Knightsbridge
Community Development District

Agenda

May 18, 2026

AGENDA

Knightsbridge
Community Development District

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

May 11, 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, May 18, 2026 at 10:30 a.m., or as shortly thereafter as reasonably possible, at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 20, 2026 Meeting
4. Consideration of Resolution 2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
5. Ratification of Agreement with TraceAir Technologies for Drone Flyovers
6. Ratification of Series 2024 Requisitions #26 - #27
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
        iii. Presentation of Number of Registered Voters – 93
        iv. Designation of **November 16, 2026** as the Landowners' Meeting Date
    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

MINUTES

MINUTES OF MEETING
KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, April 20, 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 *by phone*	Assistant Secretary
DJ Moton	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Period**

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

THIRD ORDER OF BUSINESS **Approval of Minutes of the March 16, 2026 Meeting**

Mr. Flint: Item four is approval of the March 16, 2026 meeting minutes. Are there any comments or corrections on those?

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the March 16, 2026 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS **Ratification of Series 2024 Requisitions #19 – #25**

Mr. Flint: Item 4 is ratification of the Series 2024 requisitions #19 through #25.

Mr. Morgan: Can we approve a slate?

Mr. Flint: Yes.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Series 2024 Requisitions #19 – #25, were ratified.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Flint: Staff reports, Ms. Trucco?

Ms. Trucco: We are following up with the mitigation representatives on finalizing the easement there. Thanks to our team for assisting me to get the sign off. That's moving forward. I'm getting close to the easement. That's all I have.

B. Engineer

i. Discussion of Pending Plat Conveyances
ii. Status of Permit Transfers
iii. Status of Construction Funds & Requisitions

Mr. Reid: I have nothing new this month, including not hearing anything from the city on the permit transfer. They don't return phone calls or e-mails.

Mr. Morgan: They didn't respond to me either, Dave.

Mr. Reid: I even called Ashley Willis, the City Engineer, and he didn't even call me back.

Mr. Morgan: Any thoughts from the Board on how we might get that going? I don't know what to do. I'll try again, but I'm frustrated.

Mr. Flint: It has been six months now. We're trying to get the permit turned over to the CDD as the operating entity.

Mr. Morgan: The District is requiring the city to sign off on it. At one of our communities I got the Water Management District to get involved in enforcing the City to sign. It was the HOA that refused to sign off. The Water Management District assisted in me legally forcing the HOA to sign off on the permit I wonder if we can do the same thing here. I'll check into that Dave.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register in your agenda from March 2 through April 6, 2026. Any questions on the check register?

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 also have the unaudited financials. Are there any questions on those?

D. Field Manager's Report

i. Review and Discussion of Proposal(s) for Midge Control in Phase 1 Ponds

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

Mr. Scheerer: Midge time. As you know, we've been receiving numerous amounts of calls and emails from folks complaining about the current situation of the midge infestation, particularly around the two ponds located in phase one. We reached out to some of our field staff. They had a recommendation of this company called Steadfast that they've been using. They don't fog, but they just basically put oil around the edge of the pond. We asked them for a one-time cost in case we just wanted to do it once. They've got a cost for both ponds in phase one of $800. They are also recommending gambusia to treat this larvae and stuff around the edge of the pond. This proposal in your agenda is for 10,500 gambusia to be split into both ponds at a cost of $3,910. They gave us a 12-month ongoing proposal, which I don't know if we need the full 12 months, but it's something we don't have any of this in your budget for 2026 and that's a cost of $8,856.

Mr. Morgan: So the oil-based larvicide is going to kill the larva that the mosquito fish eat. So why do you do both? It's one or the other.

Mr. Scheerer: That was the recognition.

Ms. Trucco: Aren't the fish ongoing more than a one-time treatment though?

Mr. Flint: Yes.

Mr. Morgan: If we stock the gambusia, we shouldn't need to do the oil.

Mr. Flint: I think you're better off doing both initially it may avoid the need in the future.

Mr. Morgan: I agree with that but I think ongoing oil is going to kill your gambusia I know for a fact it will because the gambusia, their mouths are upright and they're strictly designed to eat

mosquito and midge larva that's all they eat and if you put an oil on top of the water then it comes up their mouth.

Ms. Trucco: It’s a garlic oil made for pond maintenance; it’s called Skeeter. It is industry wide and made for specific maintenance, including fish. If you do want to look into it, there's some interesting documentation from several pond maintenance companies.

Mr. Morgan: Okay, I definitely think we should do it. I want photos of them stocking and treating that we can post on our website and show the residents that we're trying to do something. There is a substantial population already in those ponds but if we want to stock additional ones, I'm good with it.

Mr. Flint: I think fish stocking long term, in my experience, has always been the most cost effective. The larvicide treatment can get very expensive and its impact is questionable depending on when you're treating when the larvae hatches. It's cyclical and if you don't treat in the right cycle, you miss it and it's ineffective.

Ms. Trucco: I think these two points aren't the only treating factor. Obviously, they're surrounded by wetlands there. Is there a recommended treatment that we can tell the homeowners that they need to do at their homes that will help? Turn your lights off?

Mr. Flint: Yes, that's going to be part of the notice we'll send out, there are some things they can do that will help.

Mr. Scheerer: This company doesn’t do fogging.

Mr. Morgan: That’s not effective, we tried it down here.

Mr. Flint: It makes people feel better. I think if the Board is okay, we can start with the one-time treatment and then the stocking. We'll just figure out the financials.

Mr. Morgan: I just want a photo documented.

Mr. Scheerer: I did the same thing when we added some fish over at another property in St. Cloud, we were there when they installed the fish. I videoed everything and I'll make sure that they're not allowed to install anything until staff are on site because we want to take our own photos and have that as well. Then we'll do the same thing when they come in to apply the one-time treatment around the edge of the pond as well. We'll add numbers to the 2027 budget to include that. I noticed there's a lot of construction going on towards the back of phase two. We may want to get some preliminary numbers for those ponds in phase two as well. But for right now, we'll stick with this and I'll just add that 12-month program to the 2027 budgets. We've already started

to cut back some of the freeze damaged plants. We're going to continue to monitor that. I see the new landscaping was installed across from the lift station, it looks good. I think everything is holding up well right now. We still don't have the meter on the Knightsbridge entry sign.

Ms. Trucco: Who's responsible for that?

Mr. Scheerer: I believe Rebecca was looking into that.

Mr. Scheerer: That'll be metered separate though.

Ms. Trucco: When you put together the communication for the midge treatments, can you also include just a snapshot of a map that explains exactly what's being treated and what's not being treated?

Mr. Scheerer: Yes, we can give them a map of phase one that shows the two ponds because it's on either side. Those are really the two main focal points right now.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Proposal for Midge Control in Phase 1 Ponds, was approved.

SIXTH ORDER OF BUSINESS **Other Business**

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

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.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Knightsbridge Community Development District (**"District"**) prior to June 15, 2026, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (**"Fiscal Year 2026/2027"**); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 17, 2026
HOUR:	10:30 a.m., or shortly thereafter
LOCATION:	Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL 33896

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

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

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

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

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

PASSED AND ADOPTED THIS 18TH DAY OF MAY, 2026.

ATTEST:

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____
Its:_____

Knightsbridge

Community Development District

Proposed Budget

FY2027

Table of Contents

Knightsbridge

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 466,207	$ 454,927	$ 11,280	$ 466,207	$ 466,207
Interest	$ -	$ 1,836	$ 1,530	$ 3,367	$ -
Total Revenues	**$ 466,207**	**$ 456,763**	**$ 12,810**	**$ 469,573**	**$ 466,207**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ 2,800	$ 3,200	$ 6,000	$ 12,000
FICA Expenditures	$ 918	$ 214	$ 245	$ 459	$ 918
Engineering	$ 7,500	$ 1,250	$ 3,000	$ 4,250	$ 7,500
Attorney	$ 15,000	$ 2,560	$ 7,500	$ 10,060	$ 15,000
Annual Audit	$ 3,400	$ -	$ 3,750	$ 3,750	$ 3,850
Assessment Administration	$ 5,408	$ 5,408	$ -	$ 5,408	$ 5,570
Arbitrage	$ 450	$ 450	$ -	$ 450	$ 450
Dissemination	$ 5,150	$ 2,575	$ 2,575	$ 5,150	$ 5,305
Disclosure Software	$ 2,500	$ 2,500	$ -	$ 2,500	$ 2,500
Trustee Fees	$ 4,500	$ 2,123	$ 2,377	$ 4,500	$ 4,500
Management Fees	$ 43,775	$ 21,888	$ 21,888	$ 43,775	$ 45,088
Information Technology	$ 1,947	$ 974	$ 974	$ 1,947	$ 2,005
Website Maintenance	$ 1,298	$ 649	$ 649	$ 1,298	$ 1,337
Telephone	$ 150	$ -	$ 75	$ 75	$ 150
Postage & Delivery	$ 500	$ 104	$ 396	$ 500	$ 500
Insurance	$ 6,584	$ 5,732	$ -	$ 5,732	$ 6,305
Copies	$ 500	$ 6	$ 100	$ 106	$ 500
Legal Advertising	$ 6,000	$ -	$ 5,000	$ 5,000	$ 6,000
Other Current Charges	$ 1,350	$ 511	$ 300	$ 811	$ 1,350
Office Supplies	$ 250	$ 2	$ 100	$ 102	$ 250
Travel Per Diem	$ 250	$ -	$ 125	$ 125	$ 250
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative	**$ 119,604**	**$ 49,919**	**$ 52,253**	**$ 102,172**	**$ 121,503**

Knightsbridge

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Operations & Maintenance					
Field Expenditures					
Property Insurance	$ 10,000	$ 2,478	$ -	$ 2,478	$ 2,354
Field Management	$ 16,223	$ 8,112	$ 8,112	$ 16,223	$ 16,710
Landscape Maintenance	$ 157,500	$ 78,750	$ 78,750	$ 157,500	$ 150,000
Landscape Replacement	$ 10,000	$ -	$ 5,000	$ 5,000	$ 10,050
Pond Maintenance	$ 11,400	$ 5,700	$ 5,700	$ 11,400	$ 11,736
Streetlights	$ 60,480	$ 31,069	$ 21,600	$ 52,669	$ 60,480
Electric	$ 5,000	$ 166	$ 166	$ 332	$ 5,000
Water	$ 45,000	$ 11,735	$ 11,735	$ 23,469	$ 45,000
Sidewalk & Asphalt Maintenance	$ 10,000	$ -	$ 5,000	$ 5,000	$ 10,000
Irrigation Repairs	$ 6,000	$ -	$ 3,000	$ 3,000	$ 6,000
General Repairs & Maintenance	$ 5,000	$ -	$ 2,500	$ 2,500	$ 5,000
Stormwater Maintenance	$ 5,000	$ -	$ 2,500	$ 2,500	$ 5,000
Midge Fly Treatment	$ -	$ -	$ -	$ -	$ 8,856
Field Contingency	$ 5,000	$ -	$ 2,500	$ 2,500	$ 8,518
Total Operations & Maintenance	**$ 346,603**	**$ 138,009**	**$ 146,562**	**$ 284,571**	**$ 344,704**
Total Expenditures	**$ 466,207**	**$ 187,927**	**$ 198,815**	**$ 386,743**	**$ 466,207**
Excess Revenues/(Expenditures)	$ -	$ 268,836	$ (186,005)	$ 82,831	$ -

Gross Assessments	$ 495,964
(Less: Discounts & Collections 6%)	$ (29,758)
Net Assessments	$ 466,207

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

FY2026 Gross	FY2027 Gross	Increase/(Decrease)
$ 1,429	$ 1,429	$ -

Knightsbridge
Community Development District
General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive $200 per meeting, not to exceed $4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer, Madden, Moorhead & Stokes LLC, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine LLP, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District contracts with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on Series 2024 bond issuances.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon on Series 2024 bond issuances.

Disclosure Software

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

Trustee Fees

The District incurs trustee related costs with the issuance of Series 2024 issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost with Governmental Management Services-Central Florida, LLC of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing board materials, printing of computerized checks, stationery, envelopes etc.

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Travel Per Diem

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

Represents the estimated costs of onsite field management of contracts with Governmental Management Services–Central Florida, LLC, including landscape and lake maintenance. Services include onsite inspections, coordination and meetings with contractors, monitoring utility accounts, attending Board meetings, and receiving and responding to property owner calls and emails.

Landscape Maintenance

Represents the estimated maintenance of landscaping with Frank Polly Sod within the District's common areas after installation of landscape materials is complete.

Landscape Replacement

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

Pond Maintenance

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

Streetlights

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

Electric

Represents estimated electric charges of common areas throughout the District.

Water

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

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Stormwater Maintenance

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

Midge Fly Treatment

Represents funds allocated for monitoring and treating midge fly activity to reduce nuisance levels and maintain resident comfort.

Field Contingency

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

Knightsbridge

Community Development District

Proposed Budget

Debt Service Fund

Series 2024

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 416,137	$ 406,070	$ 10,068	$ 416,137	$ 416,137
Interest Income	$ 10,099	$ 8,536	$ 7,114	$ 15,650	$ 7,825
Carry Forward Surplus	$ 179,341	$ 177,582	$ -	$ 177,582	$ 190,667
Total Revenues	**$ 605,578**	**$ 592,188**	**$ 17,181**	**$ 609,369**	**$ 614,629**
Expenses					
Interest- 12/15	$ 159,924	$ 159,924	$ -	$ 159,924	$ 157,905
Principal - 6/15	$ 95,000	$ -	$ 95,000	$ 95,000	$ 100,000
Interest - 6/15	$ 159,924	$ -	$ 159,924	$ 159,924	$ 157,905
Total Expenditures	**$ 414,848**	**$ 159,924**	**$ 254,924**	**$ 414,848**	**$ 415,810**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ (3,855)	$ -	$ (3,855)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ (3,855)**	**$ -**	**$ (3,855)**	**$ -**
Excess Revenues/(Expenditures)	$ 190,730	$ 428,409	$ (237,743)	$ 190,667	$ 198,819

***Carry forward less amount in Reserve funds.**

	Series 2024
Interest - 12/15/27	**$155,780**

Product	ERU's	Units	Net Total	Net Per Unit	Gross Per Unit
Phase 1	347	347	$ 416,137	$ 1,199.24	$ 1,275.79
Totals	**347**	**347**	**$ 416,137**		

Knightsbridge

Community Development District

Series 2024 Special Assessment Bonds

Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/26	$ 5,990,000.00		$ 157,905.00	$ 412,828.75
06/15/27	$ 5,990,000.00	$ 100,000.00	$ 157,905.00	
12/15/27	$ 5,890,000.00		$ 155,780.00	$ 413,685.00
06/15/28	$ 5,890,000.00	$ 105,000.00	$ 155,780.00	
12/15/28	$ 5,785,000.00		$ 153,548.75	$ 414,328.75
06/15/29	$ 5,785,000.00	$ 110,000.00	$ 153,548.75	
12/15/29	$ 5,675,000.00		$ 151,211.25	$ 414,760.00
06/15/30	$ 5,675,000.00	$ 115,000.00	$ 151,211.25	
12/15/30	$ 5,560,000.00		$ 148,767.50	$ 414,978.75
06/15/31	$ 5,560,000.00	$ 120,000.00	$ 148,767.50	
12/15/31	$ 5,440,000.00		$ 146,217.50	$ 414,985.00
06/15/32	$ 5,440,000.00	$ 125,000.00	$ 146,217.50	
12/15/32	$ 5,315,000.00		$ 142,967.50	$ 414,185.00
06/15/33	$ 5,315,000.00	$ 130,000.00	$ 142,967.50	
12/15/33	$ 5,185,000.00		$ 139,587.50	$ 412,555.00
06/15/34	$ 5,185,000.00	$ 140,000.00	$ 139,587.50	
12/15/34	$ 5,045,000.00		$ 135,947.50	$ 415,535.00
06/15/35	$ 5,045,000.00	$ 145,000.00	$ 135,947.50	
12/15/35	$ 4,900,000.00		$ 132,177.50	$ 413,125.00
06/15/36	$ 4,900,000.00	$ 155,000.00	$ 132,177.50	
12/15/36	$ 4,745,000.00		$ 128,147.50	$ 415,325.00
06/15/37	$ 4,745,000.00	$ 160,000.00	$ 128,147.50	
12/15/37	$ 4,585,000.00		$ 123,987.50	$ 412,135.00
06/15/38	$ 4,585,000.00	$ 170,000.00	$ 123,987.50	
12/15/38	$ 4,415,000.00		$ 119,567.50	$ 413,555.00
06/15/39	$ 4,415,000.00	$ 180,000.00	$ 119,567.50	
12/15/39	$ 4,235,000.00		$ 114,887.50	$ 414,455.00
06/15/40	$ 4,235,000.00	$ 190,000.00	$ 114,887.50	
12/15/40	$ 4,045,000.00		$ 109,947.50	$ 414,835.00
06/15/41	$ 4,045,000.00	$ 200,000.00	$ 109,947.50	
12/15/41	$ 3,845,000.00		$ 104,747.50	$ 414,695.00
06/15/42	$ 3,845,000.00	$ 210,000.00	$ 104,747.50	
12/15/42	$ 3,635,000.00		$ 99,287.50	$ 414,035.00
06/15/43	$ 3,635,000.00	$ 220,000.00	$ 99,287.50	
12/15/43	$ 3,415,000.00		$ 93,567.50	$ 412,855.00
06/15/44	$ 3,415,000.00	$ 230,000.00	$ 93,567.50	
12/15/44	$ 3,185,000.00		$ 87,587.50	$ 411,155.00
06/15/45	$ 3,185,000.00	$ 245,000.00	$ 87,587.50	
12/15/45	$ 2,940,000.00		$ 80,850.00	$ 413,437.50
06/15/46	$ 2,940,000.00	$ 260,000.00	$ 80,850.00	
12/15/46	$ 2,680,000.00		$ 73,700.00	$ 414,550.00
06/15/47	$ 2,680,000.00	$ 275,000.00	$ 73,700.00	
12/15/47	$ 2,405,000.00		$ 66,137.50	$ 414,837.50
06/15/48	$ 2,405,000.00	$ 290,000.00	$ 66,137.50	
12/15/48	$ 2,115,000.00		$ 58,162.50	$ 414,300.00
06/15/49	$ 2,115,000.00	$ 305,000.00	$ 58,162.50	
12/15/49	$ 1,810,000.00		$ 49,775.00	$ 412,937.50
06/15/50	$ 1,810,000.00	$ 325,000.00	$ 49,775.00	
12/15/50	$ 1,485,000.00		$ 40,837.50	$ 415,612.50
06/15/51	$ 1,485,000.00	$ 340,000.00	$ 40,837.50	
12/15/51	$ 1,145,000.00		$ 31,487.50	$ 412,325.00
06/15/52	$ 1,145,000.00	$ 360,000.00	$ 31,487.50	
12/15/52	$ 785,000.00		$ 21,587.50	$ 413,075.00
06/15/53	$ 785,000.00	$ 380,000.00	$ 21,587.50	
12/15/53	$ 405,000.00		$ 11,137.50	$ 412,725.00
06/15/54	$ 405,000.00	$ 405,000.00	$ 11,137.50	$ 416,137.50
12/15/54				
		$ 5,990,000.00	**$ 5,759,025.00**	**$ 12,003,948.75**

SECTION V

TRACEAIR

April 9, 2026
Adam Morgan
Knightsbridge Community Development District
219 East Livingston Street, Suwanee, Georgia, 32801
813-316-3349
adam.morgan@lennar.com

Subject: Knightsbridge
Flight Acreage: 83 +/-

Fee estimate for drone flyovers, data processing, and cloud software subscription (May 2026 - May 2027).

We are happy to begin providing construction progress tracking service for this project under the following terms. Each project includes software access for 60 days after the final scan date. This 60-day period resets with contract extensions and renewals. Platinum scans include 12 months of software-only access after the last production scan. Read-only software extensions are available. Contact your Account Executive for more details.
Start and end dates are approximates. If services are delayed for any reason, this agreement automatically extends in duration to account for the quantities agreed herein.

TraceAir reserves the right to revise service fees upon requested change(s) to the project monitoring area.

Service (See Descriptions Below)	Frequency	Price	Quantity	Subtotal
Gold Scans May 13, 2026 – May 13, 2027	Bi-Weekly	$949.00	26	$24,674.00
			Estimated Total Cost: $24,674.00 USD	

Initials: Initials: _____

TRACEAIR

Product Descriptions	
Service	**Scope**
Gold Scans	– Drone flyover. Processing of photos and geo-referencing to create an ortho-photo & digital elevation model. Includes hosting, software and support. Important to note: Flight markers are required for the geo-referenced sites. The measurements (X, Y, & Z coordinates) and maintenance of these can be conducted by the grading contractor or surveyor at the customer's expense. QA/QC: vertical accuracy assessment and report per each scan. One 360 panorama per scan (location on customer's choice).

Initials: _____ Initials: _____

Billing Contact:
Email:
PO/Project Number:

1700 Westlake Ave N, Suite 200, Seattle, WA 98109
209-318-1999
www.traceair.net

By signing below both parties agree to the Terms & Conditions.

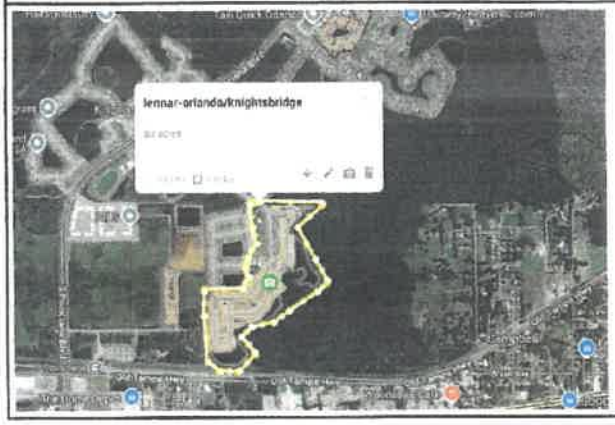
Agreed,

Will Johnson
Head of Sales,
TraceAir Technologies

Adam Morgan
Knightsbridge Community Development District

TRACEAIR

Boundary Image



1700 Westlake Ave N, Suite 200, Seattle, WA 98109
209-318-1999
www.traceair.net

SECTION VI

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: 26

(B) Identify Acquisition Agreement, if applicable;

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

(D) Amount Payable: $99.00

(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 # 151522 – Conveyances/Requisitions

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; and

4. each disbursement represents a Cost of 2024 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 4/29/26

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

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

,

April 13, 2026

Invoice #:151522
Federal ID #:

Knightsbridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-004 Conveyances/Requisitions

For Professional Services Rendered:

3/9/2026	KET	Review of response from UNAM regarding Access Easement for Shingle Creek Mitigation Bank. Preparation of Agenda item related to same and email correspondence to GMS regarding same.	0.30	$99.00
Total Professional Services:			**0.30**	**$99.00**

Total	$99.00
Previous Balance	$1,521.00

Payments & Credits

Date	Type	Notes		Amount
			Payments & Credits	$0.00
			Total Due	**$1,620.00**

REQUISITION

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

(Acquisition and Construction)

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

(A) Requisition Number: 27

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: TraceAir Technologies Inc.

(D) Amount Payable: $2,100.00

(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 # 31341 - Advanced Scan for Mar2026

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; and

4. each disbursement represents a Cost of 2024 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 4/29/26

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

TraceAir Technologies, Inc
1700 Westlake Ave N Ste 200 PMB 2001
Seattle, WA 98109
billing@traceair.net

INVOICE

BILL TO
Knightsbridge CDD
219 East Livingston St
Orlando, FL 32801 USA

SHIP TO
Knightsbridge CDD
219 East Livingston St
Orlando, FL 32801 USA

INVOICE # 31341
DATE 03/31/2026
DUE DATE 04/30/2026
TERMS Net 30

PROJECT
Knightsbridge

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Advanced Scan	3/16/2026, 3/21/2026	2	1,050.00	2,100.00

BALANCE DUE **$2,100.00**

IF YOU PAY BY CHECK, PLEASE NOTE OUR NEW REMITTANCE ADDRESS BELOW:
PO Box 67534
Newark, NJ 07101-8009

ACH PAYMENTS ARE PREFERRED - PLEASE SEND REMITTANCE ADVICE TO BILLING@TRACEAIR.NET

SECTION VII

SECTION C

SECTION 1

Knightsbridge
Community Development District

Summary of Check Register

April 7, 2026 to May 3, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	4/9/26	209-210	$	15,325.00
	4/16/26	211-213	$	7,532.72
	4/23/26	214	$	15,983.68
			$	38,841.40
General Fund - Autopay				
	4/13/26	80037-80039	$	230.82
	4/21/26	80040	$	1,285.91
			$	1,516.73
Payroll	April 7, 2026 to May 3, 2026			
	Patrick R Bonin	50130	$	184.70
	Logan M Lantrip	50131	$	184.70
	Michelle C Dudley	50132	$	184.70
	Adam H Morgan	50133	$	184.70
			$	738.80
		Total Amount	**$**	**41,096.93**

*** CHECK DATES 04/07/2026 - 05/03/2026 ***
KNIGHTSBRIDGE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/09/26	00021	4/02/26	F0000001	202604	320-53800-43100		*	2,200.00		
			58 STREETLIGHTS APR 26							
						DUKE ENERGY			2,200.00	000209
4/09/26	00010	4/01/26	18937	202604	320-53800-46200		*	13,125.00		
			LANDSCAPE MAINT APR 26							
						FRANK POLLY SOD, INC			13,125.00	000210
4/16/26	00023	4/15/26	235789	202604	320-53800-47000		*	950.00		
			POND MAINTENANCE APR 26							
						APPLIED AQUATIC MANAGEMENT INC			950.00	000211
4/16/26	00001	4/01/26	76	202604	320-53800-34000		*	1,351.92		
			FIELD MANAGEMENT APR 26							
		4/01/26	77	202604	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES APR 26							
		4/01/26	77	202604	310-51300-35200		*	108.17		
			WEBSITE ADMIN APR 26							
		4/01/26	77	202604	310-51300-35100		*	162.25		
			INFORMATION TECH APR 26							
		4/01/26	77	202604	310-51300-31300		*	429.17		
			DISSEMINATION SVC APR 26							
		4/01/26	77	202604	310-51300-51000		*	.30		
			OFFICE SUPPLIES							
		4/01/26	77	202604	310-51300-42000		*	7.43		
			POSTAGE							
		4/01/26	77	202604	310-51300-42500		*	7.05		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,714.21	000212
4/16/26	00003	4/13/26	151521	202603	310-51300-31500		*	868.51		
			GENERAL COUNSEL MAR 26							
						LATHAM, LUNA, EDEN & BEAUDINE, LLP			868.51	000213
4/23/26	00013	4/21/26	04212026	202604	300-20700-10000		*	15,983.68		
			FY26 SER24 SPEC ASSESSMTS							
						KNIGHTSBRIDGE CDD C/O US BANK			15,983.68	000214
						TOTAL FOR BANK A		38,841.40		

*** CHECK DATES 04/07/2026 - 05/03/2026 ***
KNIGHTSBRIDGE - GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/13/26	00021	4/08/26	0193-03. 47951 WORCHESTER DR MAR26	202603	320-53800-43000		DUKE ENERGY	*	19.45	19.45	080037
4/13/26	00022	4/02/26	1882-03. 1600 O LOXLEY TR MAR 26	202603	320-53800-43200		TOHO WATER AUTHORITY	*	189.00	189.00	080038
4/13/26	00022	4/02/26	8251-03. 1300 E LOXLEY TR MAR 26	202603	320-53800-43200		TOHO WATER AUTHORITY	*	22.37	22.37	080039
4/21/26	00021	4/14/26	1116-03. 0 S POINCIANA BLVD MAR 26	202603	320-53800-43100		DUKE ENERGY	*	1,285.91	1,285.91	080040

TOTAL FOR BANK Z 1,516.73

TOTAL FOR REGISTER 40,358.13

SECTION 2

Knightsbridge

Community Development District

Unaudited Financial Reporting

March 31, 2026

Table of Contents

Knightsbridge

Community Development District

Combined Balance Sheet

March 31, 2026

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Total Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 378,000	$ -	$ -	$ 378,000
Due from Developer	$ -	$ -	$ 3,567	$ 3,567
Due from General Fund	$ -	$ 15,984	$ -	$ 15,984
Investments:				
Series 2024				
Reserve	$ -	$ 208,069	$ -	$ 208,069
Revenue	$ -	$ 412,426	$ -	$ 412,426
Construction	$ -	$ -	$ 4,093	$ 4,093
Total Assets	**$ 378,000**	**$ 636,478**	**$ 7,661**	**$ 1,022,139**
Liabilities:				
Accounts Payable	$ 2,385	$ -	$ -	$ 2,385
Due to Debt Service	$ 15,984	$ -	$ -	$ 15,984
Total Liabilites	**$ 18,369**	**$ -**	**$ -**	**$ 18,369**
Fund Balance:				
Restricted:				
Debt Service	$ -	$ 636,478	$ -	$ 636,478
Capital Projects	$ -	$ -	$ 7,661	$ 7,661
Unassigned	$ 359,631	$ -	$ -	$ 359,631
Total Fund Balances	**$ 359,631**	**$ 636,478**	**$ 7,661**	**$ 1,003,770**
Total Liabilities & Fund Balance	$ 378,000	$ 636,478	$ 7,661	$ 1,022,139

Knightsbridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments	$ 466,207	$ 454,927	$ 454,927	$ -
Interest	$ -	$ -	$ 1,836	$ 1,836
Total Revenues	**$ 466,207**	**$ 454,927**	**$ 456,763**	**$ 1,836**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 6,000	$ 2,800	$ 3,200
FICA Expenditures	$ 918	$ 459	$ 214	$ 245
Engineering	$ 7,500	$ 3,750	$ 1,250	$ 2,501
Attorney	$ 15,000	$ 7,500	$ 2,560	$ 4,940
Annual Audit	$ 3,400	$ -	$ -	$ -
Assessment Administration	$ 5,408	$ 5,408	$ 5,408	$ -
Arbitrage	$ 450	$ 450	$ 450	$ -
Dissemination	$ 5,150	$ 2,575	$ 2,575	$ (0)
Disclosure Software	$ 2,500	$ 2,500	$ 2,500	$ -
Trustee Fees	$ 4,500	$ 2,123	$ 2,123	$ -
Management Fees	$ 43,775	$ 21,888	$ 21,888	$ -
Information Technology	$ 1,947	$ 973	$ 974	$ (0)
Website Maintenance	$ 1,298	$ 649	$ 649	$ (0)
Telephone	$ 150	$ 75	$ -	$ 75
Postage & Delivery	$ 500	$ 250	$ 104	$ 146
Insurance	$ 6,584	$ 6,584	$ 5,732	$ 852
Copies	$ 500	$ 250	$ 6	$ 244
Legal Advertising	$ 6,000	$ 3,000	$ -	$ 3,000
Other Current Charges	$ 1,350	$ 675	$ 511	$ 164
Office Supplies	$ 250	$ 125	$ 2	$ 123
Travel Per Diem	$ 250	$ 125	$ -	$ 125
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 119,604**	**$ 65,534**	**$ 49,919**	**$ 15,615**

Knightsbridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 10,000	$ 10,000	$ 2,478	$ 7,522
Field Management	$ 16,223	$ 8,111	$ 8,112	$ (0)
Landscape Maintenance	$ 157,500	$ 78,750	$ 78,750	$ -
Landscape Replacement	$ 10,000	$ 5,000	$ -	$ 5,000
Pond Maintenance	$ 11,400	$ 5,700	$ 5,700	$ -
Streetlights	$ 60,480	$ 30,240	$ 31,069	$ (829)
Electric	$ 5,000	$ 2,500	$ 166	$ 2,334
Water	$ 45,000	$ 22,500	$ 11,735	$ 10,765
Sidewalk & Asphalt Maintenance	$ 10,000	$ 5,000	$ -	$ 5,000
Irrigation Repairs	$ 6,000	$ 3,000	$ -	$ 3,000
General Repairs & Maintenance	$ 5,000	$ 2,500	$ -	$ 2,500
Stormwater Maintenance	$ 5,000	$ 2,500	$ -	$ 2,500
Field Contingency	$ 5,000	$ 2,500	$ -	$ 2,500
Total Operations & Maintenance	**$ 346,603**	**$ 178,301**	**$ 138,009**	**$ 40,293**
Total Expenditures	**$ 466,207**	**$ 243,835**	**$ 187,927**	**$ 55,908**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 268,836	
Fund Balance - Beginning	$ -		$ 90,795	
Fund Balance - Ending	$ -		$ 359,631	

Knightsbridge

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 416,137	$ 406,070	$ 406,070	$ -
Interest	$ 10,099	$ 5,050	$ 8,536	$ 3,487
Total Revenues	**$ 426,236**	**$ 411,119**	**$ 414,606**	**$ 3,487**
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		$ 254,682	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (3,855)	$ (3,855)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (3,855)**	**$ (3,855)**
Net Change in Fund Balance	**$ 11,389**		**$ 250,827**	
Fund Balance - Beginning	$ 179,341		$ 385,651	
Fund Balance - Ending	$ 190,730		$ 636,478	

Knightsbridge

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 2,821	$ 2,821
Interest	$ -	$ -	$ 149	$ 149
Total Revenues	**$ -**	**$ -**	**$ 2,970**	**$ 2,970**
Expenditures:				
Capital Outlay	$ -	$ -	$ 6,784	$ (6,784)
Total Expenditures	**$ -**	**$ -**	**$ 6,784**	**$ (6,784)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (3,813)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 3,855	$ 3,855
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 3,855**	**$ 3,855**
Net Change in Fund Balance	**$ -**		**$ 42**	
Fund Balance - Beginning	$ -		$ 7,619	
Fund Balance - Ending	$ -		$ 7,661	

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	$ 4,418	$ 1,373	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 454,927
Interest	$ -	$ -	$ 1	$ 491	$ 657	$ 686	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,836
Total Revenues	**$ -**	**$ 8,068**	**$ 441,069**	**$ 4,909**	**$ 2,030**	**$ 686**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 456,763**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ 1,200	$ 800	$ 800	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,800
FICA Expenditures	$ -	$ -	$ -	$ 92	$ 61	$ 61	$ -	$ -	$ -	$ -	$ -	$ -	$ 214
Engineering	$ -	$ -	$ 143	$ 247	$ 143	$ 716	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,250
Attorney	$ -	$ 31	$ -	$ 528	$ 1,133	$ 869	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,560
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Arbitrage	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 429	$ 429	$ 429	$ 429	$ 429	$ 429	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,575
Disclosure Software	$ 2,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500
Trustee Fees	$ 2,123	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,123
Management Fees	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,888
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ -	$ -	$ -	$ -	$ 974
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ -	$ -	$ -	$ -	$ 649
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 66	$ 7	$ 4	$ 4	$ 13	$ 9	$ -	$ -	$ -	$ -	$ -	$ -	$ 104
Insurance	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Printing & Binding	$ -	$ -	$ -	$ -	$ 3	$ 3	$ -	$ -	$ -	$ -	$ -	$ -	$ 6
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 1	$ 17	$ 37	$ 43	$ 371	$ 42	$ -	$ -	$ -	$ -	$ -	$ -	$ 511
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 1	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ 2
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 20,353**	**$ 4,402**	**$ 4,983**	**$ 6,461**	**$ 6,873**	**$ 6,848**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 49,919**

Knightsbridge

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	$ 2,478	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,478
Field Management	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,112
Landscape Maintenance	$ 13,125	$ 13,125	$ 13,125	$ 13,125	$ 13,125	$ 13,125	$ -	$ -	$ -	$ -	$ -	$ -	$ 78,750
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pond Maintenance	$ 950	$ 950	$ 950	$ 950	$ 950	$ 950	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,700
Streetlights	$ 2,200	$ 2,200	$ 14,951	$ 4,746	$ 3,486	$ 3,486	$ -	$ -	$ -	$ -	$ -	$ -	$ 31,069
Electric	$ 66	$ 22	$ 20	$ 19	$ 19	$ 19	$ -	$ -	$ -	$ -	$ -	$ -	$ 166
Water	$ 4,660	$ 1,496	$ 1,040	$ 1,374	$ 1,392	$ 1,773	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,735
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Stormwater Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Field Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance	**$ 24,832**	**$ 19,144**	**$ 31,437**	**$ 21,566**	**$ 20,324**	**$ 20,705**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 138,009**
Total Expenditures	**$ 45,184**	**$ 23,546**	**$ 36,420**	**$ 28,027**	**$ 27,197**	**$ 27,552**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 187,927**
Excess Revenues (Expenditures)	$ (45,184)	$ (15,478)	$ 404,649	$ (23,117)	$ (25,167)	$ (26,866)	$ -	$ -	$ -	$ -	$ -	$ -	$ 268,836

Knightsbridge

Community Development District

Long Term Debt Report

SERIES 2024, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	4.330%, 5.200%, 5.520%	
MATURITY DATE:	6/15/2054	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$208,069	
RESERVE FUND BALANCE	$208,069	
BONDS OUTSTANDING - 4/4/24		$6,175,000
LESS: Principal Payment - 06/15/25		($90,000)
CURRENT BONDS OUTSTANDING		**$6,085,000**

Knightsbridge

Community Development District

Special Assessment Receipt Schedule

Fiscal Year 2026

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

ON ROLL ASSESSMENTS

							52.84%	47.16%	100.00%
Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Interest*	*Net Receipts*	*O&M Portion*	*2024 Debt*	*Total*
11/21/25	ACH	$15,581.28	($311.63)	$0.00	$0.00	$15,269.65	$8,068.06	$7,201.59	$15,269.65
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
02/09/26	ACH	$2,650.98	($53.02)	$0.00	$0.00	$2,597.96	$1,372.69	$1,225.27	$2,597.96
	TOTAL	**$ 877,907.65**	**$ (17,558.15)**	**$ -**	**$ 647.18**	**$ 860,996.68**	**$ 454,927.00**	**$ 406,069.68**	**$ 860,996.68**

98%	**Net Percent Collected**
$ 21,346.31	**Balance Remaining to Collect**

SECTION 3

MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 24, 2026

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

RE: Knightsbridge Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the Knightsbridge Community Development District as of April 15, 2026.

The number of registered voters within the Knightsbridge CDD is 93 as of April 15, 2026.

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

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

Vote Osceola

2509 East Irlo Bronson Memorial Highway • Kissimmee, FL 34744
407.742.6000 • Fax: 407.742.6001 • www.voteosceola.com

SECTION 4

LANDOWNER PROXY
LANDOWNERS' MEETING – NOVEMBER 16, 2026

KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT
OSECOLA COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

_____
Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Knightsbridge Community Development District** to be held at **The Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida** on **November 16, 2026 at 10:30 AM**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

_____
Print or type name of Landowner Date _____

_____
Signature of Landowner

Parcel Description	**Acreage**	**Authorized Votes***
_____ (must be street address, tax parcel ID number, or legal description attached)	_____	_____

Total Number of Authorized Votes: _____

*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). <u>If more than one parcel, each must be listed or described.</u>

INSTRUCTIONS

At the Board meeting, when the landowner's election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners meeting, landowners shall organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment