

*Knightsbridge
Community Development District*

Agenda

July 20, 2026

AGENDA

Knightsbridge

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

July 13, 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, July 20, 2026 at 10:30 a.m., or as shortly thereafter as reasonably possible, at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Acceptance of Resignation of Adam Morgan and Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2026
 - B. Administration of Oath of Office to Newly Appointed Supervisor
 - C. Election of Officers
 - D. Consideration of Resolution 2026-04 Electing Officers
4. Approval of Minutes of the May 18, 2026 Meeting
5. Update on Access Easement Request from Shingle Creek Mitigation Group
6. Ratification of Series 2024 Requisitions #28 - #29
7. Discussion of Resident Request for Additional Lighting in Front of 4627 Golden Knight Blvd.
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - C. District Manager's Report
 - i. Approval of Check Registers
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Arbitrage Rebate Report for Series 2024 Bonds
 - iv. Form 1 Filing Deadline Reminder – Due July 1st
 - D. Field Manager's Report
9. Other Business
10. Supervisor's Requests
11. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION A

From: Stacie Vanderbilt svanderbilt@gmscfl.com 
Subject: Fwd: CDD board seat changes
Date: July 14, 2026 at 5:13 PM
To:

From: Adam Morgan <adam.morgan@lennar.com>
Subject: RE: CDD board seat changes
Date: July 14, 2026 at 5:07:04 PM EDT
To: George Flint <gflint@gmscfl.com>, Mark McDonald
Cc: Jeremy LeBrun <jlebrun@gmscfl.com>, Stacie Vanderbilt <svanderbilt@gmscfl.com>

George, please accept my resignation from the Knightsbridge CDD Board. As I am currently Chairman, you will have to appoint someone to take over the Chair.

LENNAR®

Adam Morgan, CISEC
Environmental Manager
Land Acquisition and Development

Adam.Morgan@Lennar.com
www.LennarOrlando.com

SECTION D

RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT
ELECTING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Knightsbridge Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.
_____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of July, 2026.

ATTEST:

**KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

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, May 18, 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
Karly Chambers	GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
April 20, 2026 Meeting**

Mr. Flint: Item four is approval of the April 20, 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 April 20, 2026 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing

Mr. Flint: Item four is consideration of Resolution 2026-03 approving the proposed budget and setting the date, place and time of the public hearing, which we're recommending August 17, 2026 which is your regular August meeting date. The assessments are staying at the same levels; your admin expenses are proposed to increase by about a \$1,000 and your field is actually going down slightly and the per unit assessment amounts would remain the same.

Mr. Morgan: Was there anything on field expenses?

Mr. Scheerer: No, we just added the midge treatments for next year should those need to continue.

Mr. Morgan: Oh yes, we do. Are those working?

Mr. Scheerer: We'll get to that in the field report, unless you want to discuss it now and we have to address it.

Mr. Flint: They didn't do it until the end of last week because we're waiting on chemicals.

Mr. Bonin: Does this budget include future infrastructure that we're not currently paying for, like water as an example?

Mr. Scheerer: Yes, we should have everything because the parks have all been turned over for quite some time. That's really the only thing we have left are the common area parks around the phase two.

Mr. Bonin: Yeah, the water is about double of what we've actually spent so.

Mr. Scheerer: Stormwater?

Mr. Bonin: It just says water.

Mr. Scheerer: That's irrigation, we don't have any potable water sources out there.

Mr. Flint: In between now and the hearing, if we need to adjust these we can too. We've kept the assessment levels the same. We may be able to tighten some of these up. We originally developed a build out budget and sometimes you can hit it right on, sometimes you don't.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 17, 2026, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with TraceAir Technologies for Drone Flyovers

Mr. Flint: The next item is ratification of the agreement with TraceAir, any questions on that?

Mr. Morgan: I was able to negotiate it down from \$1,050 to \$949. I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Agreement with TraceAir Technologies for Drone Flyovers, were ratified.

SIXTH ORDER OF BUSINESS

Ratification of Series 2024 Requisitions #26 – #27

Mr. Flint: You have requisitions #26 and #27 for the Series 2024 bonds for ratification. Any questions on those?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Series 2024 Requisitions #26– #27, were ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I had a call with the mitigation group's representative last week and they had two minor comments on the easement that we're doing a modification for. We should be able to wrap it up probably this week or early next week. But that's all I've got for you today. We're just moving forward with that.

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.

Mr. Morgan: Dave, just so you know, I sent an e-mail to the water management district requesting assistance on getting that permit transfer signed by the city. I haven't heard anything back, but I kind of forgot about it. I'll wrap around and follow up on that.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register in your agenda from April 7, 2026 through May 3, 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 through the end of March. If there's any questions, we can discuss those. No action required.

Ms. Dudley: How is capital projects allocated?

Mr. Flint: That's money that's in the debt service construction account. There's still interest until the project is declared complete at the very end, interest earnings flow into the construction account. We can pay it off and there'll still be money dribbling in there until it's declared complete and then it'll be closed.

iii. Presentation of Number of Registered Voters – 93

Mr. Flint: Registered voters, you have 93 as of April 15th and the District was created and its ordinance number 3062, which doesn't help you with what year it was. We'll have to hit six years and 250 before the Board starts to transition on that. There's three seats that are coming up for landowner election.

iv. Designation of November 16, 2026 as the Landowners' Meeting Date

Mr. Flint: I'm asking that the Board consider designating November 16th as the landowner meeting date.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Designation of November 16, 2026 as the Landowners' Meeting Date, was approved.

D. Field Manager's Report

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

Mr. Scheerer: The only thing I really have is we're still waiting on that electric meter for the entry sign into the community. We still don't have that and then it was touched on earlier about the midge control. There was a delay. I'm going to let Karly speak to that. She met on site with the contractor and she has some update about the fish.

Ms. Chambers: I met with the contractor on Friday. They were able to apply a surface oil garlic treatment to be able to suffocate any infant midges or mosquitoes. That was applied to both ponds as requested. We did get an update Friday afternoon that the mosquito fish or gambusia, will be installed today. We are expected to meet them on site this afternoon so that they will be applied to those two ponds. I did notify the homeowner that had submitted one of the complaints of the situation since we're effectively dealing with the infant population in the water that the adult population does still have to go on through the die off process. He did respond to it saying thanks. I don't know if he has any more questions.

Mr. Bonin: Did you take pictures of them putting oil in?

Ms. Chambers: I did.

Mr. Scheerer: She has video of that and the time frame for the fish delivery is 2:30 to 3:30 this afternoon. Both Karly and I will be on site at Knightsbridge this afternoon. We'll continue to video document the process. I'm sure it'll be, watch them fly out of the truck into the water, go to the next one, watch them fly out of the truck into the water. But we are on it. Any questions? It's a start. Understand it is a one-time treatment for the oil. That's why we allocated some funding into the budget for twenty-seven, in case we need to go to a monthly treatment next year.

Ms. Chambers: My hope is that, because we just did the treatment, and it can take about forty-eight hours to kill off some of the juveniles, that we're getting the gambusia so quickly afterwards, that they might keep an outcome, so we might see some significant change.

Mr. Flint: You never know, it could be coming from the wetlands as well and other sources.

Mr. Scheerer: When we go out we look at the yards and see how wet the yards are, and that's the other thing to try to communicate is it may not just be the pond, it may be the wetlands. We didn't say neighbor's yards, but it is something to be mindful of. Wherever there's water, there's the edges. That's all we have.

EIGHTH ORDER OF BUSINESS

Other Business

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

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

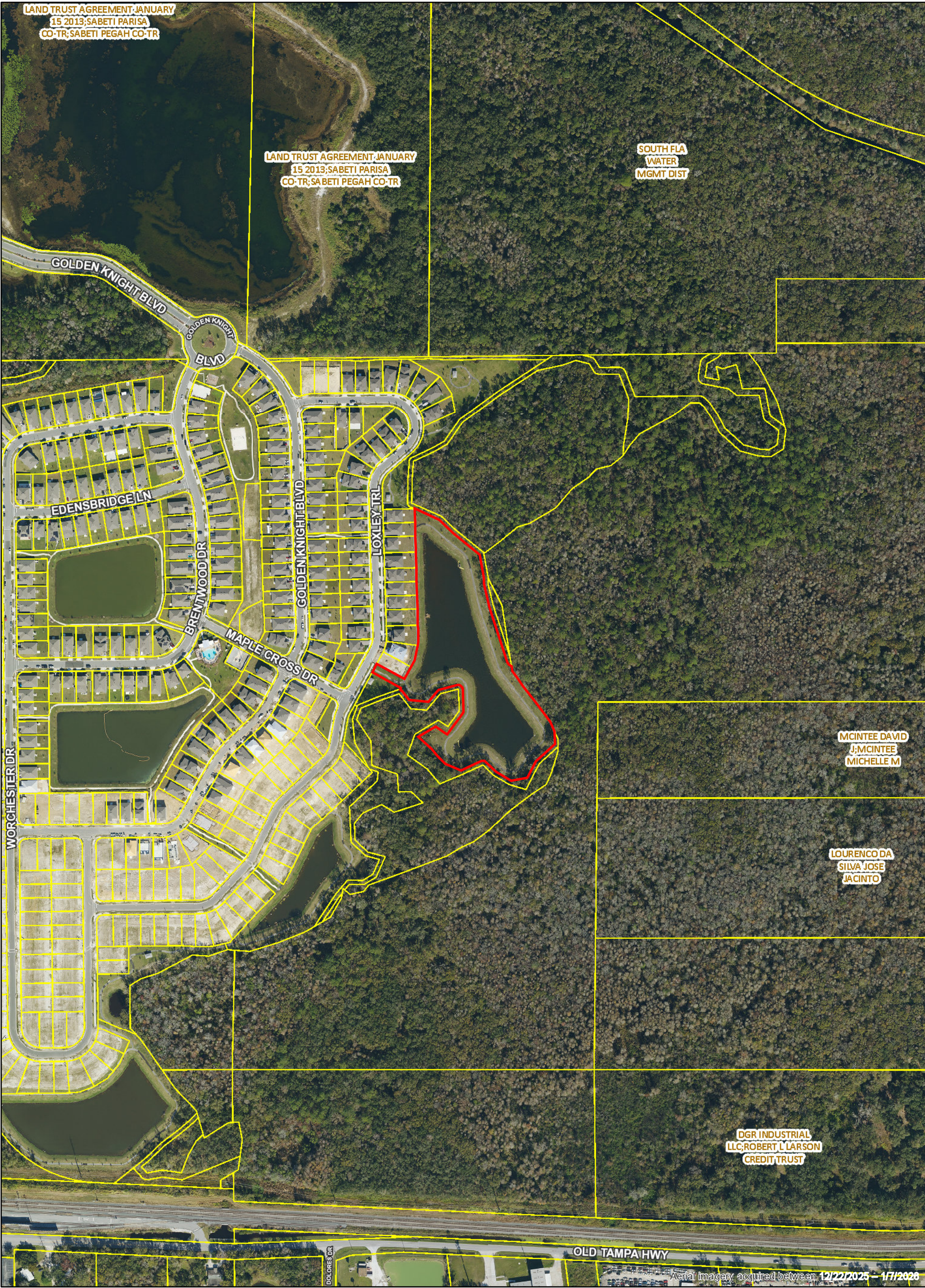
Adjournment

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

Secretary/Assistant Secretary

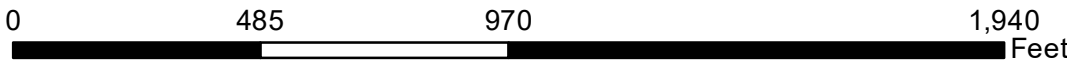
Chairman/Vice Chairman

SECTION V



ProMap

Date Generated: 6/8/2026



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 June, 2026, by **LENNAR HOMES, LLC**, a Florida limited liability company, whose principal address is 5505 Waterford District Drive, Miami, Florida 33126 (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 (including for the physical entry of commercial and construction vehicles such as bulldozers, front-end loaders and dump trucks). 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. **Improvements by Grantee.** Grantee has the right to improve and maintain a roadway

within the Easement Area, at its sole cost and expense, after providing written notice to the Grantor. In the event that Grantor elects to relocate the Easement Area (pursuant to the terms of Paragraph 4 herein), Grantor is required to construct improvements previously constructed by the Grantee in the Easement Area to provide for substantially the same level of accessibility and use.

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

5. **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.

6. **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.

7. **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: Lennar Homes, LLC
6675 Westwood Blvd., 5th Floor
Orlando, Florida 32821
Attention: Rob Bonin
Telephone: _____
Email: rob.bonin@lennar.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.

8. **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 (as applicable), 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.

9. **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, 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, except to the extent such loss results from a violation of law by Grantor or from Grantor's breach of an obligation herein.

10. **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.

11. **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.

WITNESSES:

(Signature)

(Print Name)

(Address)

(Signature)

(Print Name)

(Address)

“GRANTOR”

LENNAR HOMES, LLC, a Florida limited liability company

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 Rob Bonin, as _____ 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.: _____

WITNESSES:

(Signature)

(Print Name)

(Address)

(Signature)

(Print Name)

(Address)

“GRANTEE”

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

LEGAL DESCRIPTION

NOT A SURVEY

A 20.00 FOOT STRIP OF LAND, BEING A PORTION OF TRACT SW-6 (STORMWATER), KNIGHTSBRIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 58 THROUGH 65, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 179, OF SAID KNIGHTSBRIDGE PHASE 2; THENCE RUN SOUTH 61°16'01" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 179, AND THE SOUTHEASTERLY EXTENSION THEREOF, FOR A DISTANCE OF 141.33 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 29.58 FEET, WITH A CHORD BEARING OF SOUTH 36°14'51" EAST, AND A CHORD DISTANCE OF 25.54 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°09'21" FOR A DISTANCE OF 26.41 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 76°27'04" EAST FOR A DISTANCE OF 19.25 FEET; THENCE RUN NORTH 74°57'59" EAST FOR A DISTANCE OF 15.85 FEET; THENCE RUN NORTH 51°31'24" EAST FOR A DISTANCE OF 50.82 FEET; THENCE RUN NORTH 75°29'55" EAST FOR A DISTANCE OF 41.05 FEET; THENCE RUN NORTH 78°43'08" EAST FOR A DISTANCE OF 42.86 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 55.73 FEET, WITH A CHORD BEARING OF SOUTH 59°45'32" EAST, AND A CHORD DISTANCE OF 63.29 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°11'44" FOR A DISTANCE OF 67.31 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 10°55'54" EAST FOR A DISTANCE OF 17.95 FEET; THENCE RUN SOUTH 03°38'22" EAST FOR A DISTANCE OF 89.14 FEET; THENCE RUN SOUTH 15°15'22" WEST FOR A DISTANCE OF 19.26 FEET; THENCE RUN SOUTH 36°33'49" WEST FOR A DISTANCE OF 82.58 FEET; THENCE RUN SOUTH 42°40'09" WEST FOR A DISTANCE OF 35.40 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 43.46 FEET, WITH A CHORD BEARING OF SOUTH 02°45'09" EAST, AND A CHORD DISTANCE OF 39.02 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°20'56" FOR A DISTANCE OF 40.46 FEET TO A NON TANGENT POINT ON A CURVE; CONCAVE NORTHEASTERLY HAVING A RADIUS OF 22.28 FEET, WITH A CHORD BEARING OF SOUTH 67°40'26" EAST, AND A CHORD DISTANCE OF 23.76 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°25'33" FOR A DISTANCE OF 25.06 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 77°42'54" EAST FOR A DISTANCE OF 28.98 FEET; THENCE RUN NORTH 68°59'55" EAST FOR A DISTANCE OF 34.66 FEET; THENCE RUN NORTH 53°52'56" EAST FOR A DISTANCE OF 13.97 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 70.13 FEET, WITH A CHORD BEARING OF SOUTH 79°14'30" EAST, AND A CHORD DISTANCE OF 45.45 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°48'59" FOR A DISTANCE OF 46.29 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 45°21'39" EAST FOR A DISTANCE OF 34.76 FEET; THENCE RUN SOUTH 49°55'26" EAST FOR A DISTANCE OF 38.05 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 36.07 FEET, WITH A CHORD BEARING OF SOUTH 89°01'05" EAST, AND A CHORD DISTANCE OF 47.07 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°28'21" FOR A DISTANCE OF 51.29 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 34°15'24" EAST FOR A DISTANCE OF 13.69 FEET; THENCE RUN NORTH 26°11'42" EAST FOR A DISTANCE OF 22.21 FEET; THENCE RUN NORTH 39°24'21" EAST FOR A DISTANCE OF 16.06 FEET; THENCE RUN NORTH 48°11'30" EAST FOR A DISTANCE OF 47.99 FEET; THENCE RUN NORTH 44°57'41" EAST FOR A DISTANCE OF 12.73 FEET; THENCE RUN NORTH 37°45'50" EAST FOR A DISTANCE OF 14.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 43.25 FEET, WITH A CHORD BEARING OF NORTH 06°28'28" WEST, AND A CHORD DISTANCE OF 23.70 FEET;

CONTINUED ON NEXT SHEET....

SHEET 1 OF 6
SEE SHEETS 1-2 FOR LEGAL DESCRIPTION
SEE SHEETS 3-4 FOR SKETCH OF DESCRIPTION
SEE SHEET 5 FOR LINE TABLE
SEE SHEET 6 FOR CURVE TABLE AND LEGEND



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#8627

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 59-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD), OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING BASED ON THE SOUTHERLY LINE OF LOT 179, KNIGHTSBRIDGE PHASE-2, PLAT BOOK 35, PAGES 58 THROUGH 65, AS BEING S61°16'01"E.
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE OSCEOLA COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20200711

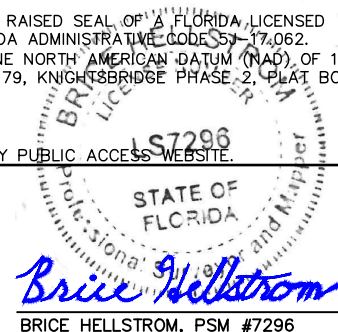
DATE: 10-13-2025

SCALE: N/A

CALC BY: TQ

DRAWN BY: TQ

CHECKED BY: BH



LEGAL DESCRIPTION

NOT A SURVEY

CONTINUED FROM PREVIOUS SHEET....

THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°48'44" FOR A DISTANCE OF 24.01 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 26°00'39" WEST FOR A DISTANCE OF 17.67 FEET; THENCE RUN NORTH 33°39'05" WEST FOR A DISTANCE OF 47.21 FEET; THENCE RUN NORTH 61°31'12" EAST FOR A DISTANCE OF 44.00 FEET TO THE EASTERLY LINE OF SAID TRACT SW-6; THENCE RUN SOUTH 36°16'44" EAST, ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 20.19 FEET; THENCE RUN SOUTH 61°31'12" WEST FOR A DISTANCE OF 24.84 FEET; THENCE RUN SOUTH 33°39'05" EAST FOR A DISTANCE OF 26.66 FEET; THENCE RUN SOUTH 26°00'39" EAST FOR A DISTANCE OF 19.58 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 63.25 FEET, WITH A CHORD BEARING OF SOUTH 04°17'53" EAST, AND A CHORD DISTANCE OF 40.58 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 25' 18" FOR A DISTANCE OF 41.31 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 37°45'50" WEST FOR A DISTANCE OF 19.80 FEET; THENCE RUN SOUTH 44°57'41" WEST FOR A DISTANCE OF 14.55 FEET; THENCE RUN SOUTH 48°11'30" WEST FOR A DISTANCE OF 47.02 FEET; THENCE RUN SOUTH 39°24'21" WEST FOR A DISTANCE OF 12.21 FEET; THENCE RUN SOUTH 26°11'42" WEST FOR A DISTANCE OF 21.30 FEET; THENCE RUN SOUTH 34°15'24" WEST FOR A DISTANCE OF 17.60 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 56.07 FEET, WITH A CHORD BEARING OF SOUTH 89°13'46" WEST, AND A CHORD DISTANCE OF 75.27 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°19'39" FOR A DISTANCE OF 82.52 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 49°55'26" WEST FOR A DISTANCE OF 38.59 FEET; THENCE RUN NORTH 45°21'39" WEST FOR A DISTANCE OF 32.71 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.13 FEET, WITH A CHORD BEARING OF NORTH 77°59'47" WEST, AND A CHORD DISTANCE OF 25.79 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°48'44" FOR A DISTANCE OF 26.09 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 53°52'56" WEST FOR A DISTANCE OF 11.20 FEET; THENCE RUN SOUTH 68°59'55" WEST FOR A DISTANCE OF 38.84 FEET; THENCE RUN SOUTH 77°42'54" WEST FOR A DISTANCE OF 30.85 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 42.28 FEET, WITH A CHORD BEARING OF NORTH 67°14'31" WEST, AND A CHORD DISTANCE OF 46.43 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°36'15" FOR A DISTANCE OF 49.15 FEET TO A NON TANGENT POINT OF A CURVE; CONCAVE NORTHEASTERLY HAVING A RADIUS OF 63.46 FEET, WITH A CHORD BEARING OF NORTH 01°34'10" WEST, AND A CHORD DISTANCE OF 61.04 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°29'35" FOR A DISTANCE OF 63.68 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 42°40'09" EAST FOR A DISTANCE OF 37.32 FEET; THENCE RUN NORTH 36°33'49" EAST FOR A DISTANCE OF 77.75 FEET; THENCE RUN NORTH 15°15'22" EAST FOR A DISTANCE OF 12.17 FEET; THENCE RUN NORTH 03°38'22" WEST FOR A DISTANCE OF 84.53 FEET; THENCE RUN NORTH 10°55'54" WEST FOR A DISTANCE OF 13.89 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 35.73 FEET, WITH A CHORD BEARING OF NORTH 60°40'46" WEST, AND A CHORD DISTANCE OF 37.82 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°54'07" FOR A DISTANCE OF 39.85 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 78°43'08" WEST FOR A DISTANCE OF 40.95 FEET; THENCE RUN SOUTH 75°29'55" WEST FOR A DISTANCE OF 36.24 FEET; THENCE RUN SOUTH 51°31'24" WEST FOR A DISTANCE OF 50.72 FEET; THENCE RUN SOUTH 74°57'59" WEST FOR A DISTANCE OF 25.09 FEET; THENCE RUN NORTH 76°27'04" WEST FOR A DISTANCE OF 26.57 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 49.58 FEET, WITH A CHORD BEARING OF NORTH 43°56'34" WEST, AND A CHORD DISTANCE OF 35.90 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°26'50" FOR A DISTANCE OF 36.73 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 61°16'01" WEST FOR A DISTANCE OF 133.29 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LOXLEY TRAIL, PER KNIGHTSBRIDGE PHASE 2; THENCE RUN NORTH 28°43'59" EAST, ALONG SAID EASTERLY RIGHT OF -WAY LINE, FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.564 ACRES (24,558 SQUARE FEET), MORE OR LESS.



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GEOSPATIAL SERVICES
www.allen-company.com
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WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#8627

SHEET 2 OF 6
SEE SHEETS 1-2 FOR LEGAL DESCRIPTION
SEE SHEETS 3-4 FOR SKETCH OF DESCRIPTION
SEE SHEET 5 FOR LINE TABLE
SEE SHEET 6 FOR CURVE TABLE AND LEGEND

JOB #: 20200711

CALC BY: TQ

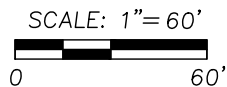
DATE: 10-13-2025

DRAWN BY: TQ

SCALE: N/A

CHECKED BY: BH

NOT A SURVEY



JOB #: 20200711
DATE: 10-13-2025
SCALE: 1" = 60'

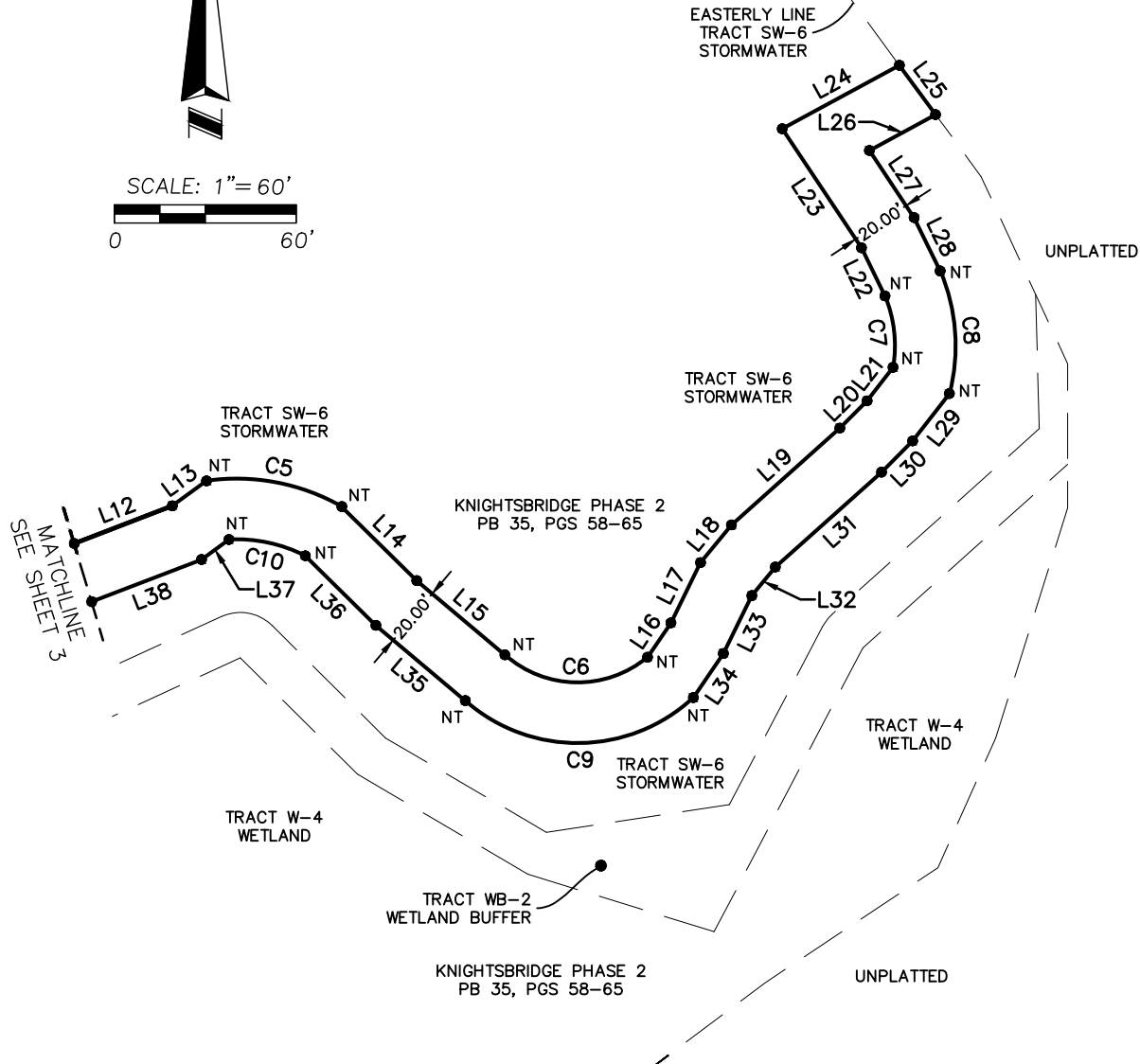
CALC BY: _____ TQ
DRAWN BY: _____ TQ
CHECKED BY: _____ BH

SKETCH OF DESCRIPTION

NOT A SURVEY



SCALE: 1"=60'
0 60'



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SHEET 4 OF 6
SEE SHEETS 1-2 FOR LEGAL DESCRIPTION
SEE SHEETS 3-4 FOR SKETCH OF DESCRIPTION
SEE SHEET 5 FOR LINE TABLE
SEE SHEET 6 FOR CURVE TABLE AND LEGEND

JOB #: 20200711

DATE: 10-13-2025

SCALE: 1" = 60'

CALC BY: TQ

DRAWN BY: TQ

CHECKED BY: BH

SKETCH OF DESCRIPTION

NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°27'04"E	19.25'
L2	N74°57'59"E	15.85'
L3	N51°31'24"E	50.82'
L4	N75°29'55"E	41.05'
L5	N78°43'08"E	42.86'
L6	S10°55'54"E	17.95'
L7	S03°38'22"E	89.14'
L8	S15°15'22"W	19.26'
L9	S36°33'49"W	82.58'
L10	S42°40'09"W	35.40'
L11	N77°42'54"E	28.98'
L12	N68°59'55"E	34.66'
L13	N53°52'56"E	13.97'
L14	S45°21'39"E	34.76'
L15	S49°55'26"E	38.05'
L16	N34°15'24"E	13.69'
L17	N26°11'42"E	22.21'
L18	N39°24'21"E	16.06'

LINE TABLE		
LINE	BEARING	LENGTH
L19	N48°11'30"E	47.99'
L20	N44°57'41"E	12.73'
L21	N37°45'50"E	14.00'
L22	N26°00'39"W	17.67'
L23	N33°39'05"W	47.21'
L24	N61°31'12"E	44.00'
L25	S36°16'44"E	20.19'
L26	S61°31'12"W	24.84'
L27	S33°39'05"E	26.66'
L28	S26°00'39"E	19.58'
L29	S37°45'50"W	19.80'
L30	S44°57'41"W	14.55'
L31	S48°11'30"W	47.02'
L32	S39°24'21"W	12.21'
L33	S26°11'42"W	21.30'
L34	S34°15'24"W	17.60'
L35	N49°55'26"W	38.59'
L36	N45°21'39"W	32.71'

LINE TABLE		
LINE	BEARING	LENGTH
L37	S53°52'56"W	11.20'
L38	S68°59'55"W	38.84'
L39	S77°42'54"W	30.85'
L40	N42°40'09"E	37.32'
L41	N36°33'49"E	77.75'
L42	N15°15'22"E	12.17'
L43	N03°38'22"W	84.53'
L44	N10°55'54"W	13.89'
L45	S78°43'08"W	40.95'
L46	S75°29'55"W	36.24'
L47	S51°31'24"W	50.72'
L48	S74°57'59"W	25.09'
L49	N76°27'04"W	26.57'
L50	N28°43'59"E	20.00'



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SHEET 5 OF 6
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JOB #: 20200711

DATE: 10-13-2025

SCALE: N/A

CALC BY: TQ

DRAWN BY: TQ

CHECKED BY: BH

SKETCH OF DESCRIPTION

NOT A SURVEY

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	29.58'	S36°14'51"E	25.54'	051°09'21"	26.41'
C2	55.73'	S59°45'32"E	63.29'	069°11'44"	67.31'
C3	43.46'	S02°45'09"E	39.02'	053°20'56"	40.46'
C4	22.28'	S67°40'26"E	23.76'	064°25'33"	25.06'
C5	70.13'	S79°14'30"E	45.45'	037°48'59"	46.29'
C6	36.07'	S89°01'05"E	47.07'	081°28'21"	51.29'
C7	43.25'	N06°28'28"W	23.70'	031°48'44"	24.01'
C8	63.25'	S04°17'53"E	40.58'	037°25'18"	41.31'
C9	56.07'	S89°13'46"W	75.27'	084°19'39"	82.52'
C10	50.13'	N77°59'47"W	25.79'	029°48'44"	26.09'
C11	42.28'	N67°14'31"W	46.43'	066°36'15"	49.15'
C12	63.46'	N01°34'10"W	61.04'	057°29'35"	63.68'
C13	35.73'	N60°40'46"W	37.82'	063°54'07"	39.85'
C14	49.58'	N43°56'34"W	35.90'	042°26'50"	36.73'

LEGEND OF SYMBOLS AND ABBREVIATIONS:

•	CHANGE IN DIRECTION
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
POB	POINT OF BEGINNING
NT	NON TANGENT
PB	PLAT BOOK
PG(S)	PAGE(S)



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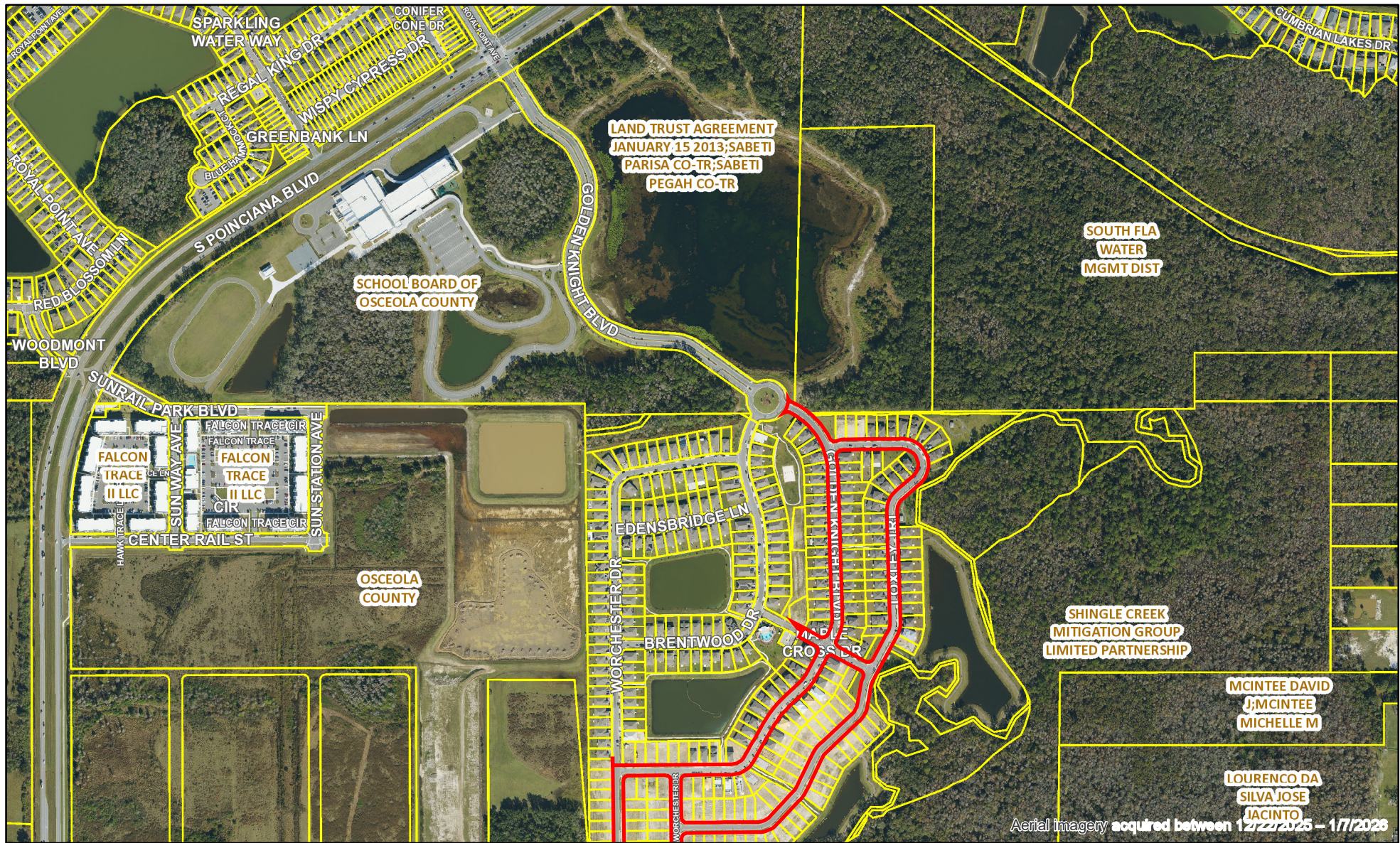
CALC BY: TQ

DATE: 10-13-2025

DRAWN BY: TQ

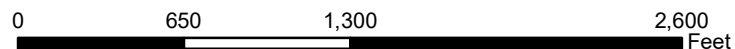
SCALE: N/A

CHECKED BY: BH



ProMap

Date Generated: 6/5/2026



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. 35-25-28-1612-0001-0S10

NON-EXCLUSIVE ACCESS EASEMENT

THIS NON-EXCLUSIVE ACCESS EASEMENT (this “**Access Easement**”), is made and executed this ____ day of June, 2026, by **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, whose principal address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32802 (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 the 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, 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.** Subject to any contrary provision of law or interest in the Grantor’s Property, Grantor does hereby give, grant and convey unto the Grantee a non-exclusive access 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 (including for the physical entry of commercial and construction vehicles such as bulldozers, front-end loaders and dump trucks). The intent of this Access Easement is to ensure access over the Grantor’s Property in the event the Grantor no longer owns the Grantor’s Property (resulting in the loss of public access to the Grantor’s Property). 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. **Improvements by Grantee.** Grantee does not have the right to alter or modify the Grantor's Property without Grantor's written consent.

4. **Relocation.** The Grantor has the right to relocate the Easement Area, in its sole discretion, 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 obligations that apply for the Easement Area described herein.

5. **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.

6. **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; however, Grantee's rights over Grantor's Property are subordinate to Grantor's use. Grantee understands that Grantor's Property cannot be fenced off nor closed to the public.

7. **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
Telephone: _____
Email: rob.bonin@lennar.com

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Kristen Trucco, Esq. or Jan A. Carpenter, Esq.
Telephone: _____
Email: ktrucco@lathamluna.com; 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.

8. **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.

9. **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, 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, except to the extent such loss results from a violation of law by Grantor or from Grantor's breach of an obligation herein.

10. **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.

11. **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.

WITNESSES:

(Signature)

(Print Name)

(Address)

(Signature)

(Print Name)

(Address)

“GRANTOR”

**KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special purpose government

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 the **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government, on behalf of the 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.: _____

WITNESSES:

(Signature)

(Print Name)

(Address)

(Signature)

(Print Name)

(Address)

“GRANTEE”

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 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.

DRAFT

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: 28
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Latham, Luna Eden & Beaudine LLP
- (D) Amount Payable: \$732.50
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 152180 – Conveyances/Requisitions for April 2026
- (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.

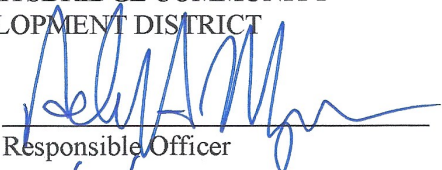
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will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

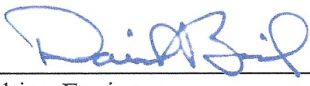

Responsible Officer

Date:

6/24/26

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

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


Consulting Engineer



201 S. Orange Avenue
Suite 1400
Orlando, Florida 32801
407-481-5800
Lathamluna.com

May 12, 2026

Invoice #: 152180
Federal ID #:59-3366512

Knightsbridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10120-004

Conveyances/Requisitions

For Professional Services Rendered:

4/1/2026	KET	Review of modifications of Access Easement from UMAM. Email correspondence to Lennar and counsel for AG EHC II (LEN) MULTI STATE 2, LLC regarding Quit Claim Deed related to same.	0.40	\$132.00
4/7/2026	KET	Review of email correspondence from Lennar regarding conveyance document from land bank entity and responded to same.	0.10	\$33.00
4/21/2026	KET	Review of comments from Shingle Creek Mitigation Group representative regarding Access Easement. Analysis of initial easement version and prepared updated Access Easement for consideration.	1.40	\$462.00
4/24/2026	KET	Review of executed deed from land bank entity and assisted with recording same.	0.10	\$33.00
Total Professional Services:			2.00	\$660.00

For Disbursements Incurred:

4/2/2026	Default Hard Cost	Payment disbursement to FedEx for invoice 9-254-33440. Sender: Wendy Stoeckel W/Essential Housing. Recipient: Sara Myers W/LLEB. 4/2/26	\$37.30
4/27/2026	Default Hard Cost	Payment disbursement to Simplifile for Recording of Quit Claim Deed - Osceola County.	\$35.20
Total Disbursements Incurred:			\$72.50

Total \$732.50
Previous Balance \$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
		Payments & Credits	\$0.00
		Total Due	\$732.50

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information, and the social, cultural, economic and political aspects of information systems and their development. (p. 1)

The 'communication' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of communication, and the social, cultural, economic and political aspects of communication systems and their development. (p. 1)

The 'information science' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information and communication, and the social, cultural, economic and political aspects of information and communication systems and their development. (p. 1)

The 'information studies' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information and communication, and the social, cultural, economic and political aspects of information and communication systems and their development. (p. 1)

The 'information science and communication' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information and communication, and the social, cultural, economic and political aspects of information and communication systems and their development. (p. 1)

The 'information science and communication studies' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information and communication, and the social, cultural, economic and political aspects of information and communication systems and their development. (p. 1)

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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: 29
- (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 # 32285 - Advances Scan for April 2026
- (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

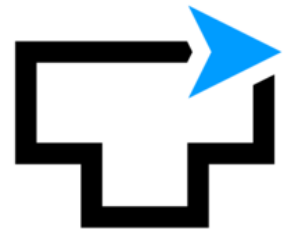
Date: _____

**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 # 32285**DATE** 04/30/2026**DUE DATE** 05/30/2026**TERMS** Net 30**PROJECT**

Knightsbridge

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Advanced Scan	4/13/2026, 4/27/2026	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

From: Stacie Vanderbilt svanderbilt@gmscfl.com 
Subject: Fwd: Request for Installation of Additional Street Light in Front of 4627 Golden Knight Blvd, Knightsbridge
Date: July 15, 2026 at 7:30 PM
To:



From: Güven KIYMAZ
Subject: Request for Installation of Additional Street Light in Front of 4627 Golden Knight Blvd, Knightsbridge
Date: June 11, 2026 at 12:00:15 PM EDT
To: Ascheerer@gmscfl.com

Dear Mr. Scheerer,

I hope you are doing well.

I am a homeowner in the Knightsbridge community in Kissimmee, and I was directed by our HOA's Access Management to contact you regarding the streetlights in our area.

I am writing to formally request the installation of an additional street light directly in front of our home at 4627 Golden Knight Blvd. I have attached a photo showing the exact proposed location, circled in red for clarity.

This is an important safety request. Our family members have night vision difficulties, which make it much harder for us to see clearly in low-light conditions. Although there is a street light across the street, it does not provide sufficient illumination for the area directly in front of our home. The sidewalk, driveway, and immediate approach to the house remain too dark at night, creating a real and ongoing safety concern for our household.

Because of this limited visibility, a street light placed directly in front of our property is very important for our safe access to and from the home, especially after dark. This is not a matter of convenience, but of safety and well-being.

Given the circumstances, I respectfully ask that this request be reviewed promptly and thoroughly.

We recently purchased this home, and we hope this important safety concern can be addressed promptly. I would be very grateful for your help and consideration.

Thank you for your time. I look forward to your response.

Sincerely,

Güven Kiymaz
4627 Golden Knight Blvd. Kissimmee, 34746, FL



SECTION VIII

SECTION C

SECTION 1

Knightsbridge Community Development District

Summary of Check Register

May 4, 2026 to June 1, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	5/7/26	215-217	\$ 15,430.00
	5/14/26	218-219	\$ 9,963.76
	5/19/26	220-221	\$ 4,784.33
			<u>\$ 30,178.09</u>
General Fund - Autopay			
	5/7/26	80041-80043	\$ 1,531.18
	5/18/26	80044-80047	\$ 1,441.49
			<u>\$ 2,972.67</u>
Payroll			
	May 4, 2026 to June 1, 2026		
	Patrick R Bonin	50134	\$ 184.70
	Logan M Lantrip	50135	\$ 184.70
	Michelle C Dudley	50136	\$ 184.70
	Adam H Morgan	50137	\$ 184.70
			<u>\$ 738.80</u>
Total Amount			\$ 33,889.56

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
5/07/26	00021	5/01/26	F0000001	202605	320-53800	-43100			STREETLIGHTS MAY 26	*	2,200.00		
									DUKE ENERGY			2,200.00	000215
5/07/26	00010	5/01/26	18955	202605	320-53800	-46200			LANDSCAPE MAINT MAY 26	*	13,125.00		
									FRANK POLLY SOD, INC			13,125.00	000216
5/07/26	00008	4/28/26	23MMS072	202604	310-51300	-31100			ENGINEER SERVICES APR 26	*	105.00		
									MADDEN, MOOREHEAD & STOKES LLC			105.00	000217
5/14/26	00001	5/01/26	78	202605	320-53800	-34000			FIELD MANAGEMENT MAY 26	*	1,351.92		
		5/01/26	79	202605	310-51300	-34000			MANAGEMENT FEES MAY 26	*	3,647.92		
		5/01/26	79	202605	310-51300	-35200			WEBSITE ADMIN MAY 26	*	108.17		
		5/01/26	79	202605	310-51300	-35100			INFORMATION TECH MAY 26	*	162.25		
		5/01/26	79	202605	310-51300	-31300			DISSEMINATION SVC MAY 26	*	429.17		
		5/01/26	79	202605	310-51300	-51000			OFFICE SUPPLIES	*	.24		
		5/01/26	79	202605	310-51300	-42000			POSTAGE	*	12.89		
		5/01/26	79	202605	310-51300	-42500			COPIES	*	4.95		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,717.51	000218
5/14/26	00019	4/24/26	8159066	202604	310-51300	-32300			TRUSTEE FEES FY26 SER2024	*	2,123.12		
		4/24/26	8159066	202604	300-15500	-10000			TRUSTEE FEES FY27 SER2024	*	2,123.13		
									US BANK			4,246.25	000219
5/19/26	00013	5/18/26	05182026	202605	300-20700	-10000			FY26 SER2024 SPEC ASSESS	*	3,750.82		
									KNIGHTSBRIDGE CDD C/O US BANK			3,750.82	000220
5/19/26	00003	5/12/26	152179	202604	310-51300	-31500			GENERAL COUNSEL APR 26	*	1,033.51		
									LATHAM, LUNA, EDEN & BEAUDINE, LLP			1,033.51	000221
									TOTAL FOR BANK A		30,178.09		
									KNIB KNIGHTSBRIDGE ZYAN				

CHECK	VEND#	INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	CHECK.....
DATE		DATE INVOICE	YRMO DPT ACCT# SUB	SUBCLASS					AMOUNT	#

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/07/26	00022	4/22/26 1299-04.	202604 320-53800-43200 1300 EVEN BRENTWOOD APR26	TOHO WATER AUTHORITY	*	1,454.22	1,454.22 080041
5/07/26	00022	4/22/26 8221-04.	202604 320-53800-43200 4700 ODD GOLDEN KNI APR26	TOHO WATER AUTHORITY	*	40.27	40.27 080042
5/07/26	00022	4/22/26 8241-04.	202604 320-53800-43200 4700 ODD MAPLE CROS APR26	TOHO WATER AUTHORITY	*	36.69	36.69 080043
5/18/26	00021	5/07/26 0193-04.	202604 320-53800-43000 49751 WORCHESTER DR APR26	DUKE ENERGY	*	19.39	19.39 080044
5/18/26	00021	5/13/26 1116-04.	202604 320-53800-43100 0 S POINCIANA BLVD APR 26	DUKE ENERGY	*	1,285.91	1,285.91 080045
5/18/26	00022	5/04/26 1882-04.	202604 320-53800-43200 1600 ODD LOXLEY TR APR 26	TOHO WATER AUTHORITY	*	106.66	106.66 080046
5/18/26	00022	5/04/26 8251-04.	202604 320-53800-43200 1300 EVEN LOXLEY TR APR26	TOHO WATER AUTHORITY	*	29.53	29.53 080047
TOTAL FOR BANK Z						2,972.67	
TOTAL FOR REGISTER						33,150.76	

KNIB KNIGHTSBRIDGE ZYAN

Knightsbridge Community Development District

Summary of Check Register

June 2, 2026 to July 6, 2026

Fund	Date	Check No.'s		Amount
General Fund	6/4/26	222-226	\$	18,697.50
	6/11/26	227-228	\$	5,950.00
	6/18/26	229-231	\$	8,881.56
	6/25/26	232-232	\$	105.00
			\$	33,634.06
General Fund - Autopay	6/2/26	80048-80050	\$	1,183.60
	6/8/26	80051-80051	\$	19.50
	6/15/26	80052-80054	\$	1,335.56
	7/6/26	80055-80057	\$	1,810.75
			\$	4,349.41
Total Amount			\$	37,983.47

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT	#
6/04/26	00024	5/20/26 7899-05- ARBITRAGE REPORT	202605 310-51300-31200 SER2024			AMTEC	*	450.00	450.00	000222
6/04/26	00023	5/31/26 236903 POND MAINTENANCE MAY 26	202605 320-53800-47000			APPLIED AQUATIC MANAGEMENT INC	*	950.00	950.00	000223
6/04/26	00010	6/02/26 18973 LANDSCAPE MAINT JUNE 26	202606 320-53800-46200			FRANK POLLY SOD, INC	*	13,125.00	13,125.00	000224
6/04/26	00008	5/27/26 23MMS072 ENGINEER SERVICES MAY 26	202605 310-51300-31100			MADDEN, MOOREHEAD & STOKES LLC	*	262.50	262.50	000225
6/04/26	00025	5/20/26 SA-23716 MIDGE FLY TREATMENT	202605 320-53800-47102			STEADFAST ALLIANCE	*	3,910.00	3,910.00	000226
6/11/26	00012	6/08/26 90119471 ANNUAL AUDIT FY 9/30/25	202606 310-51300-32200			DIBARTOLOMEO, MCBEE, HARTLEY &	*	3,750.00	3,750.00	000227
6/11/26	00021	6/01/26 F0000001 58 STREETLIGHTS JUNE 26	202606 320-53800-43100			DUKE ENERGY	*	2,200.00	2,200.00	000228
6/18/26	00001	6/01/26 80 FIELD MANAGEMENT JUNE 26	202606 320-53800-34000				*	1,351.92		
		6/01/26 81 MANAGEMENT FEES JUNE 26	202606 310-51300-34000				*	3,647.92		
		6/01/26 81 WEBSITE ADMIN JUNE 26	202606 310-51300-35200				*	108.17		
		6/01/26 81 INFORMATION TECH JUNE 26	202606 310-51300-35100				*	162.25		
		6/01/26 81 DISSEMINATION SVC JUNE 26	202606 310-51300-31300				*	429.17		
		6/01/26 81 OFFICE SUPPLIES	202606 310-51300-51000				*	.27		
		6/01/26 81 POSTAGE	202606 310-51300-42000				*	35.04		
		6/01/26 81 COPIES	202606 310-51300-42500				*	2.25		
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,736.99	000229
						KNIB KNIGHTSBRIDGE ZYAN				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/18/26	00013	6/11/26 06112026	202606 300-20700-10000 FY26 SER24 SPECIAL ASSESS	KNIGHTSBRIDGE CDD C/O US BANK	*	2,575.56	2,575.56 000230
6/18/26	00003	6/11/26 152896	202605 310-51300-31500 GENERAL COUNSEL MAY 26	LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	569.01	569.01 000231
6/25/26	00008	6/22/26 23MMS072	202606 310-51300-31100 ENGINEER SERVICES JUNE 26	MADDEN, MOOREHEAD & STOKES LLC	*	105.00	105.00 000232
TOTAL FOR BANK A						33,634.06	

KNIB KNIGHTSBRIDGE ZYAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/02/26	00022	5/21/26 1299-05. 202605 320-53800-43200 1300 EVEN BRENTWOOD MAY26		TOHO WATER AUTHORITY	*	1,110.22	1,110.22 080048
6/02/26	00022	5/21/26 8221-05. 202605 320-53800-43200 4700 ODD GOLDEN KNI MAY26		TOHO WATER AUTHORITY	*	33.11	33.11 080049
6/02/26	00022	5/21/26 8241-05. 202605 320-53800-43200 4700 ODD MAPLE CROS MAY26		TOHO WATER AUTHORITY	*	40.27	40.27 080050
6/08/26	00021	6/05/26 0193-05. 202605 320-53800-43000 47951 WORCHESTER DR MAY26		DUKE ENERGY	*	19.50	19.50 080051
6/15/26	00021	6/11/26 1116-05. 202605 320-53800-43100 0 S POINCIANA BLVD MAY 26		DUKE ENERGY	*	1,281.71	1,281.71 080052
6/15/26	00022	6/02/26 1882-05. 202605 320-53800-43200 1600 ODD LOXLEY TR MAY 26		TOHO WATER AUTHORITY	*	20.74	20.74 080053
6/15/26	00022	6/02/26 8251-05. 202605 320-53800-43200 1300 EVENLOXLEY TR MAY 26		TOHO WATER AUTHORITY	*	33.11	33.11 080054
7/06/26	00022	6/22/26 1299-06. 202606 320-53800-43200 1300 EVEN BRENTWOOD JUN26		TOHO WATER AUTHORITY	*	1,265.02	1,265.02 080055
7/06/26	00022	6/22/26 8221-06. 202606 320-53800-43200 4700 ODD GOLDEN KNI JUN26		TOHO WATER AUTHORITY	*	501.88	501.88 080056
7/06/26	00022	6/22/26 8241-06. 202606 320-53800-43200 4700 ODD MAPLE CROS JUN26		TOHO WATER AUTHORITY	*	43.85	43.85 080057
TOTAL FOR BANK Z						4,349.41	
TOTAL FOR REGISTER						37,983.47	

KNIB KNIGHTSBRIDGE ZYAN

SECTION 2

Knightsbridge
Community Development District

Unaudited Financial Reporting
May 31, 2026



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

Knightsbridge
Community Development District
Combined Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 317,286	\$ -	\$ -	\$ 317,286
Due from Developer	\$ -	\$ -	\$ 876	\$ 876
Due from General Fund	\$ -	\$ 2,576	\$ -	\$ 2,576
Prepaid Expenses	\$ 2,123	\$ -	\$ -	\$ 2,123
<u>Investments:</u>				
<u>Series 2024</u>				
Reserve	\$ -	\$ 208,069	\$ -	\$ 208,069
Revenue	\$ -	\$ 434,579	\$ -	\$ 434,579
Construction	\$ -	\$ -	\$ 603	\$ 603
Total Assets	\$ 319,410	\$ 645,224	\$ 1,479	\$ 966,112
Liabilities:				
Accounts Payable	\$ 8,680	\$ -	\$ -	\$ 8,680
Due to Debt Service	\$ 2,576	\$ -	\$ -	\$ 2,576
Total Liabilities	\$ 11,256	\$ -	\$ -	\$ 11,256
Fund Balance:				
Restricted:				
Debt Service	\$ -	\$ 645,224	\$ -	\$ 645,224
Capital Projects	\$ -	\$ -	\$ 1,479	\$ 1,479
Unassigned	\$ 308,154	\$ -	\$ -	\$ 308,154
Total Fund Balances	\$ 308,154	\$ 645,224	\$ 1,479	\$ 954,856
Total Liabilities & Fund Balance	\$ 319,410	\$ 645,224	\$ 1,479	\$ 966,112

Knightsbridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<u>Revenues:</u>				
Assessments	\$ 466,207	\$ 466,207	\$ 462,015	\$ (4,192)
Interest	\$ -	\$ -	\$ 3,030	\$ 3,030
Total Revenues	\$ 466,207	\$ 466,207	\$ 465,044	\$ (1,162)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 4,400	\$ 3,600
FICA Expenditures	\$ 918	\$ 612	\$ 337	\$ 275
Engineering	\$ 7,500	\$ 5,000	\$ 1,617	\$ 3,383
Attorney	\$ 15,000	\$ 10,000	\$ 4,162	\$ 5,838
Annual Audit	\$ 3,400	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Arbitrage	\$ 450	\$ 900	\$ 900	\$ -
Dissemination	\$ 5,150	\$ 3,433	\$ 3,433	\$ (0)
Disclosure Software	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 4,500	\$ 4,246	\$ 4,246	\$ -
Management Fees	\$ 43,775	\$ 29,183	\$ 29,183	\$ -
Information Technology	\$ 1,947	\$ 1,298	\$ 1,298	\$ (0)
Website Maintenance	\$ 1,298	\$ 865	\$ 865	\$ (0)
Telephone	\$ 150	\$ 100	\$ -	\$ 100
Postage & Delivery	\$ 500	\$ 333	\$ 124	\$ 209
Insurance	\$ 6,584	\$ 6,584	\$ 5,732	\$ 852
Copies	\$ 500	\$ 333	\$ 18	\$ 315
Legal Advertising	\$ 6,000	\$ 4,000	\$ -	\$ 4,000
Other Current Charges	\$ 1,350	\$ 900	\$ 601	\$ 299
Office Supplies	\$ 250	\$ 167	\$ 2	\$ 164
Travel Per Diem	\$ 250	\$ 167	\$ -	\$ 167
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 119,604	\$ 84,205	\$ 65,002	\$ 19,203

Knightsbridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 10,000	\$ 10,000	\$ 2,478	\$ 7,522
Field Management	\$ 16,223	\$ 10,815	\$ 10,815	\$ (0)
Landscape Maintenance	\$ 157,500	\$ 105,000	\$ 105,000	\$ -
Landscape Replacement	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Pond Maintenance	\$ 11,400	\$ 7,600	\$ 7,600	\$ -
Streetlights	\$ 60,480	\$ 40,320	\$ 38,036	\$ 2,284
Electric	\$ 5,000	\$ 3,333	\$ 205	\$ 3,129
Water	\$ 45,000	\$ 30,000	\$ 14,639	\$ 15,361
Sidewalk & Asphalt Maintenance	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Irrigation Repairs	\$ 6,000	\$ 4,000	\$ -	\$ 4,000
General Repairs & Maintenance	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Stormwater Maintenance	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Midge Fly Treatment	\$ -	\$ -	\$ 3,910	\$ (3,910)
Field Contingency	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Total Operations & Maintenance	\$ 346,603	\$ 234,402	\$ 182,684	\$ 51,718
Total Expenditures	\$ 466,207	\$ 318,607	\$ 247,686	\$ 70,921
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 217,358	
Fund Balance - Beginning	\$ -		\$ 90,795	
Fund Balance - Ending	\$ -		\$ 308,154	

Knightsbridge
Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 416,137	\$ 416,137	\$ 412,396	\$ (3,741)
Interest	\$ 10,099	\$ 10,099	\$ 12,171	\$ 2,072
Total Revenues	\$ 426,236	\$ 426,236	\$ 424,568	\$ (1,669)
<u>Expenditures:</u>				
<u>Series 2024</u>				
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		\$ 264,644	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (5,071)	\$ (5,071)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (5,071)	\$ (5,071)
Net Change in Fund Balance	\$ 11,389		\$ 259,573	
Fund Balance - Beginning	\$ 179,341		\$ 385,651	
Fund Balance - Ending	\$ 190,730		\$ 645,224	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 4,510	\$ 4,510
Interest	\$ -	\$ -	\$ 176	\$ 176
Total Revenues	\$ -	\$ -	\$ 4,686	\$ 4,686
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 15,897	\$ (15,897)
Total Expenditures	\$ -	\$ -	\$ 15,897	\$ (15,897)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (11,211)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 5,071	\$ 5,071
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 5,071	\$ 5,071
Net Change in Fund Balance	\$ -	\$ -	\$ (6,140)	
Fund Balance - Beginning	\$ -	\$ -	\$ 7,619	
Fund Balance - Ending	\$ -	\$ -	\$ 1,479	

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	\$ -	\$ 4,202	\$ 2,885	\$ -	\$ -	\$ -	\$ -	\$ 462,015
Interest	\$ -	\$ -	\$ 1	\$ 491	\$ 657	\$ 686	\$ 617	\$ 576	\$ -	\$ -	\$ -	\$ -	\$ 3,030
Total Revenues	\$ -	\$ 8,068	\$ 441,069	\$ 4,909	\$ 2,030	\$ 686	\$ 4,819	\$ 3,462	\$ -	\$ -	\$ -	\$ -	\$ 465,044
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 1,200	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 4,400
FICA Expenditures	\$ -	\$ -	\$ -	\$ 92	\$ 61	\$ 61	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ 337
Engineering	\$ -	\$ -	\$ 143	\$ 247	\$ 143	\$ 716	\$ 105	\$ 263	\$ -	\$ -	\$ -	\$ -	\$ 1,617
Attorney	\$ -	\$ 31	\$ -	\$ 528	\$ 1,133	\$ 869	\$ 1,034	\$ 569	\$ -	\$ -	\$ -	\$ -	\$ 4,162
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ -	\$ -	\$ -	\$ -	\$ 3,433
Disclosure Software	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 2,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,246
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ 29,183
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ 1,298
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ 865
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 66	\$ 7	\$ 4	\$ 4	\$ 13	\$ 9	\$ 7	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ 124
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ 3	\$ 3	\$ 7	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 18
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 1	\$ 17	\$ 37	\$ 43	\$ 371	\$ 42	\$ 41	\$ 49	\$ -	\$ -	\$ -	\$ -	\$ 601
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 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	\$ 8,527	\$ 6,557	\$ -	\$ -	\$ -	\$ -	\$ 65,002

Knightsbridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 2,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,478
Field Management	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ -	\$ -	\$ -	\$ -	10,815
Landscape Maintenance	\$ 13,125	\$ 13,125	\$ 13,125	\$ 13,125	\$ 13,125	\$ 13,125	\$ 13,125	\$ 13,125	\$ -	\$ -	\$ -	\$ -	105,000
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pond Maintenance	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ -	\$ -	\$ -	\$ -	7,600
Streetlights	\$ 2,200	\$ 2,200	\$ 14,951	\$ 4,746	\$ 3,486	\$ 3,486	\$ 3,486	\$ 3,482	\$ -	\$ -	\$ -	\$ -	38,036
Electric	\$ 66	\$ 22	\$ 20	\$ 19	\$ 19	\$ 19	\$ 19	\$ 20	\$ -	\$ -	\$ -	\$ -	205
Water	\$ 4,660	\$ 1,496	\$ 1,040	\$ 1,374	\$ 1,392	\$ 1,773	\$ 1,667	\$ 1,237	\$ -	\$ -	\$ -	\$ -	14,639
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Stormwater Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Midge Fly Treatment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,910	\$ -	\$ -	\$ -	\$ -	3,910
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance	\$ 24,832	\$ 19,144	\$ 31,437	\$ 21,566	\$ 20,324	\$ 20,705	\$ 20,600	\$ 24,076	\$ -	\$ -	\$ -	\$ -	182,684
Total Expenditures	\$ 45,184	\$ 23,546	\$ 36,420	\$ 28,027	\$ 27,197	\$ 27,552	\$ 29,126	\$ 30,632	\$ -	\$ -	\$ -	\$ -	247,686
Excess Revenues (Expenditures)	\$ (45,184)	\$ (15,478)	\$ 404,649	\$ (23,117)	\$ (25,167)	\$ (26,866)	\$ (24,307)	\$ (27,171)	\$ -	\$ -	\$ -	\$ -	217,358

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

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	52.84%	47.16%	100.00%
							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
04/08/26	ACH	\$8,115.24	(\$162.31)	\$0.00	\$0.00	\$7,952.93	\$4,202.11	\$3,750.82	\$7,952.93
05/08/26	ACH	\$5,572.46	(\$111.45)	\$0.00	\$0.00	\$5,461.01	\$2,885.45	\$2,575.56	\$5,461.01
TOTAL		\$ 891,595.35	\$ (17,831.91)	\$ -	\$ 647.18	\$ 874,410.62	\$ 462,014.56	\$ 412,396.06	\$ 874,410.62

99%		Net Percent Collected
\$ 7,932.37		Balance Remaining to Collect

SECTION 3

REBATE REPORT

\$6,175,000

Knightsbridge Community Development District

(City of Kissimmee, Florida)

Special Assessment Bonds, Series 2024

(2024 Project)

Dated: April 4, 2024

Delivered: April 4, 2024

Rebate Report to the Computation Date

April 4, 2029

Reflecting Activity Through

April 30, 2026



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

May 20, 2026

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

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of March 31, 2027. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the April 4, 2029 Computation Date
Reflecting Activity from April 4, 2024 through April 30, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	5.277304%	140,808.60	(3,231.56)
Reserve Fund	4.408210%	18,778.75	(5,005.37)
Capitalized Interest Fund	5.290598%	677.69	(13.45)
Cost of Issuance Fund	5.229304%	6.31	(0.22)
Totals	5.162241%	\$160,271.35	\$(8,250.60)
Bond Yield	5.372687%		
Rebate Computation Credits			(5,164.93)
Net Rebatable Arbitrage			\$(13,415.53)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from April 4, 2024, the date of the closing, through April 30, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of April 4, 2029.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 4, 2024 and April 30, 2026, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund", that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

April 4, 2029.

7. Computation Period

The period beginning on April 4, 2024, the date of the closing, and ending on April 30, 2026.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

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

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of April 30, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 4, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 4, 2029, is the Rebatable Arbitrage.

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

Sources of Funds

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

Uses of Funds

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

PROOF OF ARBITRAGE YIELD

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

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

BOND DEBT SERVICE

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

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

BOND DEBT SERVICE

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.372687%)
04/04/24	Beg Bal	-5,540,856.54	-7,222,770.32
05/02/24		-805.84	-1,046.13
06/04/24		-925.34	-1,195.61
07/02/24		-895.51	-1,152.31
08/02/24		-924.81	-1,184.76
08/04/24		-750.42	-961.07
09/04/24		-924.65	-1,178.99
09/05/24		1,470.45	1,874.65
09/05/24		64.00	81.59
09/05/24		525.00	669.31
09/26/24		426.54	542.11
09/26/24		5,663,092.68	7,197,464.86
10/02/24		-860.72	-1,092.96
11/04/24		-836.51	-1,057.22
12/03/24		-777.06	-977.90
01/03/25		-773.97	-969.72
02/04/25		-750.43	-935.94
03/04/25		-677.81	-841.64
03/12/25		1,276.00	1,582.56
03/24/25		7,383.28	9,140.93
04/02/25		-750.42	-927.97
04/21/25		5,102.56	6,292.20
05/02/25		-726.22	-894.09
06/03/25		-750.34	-919.57
06/12/25		5,163.00	6,319.09
07/02/25		-726.22	-886.22
07/15/25		-746.37	-909.07
08/05/25		-3,818.90	-4,637.68
08/26/25		-200.00	-242.13
08/26/25		2,552.00	3,089.58
08/27/25		336.00	406.72
08/27/25		410.37	496.74
08/27/25		3,818.90	4,622.68
08/27/25		1,276.00	1,544.56
08/28/25		200.00	242.06
09/02/25		-749.74	-906.87
10/02/25		-702.85	-846.41
11/04/25		-703.38	-843.06
12/02/25		-640.70	-764.78
12/17/25		396.50	472.24
01/05/26		-632.12	-750.88
01/16/26		396.50	470.23
01/16/26		305.00	361.71
02/03/26		-617.98	-731.06
03/03/26		-558.07	-657.28
03/19/26		3,450.00	4,053.73

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.372687%)
03/19/26		2,100.00	2,467.49
03/19/26		30.00	35.25
04/02/26		-617.85	-724.58
04/07/26		2,100.00	2,460.95
04/07/26		143.26	167.88
04/07/26		1,521.00	1,782.43
04/14/26		-2,820.84	-3,302.29
04/16/26		3,150.00	3,686.54
04/29/26		99.00	115.64
04/30/26	Bal	540.62	631.40
04/30/26	Acc	1.55	1.81

04/04/29	TOTALS:	140,808.60	-3,231.56

ISSUE DATE:	04/04/24	REBATABLE ARBITRAGE:	-3,231.56
COMP DATE:	04/04/29	NET INCOME:	140,808.60
BOND YIELD:	5.372687%	TAX INV YIELD:	5.277304%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.372687%)
04/04/24	Beg Bal	-208,068.75	-271,227.52
05/02/24		805.84	1,046.13
06/04/24		924.34	1,194.32
07/02/24		895.51	1,152.31
08/02/24		924.81	1,184.76
09/04/24		924.65	1,178.99
10/02/24		860.72	1,092.96
11/04/24		836.51	1,057.22
12/03/24		777.06	977.90
01/03/25		773.97	969.72
02/04/25		750.43	935.94
03/04/25		677.81	841.64
04/02/25		750.42	927.97
05/02/25		726.22	894.09
06/03/25		750.34	919.57
07/02/25		726.22	886.22
08/04/25		750.42	911.45
09/03/25		749.74	906.74
10/02/25		702.85	846.41
11/04/25		703.38	843.06
12/02/25		640.70	764.78
01/05/26		632.12	750.88
02/03/26		617.98	731.06
03/03/26		558.07	657.28
04/02/26		617.85	724.58
04/30/26	Bal	208,068.75	243,007.71
04/30/26	Acc	700.79	818.47

04/04/29	TOTALS:	18,778.75	-5,005.37

ISSUE DATE:	04/04/24	REBATABLE ARBITRAGE:	-5,005.37
COMP DATE:	04/04/29	NET INCOME:	18,778.75
BOND YIELD:	5.372687%	TAX INV YIELD:	4.408210%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

04/04/29	TOTALS:	677.69	-13.45

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

04/04/29	TOTALS:	6.31	-0.22

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.372687%)
04/04/25		-2,120.00	-2,620.82
04/04/26		-2,170.00	-2,544.11

04/04/29	TOTALS:	-4,290.00	-5,164.93

ISSUE DATE: 04/04/24 REBATABLE ARBITRAGE: -5,164.93
COMP DATE: 04/04/29
BOND YIELD: 5.372687%