (0)
Disclosure Software	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 4,500	\$ 2,123	\$ 2,123	\$ -
Management Fees	\$ 43,775	\$ 14,592	\$ 14,592	\$ -
Information Technology	\$ 1,947	\$ 649	\$ 649	\$ (0)
Website Maintenance	\$ 1,298	\$ 433	\$ 433	\$ (0)
Telephone	\$ 150	\$ 50	\$ -	\$ 50
Postage & Delivery	\$ 500	\$ 167	\$ 81	\$ 85
Insurance	\$ 6,584	\$ 6,584	\$ 5,732	\$ 852
Copies	\$ 500	\$ 167	\$ -	\$ 167
Legal Advertising	\$ 6,000	\$ 2,000	\$ -	\$ 2,000
Other Current Charges	\$ 1,350	\$ 450	\$ 98	\$ 352
Office Supplies	\$ 250	\$ 83	\$ 1	\$ 83
Travel Per Diem	\$ 250	\$ 83	\$ -	\$ 83
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 119,604</b>	<b>\$ 49,436</b>	<b>\$ 36,198</b>	<b>\$ 13,238</b>

# Knightsbridge

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 10,000	\$ 10,000	\$ 2,478	\$ 7,522
Field Management	\$ 16,223	\$ 5,408	\$ 5,408	\$ (0)
Landscape Maintenance	\$ 157,500	\$ 52,500	\$ 52,500	\$ -
Landscape Replacement	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Pond Maintenance	\$ 11,400	\$ 3,800	\$ 3,800	\$ -
Streetlights	\$ 60,480	\$ 20,160	\$ 24,097	\$ (3,937)
Electric	\$ 5,000	\$ 1,667	\$ 127	\$ 1,540
Water	\$ 45,000	\$ 15,000	\$ 8,570	\$ 6,430
Sidewalk & Asphalt Maintenance	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Irrigation Repairs	\$ 6,000	\$ 2,000	\$ -	\$ 2,000
General Repairs & Maintenance	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Stormwater Maintenance	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Field Contingency	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
<b>Total Operations &amp; Maintenance</b>	<b>\$ 346,603</b>	<b>\$ 122,201</b>	<b>\$ 96,980</b>	<b>\$ 25,221</b>
<b>Total Expenditures</b>	<b>\$ 466,207</b>	<b>\$ 171,637</b>	<b>\$ 133,178</b>	<b>\$ 38,459</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 320,869</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 90,795</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 411,665</b>	

**Knightsbridge**  
**Community Development District**  
**Debt Service Fund Series 2024**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 416,137	\$ 404,844	\$ 404,844	\$ -
Interest	\$ 10,099	\$ 3,366	\$ 5,040	\$ 1,673
<b>Total Revenues</b>	<b>\$ 426,236</b>	<b>\$ 408,211</b>	<b>\$ 409,884</b>	<b>\$ 1,673</b>
<b>Expenditures:</b>				
<b>Series 2024</b>				
Interest - 12/15	\$ 159,924	\$ 159,924	\$ 159,924	\$ -
Principal - 6/15	\$ 95,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 159,924	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 414,848</b>	<b>\$ 159,924</b>	<b>\$ 159,924</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,389</b>		<b>\$ 249,960</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (2,679)	\$ (2,679)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,679)</b>	<b>\$ (2,679)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 11,389</b>		<b>\$ 247,281</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 179,341</b>		<b>\$ 385,651</b>	
<b>Fund Balance - Ending</b>	<b>\$ 190,730</b>		<b>\$ 632,932</b>	

**Knightsbridge**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 99	\$ 99
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 99</b>	<b>\$ 99</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 1,204	\$ (1,204)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,204</b>	<b>\$ (1,204)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,104)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,679	\$ 2,679
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,679</b>	<b>\$ 2,679</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,575</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,619</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,194</b>	

**Knightsbridge**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments	\$ -	\$ 8,068	\$ 441,068	\$ 4,418	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 453,554
Interest	\$ -	\$ -	\$ 1	\$ 491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 493
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 8,068</b>	<b>\$ 441,069</b>	<b>\$ 4,909</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 454,047</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
FICA Expenditures	\$ -	\$ -	\$ -	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92
Engineering	\$ -	\$ -	\$ 143	\$ 247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390
Attorney	\$ -	\$ 31	\$ -	\$ 528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 559
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 429	\$ 429	\$ 429	\$ 429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,717
Disclosure Software	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 2,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,123
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,592
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 433
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 66	\$ 7	\$ 4	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 1	\$ 17	\$ 37	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 20,353</b>	<b>\$ 4,402</b>	<b>\$ 4,983</b>	<b>\$ 6,461</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,198</b>

**Knightsbridge**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 2,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,478
Field Management	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Landscape Maintenance	\$ 13,125	\$ 13,125	\$ 13,125	\$ 13,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,500
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Maintenance	\$ 950	\$ 950	\$ 950	\$ 950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
Streetlights	\$ 2,200	\$ 2,200	\$ 14,951	\$ 4,746	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,097
Electric	\$ 66	\$ 22	\$ 20	\$ 19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127
Water	\$ 4,660	\$ 1,496	\$ 1,040	\$ 1,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,570
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ 24,832</b>	<b>\$ 19,144</b>	<b>\$ 31,437</b>	<b>\$ 21,566</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 96,980</b>
<b>Total Expenditures</b>	<b>\$ 45,184</b>	<b>\$ 23,546</b>	<b>\$ 36,420</b>	<b>\$ 28,027</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 133,178</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (45,184)</b>	<b>\$ (15,478)</b>	<b>\$ 404,649</b>	<b>\$ (23,117)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 320,869</b>

**Knightsbridge**  
**Community Development District**  
**Long Term Debt Report**

<b>SERIES 2024, SPECIAL ASSESSMENT REVENUE BONDS</b>		
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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$6,085,000</b>

**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&amp;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
01/12/26	ACH	\$7,871.79	(\$157.43)	\$0.00	\$0.00	\$7,714.36	\$4,076.06	\$3,638.30	\$7,714.36
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$647.18	\$647.18	\$341.95	\$305.23	\$647.18
<b>TOTAL</b>		<b>\$ 875,256.67</b>	<b>\$ (17,505.13)</b>	<b>\$ -</b>	<b>\$ 647.18</b>	<b>\$ 858,398.72</b>	<b>\$ 453,554.31</b>	<b>\$ 404,844.41</b>	<b>\$ 858,398.72</b>

97%	<b>Net Percent Collected</b>
<b>\$ 23,944.27</b>	<b>Balance Remaining to Collect</b>