



**STELLAR NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

MIAMI-DADE COUNTY

**REGULAR BOARD MEETING
APRIL 21, 2023
10:30 A.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.stellarnorthcdd.org
786.303.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
Conference Room of the Goldbetter, Miami Business Center
1031 Ives Dairy Road
Bldg 4, Suite 228
Miami, Florida 33179
REGULAR BOARD MEETING
April 21, 2023
10:30 A.M.

A. Call to Order	
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D. Additions or Deletions to Agenda	
E. Comments from the Public for Items Not on the Agenda	
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K. Adjourn	

Location

Miami-Dade County, Florida

Notice Text

STELLAR NORTH COMMUNITY
DEVELOPMENT DISTRICT
REVISED FISCAL YEAR 2022/2023
MEETING SCHEDULE

The Board of Supervisors of the Stellar North Community Development District (the "District") will hold their regular meetings for fiscal year 2022/2023 at 10:30 a.m. in the Conference Room at the Goldbetter, Miami Business Center located at 1031 Ives Dairy Road, Building 4, Suite 228, Miami, Florida 33179, as follows:

April 21, 2023

May 19, 2023

June 23, 2023

August 18, 2023

September 15, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the Agendas for any of the meetings may be obtained from the District's website at www.stellarnorthcdd.org or by contacting the District Manager at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

District Manager

STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT

www.stellarnorthcdd.org

4/11 23-34/0000656713M

**STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 21, 2022**

A. CALL TO ORDER

The October 21, 2022, Regular Board Meeting of the Stellar North Community Development District (the “District”) was called to order at 10:30 a.m. in a Conference Room of the Hundredfold Business Center located at 6625 Miami Lakes Drive, 3rd Floor, Miami Lakes, Florida 33014.

B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 11, 2022, as part of the District’s Fiscal Year 2022/2023 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairman Michael Caputo, Vice Chairman Timothy Smith and Supervisors Jon Seifel and Candice Smith.

Also in attendance were: District Manager Gloria Perez of Special District Services, Inc.; District Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Leonardo Rodriguez of Langan Engineering.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. July 8, 2022, Public Hearing & Regular Board Meeting

The minutes of the July 8, 2022, Public Hearing & Regular Board Meeting were presented for consideration.

A **MOTION** was made by Mr. Smith, seconded by Mr. Caputo and passed unanimously approving the minutes of the July 8, 2022, Public Hearing & Regular Board Meeting, as presented.

G. NEW BUSINESS

1. Consider Facilities Management Agreement

At the request of Supervisor Candice Smith, presented in the meeting book is a Facilities Management Agreement for the Board's consideration.

No approval was required at this time; instead the Board provided direction to use the Facilities Management Agreement, in substantial final form, pending an engagement to be finalized at a future date.

2. Consider Ratification of First Amended Notice of Establishment

A **MOTION** was made by Mr. Smith, seconded by Mr. Caputo and passed unanimously ratifying the First Amended Notice of Establishment.

3. Consider Ratification of Change Order for Lift Station Additions

A **MOTION** was made by Mr. Smith, seconded by Mr. Caputo and passed unanimously ratifying the Change Order for lift station additions.

4. Consider Changes to Developer Funding Agreement

A **MOTION** was made by Mr. Smith, seconded by Mrs. Smith and passed unanimously approving the changes to the Developer Funding Agreement, as presented.

5. Consider Resolution No. 2022-04 – Adopting an Amended Fiscal Year 2022/2023 Meeting Schedule

Resolution No. 2022-04 was presented, entitled:

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022-2023 AND PROVIDING FOR AN EFFECTIVE DATE.

A **MOTION** was made by Mr. Smith, seconded by Mr. Caputo and passed unanimously adopting Resolution No. 2022-04, changing the October 7, 2022, meeting date to October 21, 2022.

6. Consider Resolution No. 2022-05 – Adopting an Amended Fiscal Year 2021/2022 Budget

Mrs. Perez presented Resolution No. 2022-05, entitled:

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2022. This is the reason it is administrative in nature (past year's budget for past year's expenses) and will serve as the Board's final approval/ratification of the District's expenditures for the past fiscal year.

A **MOTION** was made by Mr. Caputo, seconded by Mr. Smith and unanimously passed adopting Resolution No. 2022-05, as presented.

H. OLD BUSINESS

There were no Old Business items to come before the Board.

I. AUDITOR SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

Mrs. Perez then recessed the Regular Board Meeting and opened a meeting of the Auditor Selection Committee.

Mrs. Perez noted that the purpose of the Auditor Selection Committee Meeting was to rank and recommend the auditor proposals in order of preference. A discussion ensued after which:

A **MOTION** was made by Mr. Smith, seconded by Mr. Caputo and unanimously passed ranking Nowlen, Holt & Miner as No. 1 and Grau & Associates as No. 2; and recommending engaging Nowlen, Holt & Miner.

There being no further Audit Committee business to conduct, Mrs. Perez adjourned the Auditor Selection Committee Meeting and simultaneously reconvened the Regular Board Meeting.

A discussion ensued after which the Board, acting as the District Board, accepted the ranking and recommendation of the Auditor Selection Committee as follows:

A **MOTION** was made by Mr. Smith, seconded by Mr. Caputo and unanimously passed to engage the auditing firm of Nowlen, Holt & Miner, a qualified auditing firm, to perform audits for the fiscal years ending September 30, 2022, September 30, 2023, and September 30, 2024, at the following rates:

Audit for fiscal year ended September 30, 2022, in the amount of \$3,800;
Audit for fiscal year ending September 30, 2023, in the amount of \$3,900; and
Audit for fiscal year ending September 30, 2024, in the amount of \$4,000

and further authorizing District management to negotiate audit fees for the fiscal years ending 2025 and the 2026, as proposed by Nowlen, Holt & Miner, \$4,000 and \$4,000, respectively.

J. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly reviewed them with the Board, pointing out that available funds as of September 30, 2022, were \$25,775.87.

The Board then directed District management to include the Construction Fund Balance as part of the financials moving forward.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:51 a.m. on a **MOTION** made by Mr. Caputo, seconded by Mr. Smith and passed unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

AQUATIC MANAGEMENT AGREEMENT

This agreement, dated April 1, 2023, is made between ALLSTATE RESOURCE MANAGEMENT, INC. (ARMI) and CUSTOMER:

Stellar North CDD
 c/o Special District Services, Inc.
 6625 Miami Lakes Drive, Suite 374
 Miami Lakes, FL 33014 gperez@sdinc.org

Both Customer and ARMI agree to the following terms and conditions:

1. ARMI will provide aquatic management services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aquatic site:

One (1) lake (880 total linear foot perimeter) located at Stellar North in Dade County, Florida - map attached.

2. Customer agrees to pay ARMI the following amount during the term of this agreement for these specific waterway management services:

Algae & Aquatic Plant Control	\$ 175.00 / monthly
Border Grass & Brush Control to Water's Edge	Included
Monthly Water Testing (dissolved oxygen, pH, clarity, temp)	Included
Coconut and Debris Removal	Included
Fish & Wildlife Monitoring	Included
Management Reporting	Included

**Twelve (12) visits per year minimum, with treatment as necessary
 Additional necessary visits at no extra cost**

Optional Services

- Wetland Maintenance
- Debris/ Trash Removal
- Fountain / Aerator Installation and Repairs
- Fish Stocking (Bass, Catfish, Mosquitofish, Bream, Triploid Grass Carp*)
- Wetland Planting
- Water-related Insect & Mosquito Control
- Surface Skimming Boat with Offsite Disposal
- Storm Drain System Cleaning and Repair
- Shoreline Restoration / Erosion Control
- Time-Zero (Initial) Preserve Monitoring Report, if required
- Subsequent Preserve Monitoring Reports

* Triploid grass carp stocking subject to required approval of Florida Fish & Wildlife Conservation Commission. Biological Control Agent Permit Application is included.

3. Schedule of payment: First month's payment shall be due and payable upon execution of this agreement; the balance shall be payable in advance in equal monthly installments.
4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.
5. ARMI agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife.
6. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail; return receipt requested, to ALLSTATE RESOURCE MANAGEMENT, INC., 6900 SW 21st Court, Unit #9, Davie, Florida 33317. CUSTOMER agrees to pay for all services rendered by ARMI to date of termination of contract. ARMI reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products and fuel.
7. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.
8. FISH STOCKING: Annual Spring Fish Stocking optional - at an additional cost.
9. Addendums: See attached map, survey and report (where applicable).
 - A. Monthly water testing and monitoring as necessary for the success of the aquatic weed control program is included.
 - B. Additional work as requested by customer such as trash clean-up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra service work will be invoiced separately at our current hourly equipment and labor rates.

- C. Care for aquatic sanctuary areas and littoral shelves planted with sensitive aquatic flora is not included herein.
 - D. CUSTOMER is responsible for providing access to the lakefront for workboat launch.
 - E. The fountain maintenance program includes cleaning of the fountain float, pump intake screen, lights and display heads. No parts or special; repairs are included in our service. Upon customer's request, extra services and repairs will be performed and invoiced separately on a "time and materials" basis.
 - F. Care proposed in this contract is for maintenance control of aquatic growth and will not eradicate all plants in the water.
10. Proof of insurance included.
11. This agreement constitutes the entire agreement of ARMI and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both ARMI and CUSTOMER.

ALLSTATE RESOURCE MANAGEMENT, INC. CUSTOMER ACCEPTANCE: The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge that they are authorized to execute this document.

ALLSTATE (Signature)

CUSTOMER (Signature)

NAME / TITLE (Printed)

NAME / TITLE (Printed)

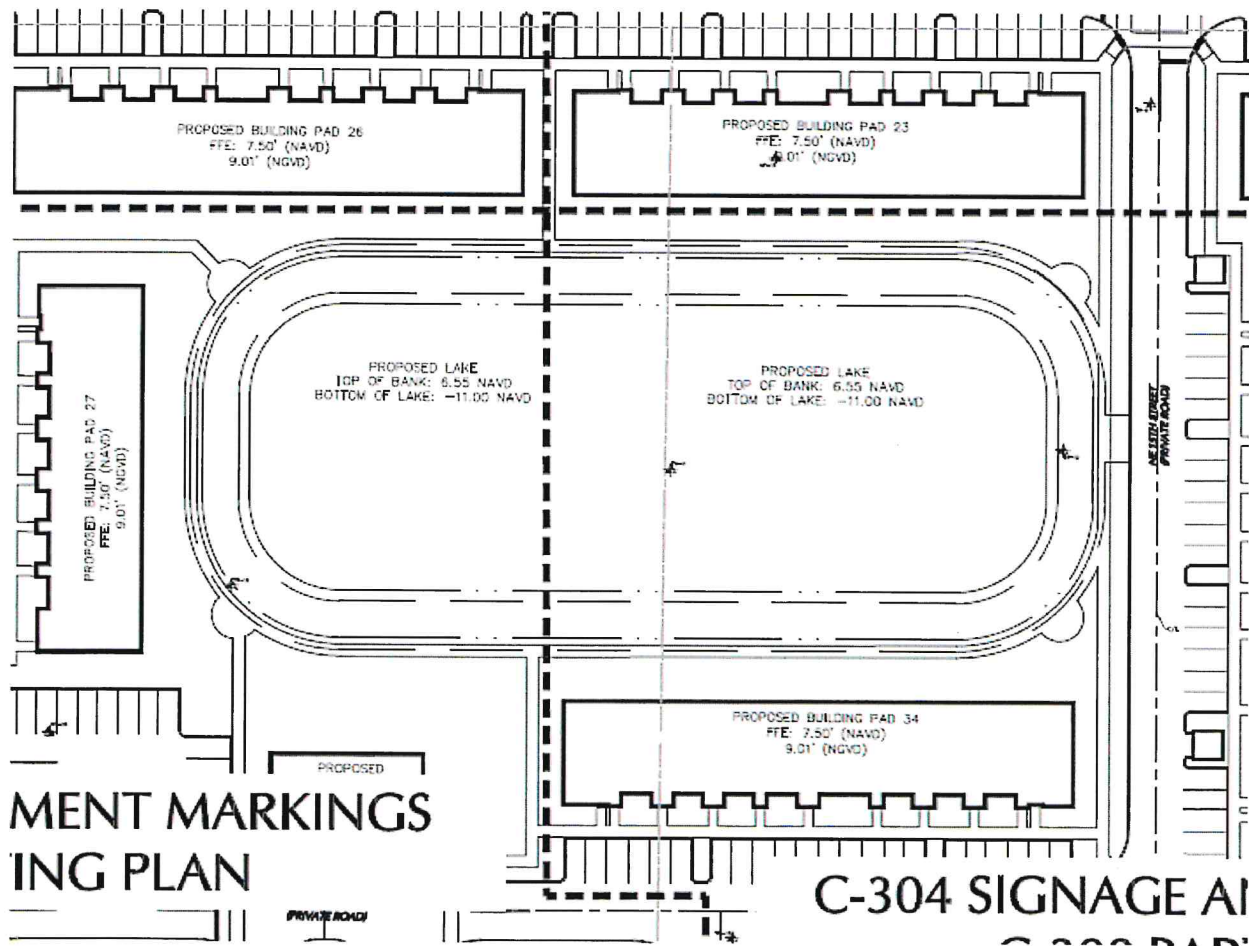
DATE

DATE

WATERWAY SURVEY REPORT

Customer: Stellar North

Waterway #	Perimeter (Linear Feet)
1. Lake #1	Total: 880*



*Dimensions taken from plans provided

PROPOSAL



Proposal Submitted To:

Stellar North CDD
C/o Special District Services, Inc.
2501 A Burns Road
Palm Beach Gardens, FL 33410

Date: April 4, 2023

Job Information:

Stellar Florida City (aka Stellar North District)
Common Areas only

We hereby submit specifications and estimations for the following:

Labor and materials to provide landscape & irrigation maintenance for one year and will automatically renew at the end of contract if not canceled.

Notes:

- Landscape maintenance is based on 32 cuts per year.
- Re-mulching and planting of seasonal annuals to be done per customer request via Change Order and are not included in this proposal.
- Replacements of dead or damaged plant materials is not included
- Irrigation repairs for damage caused by others to be performed on a Time & Material basis.
- Either party may terminate contract with 30 days written notice.
- Please see attached Maintenance Specifications for program details.
- **All prices are valid for 90 days from date of proposal.**

MOWING (32) @ \$1134.....	\$36,288.00
TRIMMING (12) @ \$2835.....	\$34,020.00
IRRIGATION WET CHECKS (12) @ \$420.....	\$5,040.00
FERTILIZATION (3) @ \$5027.09.....	\$15,081.27
PEST CONTROL (4) @\$600	\$ 2,400.00

We propose to furnish labor and material in accordance with the above specifications for the sum of: \$92,829.27
Ninety Two Thousand Eight Hundred Twenty-Nine & 27/100 Dollars to be paid in 12 equal monthly payments of \$7,735.77

Terms: If not paid within agreed payment terms, customer agrees to a late payment charge. Current charge is 1.5% per month (18.5% per annum). After 90 days of non payment service may cease and additional charges may be incurred to bring site back to a maintainable level.

Acceptance of Proposal: Acceptance of this proposal shall constitute a contract between us. **Beyond 90 Days, the above prices are subject to review**

Customer Signature Date

Tony Terrell 4/4/23
Dixie Landscape Representative Date

PROPOSAL

MAINTENANCE PROGRAM DETAILS

- The following services are included as part of this proposal:
 - Mowing all grass areas within property lines
 - Weed control shrubs and ground cover areas
 - Palms & trees limbed up to 10'
 - Lawn and ornamental pest control of common turf and ornamental damaging insects.
 - Reasonable debris, trash & litter pick-up & removal within maintained areas
 - Irrigation wet checks & adjustments
 - Weed control paved areas

- Mowing of all grass areas 32 times per year. Each mow includes:

Mowing
Hard Edging
Bed Edging
Light Trimming
Air Blowing

- Mowing Schedule:

32 Cut Schedule

Jan - April	2 Cuts
May	3 Cuts
June - Aug	4 Cuts
Sep	3 Cuts
Oct - Dec	2 Cuts

- **Landscape Service Protocols:**

A – Mowing:

1. The crews will mow all the lawn areas, including parking islands.
2. The height of the grass is to be cut <3 inches using rotary type blades, which will be kept clean & sharp at all times.
3. Dixie Landscape shall have all staff wear a clean Company Uniform
4. Dixie Landscape staff is trained in proper horticultural and mechanical procedures to ensure that all operations are performed safety and effectively.

B – Edging planting beds, driveways, walkways & walks:

1. Edge and trim around all plant beds, curbs, streets, plants, buildings etc. and maintain the shape and configuration of all planting areas in clean manner
2. Edging equipment will be equipped with manufacture's guards to deflect hazardous debris

C – Trimming:

1. Trim shrubs up to 7 foot height & pull weeds from landscape beds.
2. The heights and width of trimming shall be specified by the Association at the time of issuing the contract.
3. All other types of plants to be trimmed and pruned as necessary in accordance with the best horticultural practices to achieve the desired look: includes removal of tree suckering growth.
4. Low hanging branches on trees and palms shall be limbed up to a height of 10' feet as necessary throughout the year

Initials: _____

5. Planting beds to be maintained weed free by using appropriate herbicide or manual removal, as needed provided that mulch depth is maintained.

PROPOSAL

D – Tree & Palm Trimming:

1. Trees and palms are to be limbed up to 10' as needed throughout the year.
2. Comprehensive Tree and Palm trimming is not included and can be priced and provided upon request.

F – Landscape Debris Removal:

1. Note all landscape trimming/cutting debris generated by above work will be removed the day of the service. Any debris not generated by Dixie Landscape will be removed at an additional cost.

G - Irrigation

1. Dixie Landscape will perform an Irrigation wet check on a monthly basis to verify the system is functioning correctly.
2. Inspect and clean filters and check for proper functionality of rain shut off device.
3. Any damaged caused by Dixie Landscape crews during the performance of the maintenance duties will be repaired immediately at Dixie Landscape expense.
4. Any other damage or malfunction not caused by Dixie Landscape will be repaired at an additional cost based on Time and Material Tickets. Such repair will be only be scheduled after the authorization from Agent or Owner to proceed.
5. Dixie Landscape will monitor the Irrigation clock for automatic irrigation. Dixie will make necessary changes for water use and seasonal changes

H – Landscape Lighting, Holiday decorations, playground equipment, lawn furniture,

1. Many residents in your communities enjoy having lights in the lawn and landscape. While we make every effort not to cause damage to personal property, sometimes it may happen. If we see the items we will try to service around them, but in some cases we will either miss them or may not see them at all. **Dixie landscape will not be responsible for those items which are placed in the lawn or landscapes around residents homes or in common areas.**

I – Mulch:

1. Shall be applied as directed by the property manager and billed separately.

J - Seasonal Color:

1. Seasonal color can be installed & fertilized as directed by the property manager and billed separately.

K – Pest Control:

1. Includes treatment of lawn and ornamental plant damaging pests
2. Excludes removal of reptiles, rodents, other mammals or stinging/swarming insects, termites, lethal bronzing, lethal yellowing, spiraling whitefly, interior pests. Does not include pests on or in any structure, interior or exterior.
3. The landscape industry is experiencing the loss of many palms in Florida to a disease known as lethal bronzing. While there is no cure for this disease, studies have shown it can be successfully prevented if injected quarterly with Oxytetracycline (OTC). A palm may have the phytoplasma yet may be difficult to identify symptoms at early onset; therefore no warranty is given on affected palms.

Initials: _____



4/4/2023

Stellar Florida City CDD
Gloria Perez, SDS Inc
2501A Burns Rd.
Palm Beach Garden, FL, 33410

RE: Landscape maintenance: Stellar Florida City CDD

Landscape maintenance as follows:

1. Turf areas to be mowed 28 times per year; 2x per month with 4 extra cuts in rainy season.
2. Lawns mowed by experienced techs and monitored to insure quality execution with each cut.
Grass to be cut at recommended height for St. Augustine sod for lush and drought resistant lawns.
3. Blade edge roads, sidewalks, curbs, driveways and hedges at each cut.
4. All grass clippings are cleaned into the turf areas or vacuumed off hard surfaces.
5. Shrub trimming to follow ANSI A 300 national guidelines for full top to bottom foliage. Common Area and townhome shrubs to be trimmed 12 times per year.
Shrubs will be trimmed for a layered effect, with separation between shrub species.
Flowering shrubs to be trimmed to maximize seasonal flowerings and color.
6. Spray herbicide to control weeds in tree rings, shrub beds and driveways as required.
7. Pruning of trees for vehicle clearance in driveways to 9' and palms fronds/ seeds to 12'.
8. Haul away and dispose of debris generated by the maintenance and collected palm fronds by on site porter.
9. All work to be supervised by experienced and knowledgeable supervisor to insure quality execution and to look for horticultural, irrigation, pest, grass and plant nutritional issues requiring mitigation and management's attention.
10. Fertilize lawn, hedges and palms 2x granular applications per year.
11. Hardwood tree trimming to be performed by ANSI A 300 trained crews.

Irrigation: Monthly wet test of 70 zone system, repairing minor breaks less than ¾ inches; repair broken heads, adjust nozzles and controllers for coverage and seasonal weather changes. Parts charged separately with detailed invoice.

Ornamental pest control: Common lawn and shrub pests to be treated as necessary following Integrated Pest Management practices. Treatment includes for fire ants, chinch bugs, sod web worms, fungus, sucking insects. Royal palm bug treatment for Royal palm is not included.

Mulch: Hand laid mulching of common areas, townhomes beds and tree rings available at extra charge.

Quality control: Quality control is the key to exceptional horticultural maintenance. Generally, horticultural problems start slowly but show symptoms, for example in Royal palms, exhibiting signs in fizzled looking fronds and upper trunk severe tapering, indicating a nutritional deficiency. This condition

is correctible if treated timely, if not the expensive palms dies. Quality control requires experience and knowledge of horticultural best practices. Turf Management has on staff 2 Certified Arborist who will be responsible for QC on your property.

Turf Management carries \$1,000,000 property liability insurance and all workmen are covered under workmen's compensation insurance. Contract good for 12 months, but may be cancelled by either party with 30 days of notice. Monthly invoice will be sent at beginning of month noting projected dates of service and services rendered. Payment due by client within 10 days of end of month.

Schedule of charges:	Annually
Lawns, shrub, disposal --- Items 1-9 above	\$51,004.00
Fertilization --- Item 10 -- 2x per year	\$4,515.00
Irrigation wet test --- Based on 70 zones (Done monthly)	\$23,520.00
Ornamental pest control --- See Itemized additional landscaping services	\$1,627.00
Tree trimming --- Item 11 (1x per year)	\$5,045.00
Mulch --- Based on \$75.00 per cubic yard – includes materials and labor	
	Annual Total: \$85,711.00

Acceptance of proposal:

Date: _____

Fernando Toledo
ISA Certified Arborist
For Turf Management



A vision for a partnership
between FirstService Residential
and **STELLAR NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Presented by



FirstService
RESIDENTIAL



FirstService
RESIDENTIAL

April 14

Dear Stellar North,

Thank you for considering FirstService Residential in your management company selection process. We understand the importance of finding the right management company for your district and appreciate the opportunity to present this recommendation of services to you.

We believe selecting a management provider shouldn't be a complicated process. As such, we've included material that will cover what matters most to you: who we are, what sets us apart, and our recommendations based on Stellar North's unique needs and objectives. You want a full-service provider that is proactive and doesn't need intense oversight, supported by an unmatched depth of resources and associates dedicated to making a difference, every day.

We are confident that FirstService Residential is uniquely qualified to achieve your objectives for the future through a combination of resources and expertise, a commitment to transparency in our pricing and wages, and a holistic approach to spending – all of which have helped us achieve and maintain a track record of success at similar properties all around the area.

Our team of management experts are ready to partner with you and leverage our experience and market knowledge to maximize your district's value, marketability and overall success. We look forward to a continued relationship, and the impact our partnership will have on the success of your district.

Sincerely,

Ashley Manuel

Business Development Director
FirstService Residential
Direct: 954.378.3105
Ashley.Manuel@fsresidential.com



Your Management Objectives

Portfolio management is when one manager oversees multiple associations. It is an excellent solution that helps to minimize costs for communities with a willingness to be supported by a shared manager, and the needs do not warrant full-time attention.

Several factors go into choosing the right portfolio management solution. We've found that boards that understand the demand on a portfolio manager's time are more likely to experience management that meets or exceeds expectations. Most of us have underestimated how long it takes to clean our garage, fix a car or go to the grocery store. This challenge often applies to how we estimate a manager's workload. There is always more that goes on behind the scenes than can be seen or considered, especially when prioritizing the issues of multiple communities.

To determine if portfolio management is suitable for your community, we suggest that you align on the following factors if you are not already aligned:

- How many of the issues within the community are routine or solvable without the manager's direct involvement
- How frequently do emergency issues arise within the community
- Whether there are any capital improvement projects on the horizon
- What time frame is reasonable for your manager to respond to matters: emergency and non-emergency
- How frequently do you need a manager on-site for you to see the improvements you expect within the community

From our assessments, Stellar North seeks a management company with expertise in providing professional portfolio property management services tailored to the community's needs. You expect that a partnership with an experienced property management company such as FirstService Residential will provide easier processes for:

- Enforcing community policies and ARC processing
- Vendor contracting and administration
- Administrative office duties such as management reports and association meetings
- Keeping an open line of communication with residents



Our Approach to Portfolio Management

The key to achieving your collective vision

FirstService Residential has the talent, experience, depth of resources and processes necessary to ensure that Stellar North can receive property management services that meet or exceed expectations.

Communities with long-term portfolio managers may experience quality management services, but we believe the key to exceptional services and maintaining a high retention rate for community managers is to strategically manage portfolios and workloads. Compared to the larger industry average, FirstService Residential community managers have a small property portfolio, providing more ability to deliver a high level of management services.


It takes a team of experts armed with vast resources to provide managers with the necessary training and support to manage multiple associations effectively. Our managers have a unique support structure to ensure that you and your residents receive timely and professional management.

We will ensure that your manager has the tools and support to manage your association effectively. The 360-degree organizational chart illustrates the FirstService Residential depth of support, unlike any other in the industry (see page 6).

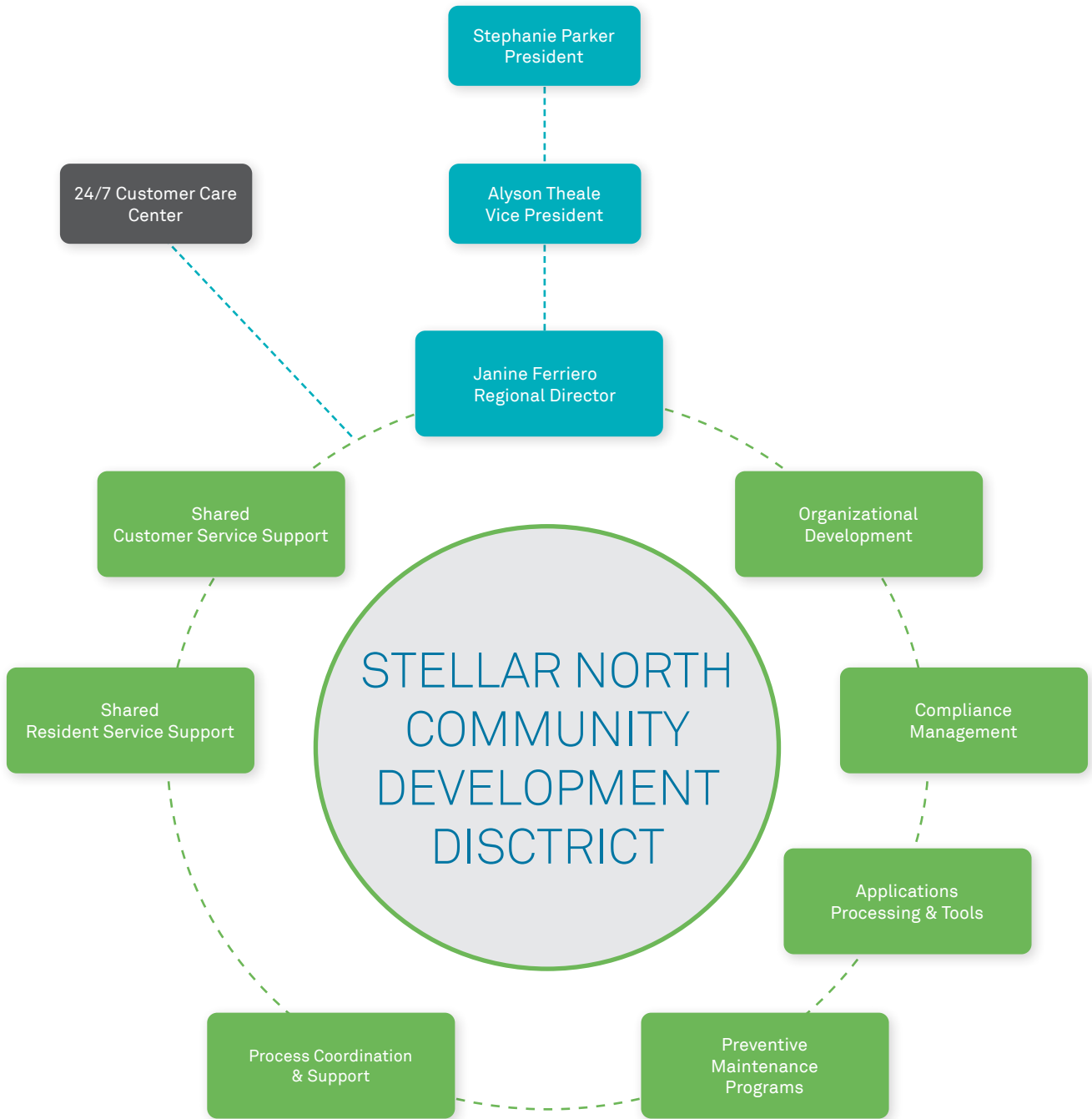
FirstService Residential's 360° OF MANAGER SUPPORT

A great property management company should provide 360° of support to property managers to enable their ability to lead staff and manage relationships with board members, residents and vendors.

 LEADERSHIP SUPPORT

 TEAM SUPPORT

 REGIONAL SUPPORT



Your Portfolio Management Solution

You want to get a level of service that balances the needs and financial objectives of Stellar North while maximizing the value you receive from your management provider. We can help you achieve this with our portfolio management services. We recommend either 15 hours of weekly portfolio management services. To take the guesswork out of services that are included and set our collective teams up for success, the suggested levels of portfolio management services for Stellar North are outlined below.

15 hours-weekly portfolio management services

- **Site Visit:** Your manager will visit the property twice weekly for up to two hours at each visit.
- **Association meetings and events:** Your manager will attend up to six meetings per year. The preferred format is virtual attendance.
- **Management reports:** Quarterly reports will be provided to the board.
- **Mass communication:** Your manager will be able to send alerts, urgent emergency messages and notifications to some or all board members and residents via automated phone calls or email blasts.
- **Violations:** Your manager will document and communicate any potential violations.
- **Architectural Review Processing:** Your manager will facilitate the architectural review process with the use of selected FirstService Residential technology.
- **Customer Care Center:** You will have access to our 24/7 Customer Care Center, a convenient call-in resource for residents seeking immediate community information or answers to their questions. Sales and Lease Application: Your manager will support the sales and lease application process through the use of selected FirstService Residential technology.
- **Distribution of Fobs/Keys/etc.:** Your manager will distribute keys and fobs.
- **Vendor Contracts:** FirstService Residential has a fiduciary responsibility to properly screen all vendors prior to authorizing service requests and bidding out contracts. Your manager will manage the community's vendor contracts that have a 12-month or greater term.
- **Website/Portal:** 24/7 access to the FirstService Residential Connect portal. Connect allows residents and board members to see their account balances, reserve amenities and place service requests. Connect's associate portal provides our teams with software that includes tools for mass communication and vendor payment.
- **Website Management:** Your community's website will be maintained adequately to ensure your compliance with applicable state laws.
- **Additional services that are not included:** Based on our understanding of your needs, Stellar North does not need capital improvement project coordination or meeting minutes preparation. These additional services can be accessed, should your community's needs change.

Investment: Option 1

Stellar North-Full Build Out CDD

Position	# of Associates	\$/Hr.	Hrs./Wk.	Salary	Labor Rate	Annual Total
Manager	1	\$ 34.00	15	\$ 26,520	25%	\$ 33,150
Janitorial	1	\$ 19.00	40	\$ 39,520	35%	\$ 53,352
<i>Payroll Administration</i>						Included
<i>Workers' Compensation</i>						Included
<i>Life Insurance</i>						Included
<i>HR Administration</i>						Included
<i>Training & Development</i>						Included
<i>Payroll Taxes</i>						Included
<i>Accounting Services</i>						Not Included
Sub-Total						\$ 86,502
Annual Management Fee						\$ 22,200
Total Annual Investment						\$ 108,702

Management fee: Regional Director Support, 24/7 Call Center Access, implementation and upkeep of all FirstService Residential technological systems, and access to FirstService Financial’s exclusive banking and insurance resources.

Labor rate: Social security tax, federal/state unemployment tax, workers’ compensation insurance, FirstService Residential’s contribution to employee 401(k) benefit, drug testing, criminal background checks, recruitment expense, payroll processing, and human resource administration.

Health Insurance: FirstService Residential offers health benefits in accordance with the Affordable Care Act. The 2023 cost is \$698 per eligible associate per month for a shared plan. The Association has the option of choosing the shared plan of approximately 90%/10% or non-shared at 100% coverage. The Association is only billed for those eligible associates who elect and take benefits based on the plan chosen by the association.

MONTHLY ANCILLARY COSTS: Pay Per Use

Ancillary fees that may be charged to the association, defined in Schedule II of our management contract are coupon books, payment processing, inspection records, community technology (inclusive of Community Website in compliance with state statute, FirstService Residential Connect™, and all required software licensing), general office expenses including ADP system expenses, copies/couriers and up to three mailed notices/packages a year.

Investment: Option 2

Stellar North-Full Build Out CDD

Position	# of Associates	\$/Hr.	Hrs./Wk.	Salary	Labor Rate	Annual Total
Manager	1	\$ 34.00	15	\$ 26,520	25%	\$ 33,150
Janitorial	1	\$ 19.00	15	\$ 14,820	35%	\$ 20,007
<i>Payroll Administration</i>						Included
<i>Workers' Compensation</i>						Included
<i>Life Insurance</i>						Included
<i>HR Administration</i>						Included
<i>Training & Development</i>						Included
<i>Payroll Taxes</i>						Included
<i>Accounting Services</i>						Not Included
Sub-Total						\$ 53,157
Annual Management Fee						\$ 22,200
Total Annual Investment						\$ 75,357

Management fee: Regional Director Support, 24/7 Call Center Access, implementation and upkeep of all FirstService Residential technological systems, and access to FirstService Financial’s exclusive banking and insurance resources.

Labor rate: Social security tax, federal/state unemployment tax, workers’ compensation insurance, FirstService Residential’s contribution to employee 401(k) benefit, drug testing, criminal background checks, recruitment expense, payroll processing, and human resource administration.

Health Insurance: FirstService Residential offers health benefits in accordance with the Affordable Care Act. The 2023 cost is \$698 per eligible associate per month for a shared plan. The Association has the option of choosing the shared plan of approximately 90%/10% or non-shared at 100% coverage. The Association is only billed for those eligible associates who elect and take benefits based on the plan chosen by the association.

MONTHLY ANCILLARY COSTS: Pay Per Use

Ancillary fees that may be charged to the association, defined in Schedule II of our management contract are coupon books, payment processing, inspection records, community technology (inclusive of Community Website in compliance with state statute, FirstService Residential Connect™, and all required software licensing), general office expenses including ADP system expenses, copies/couriers and up to three mailed notices/packages a year.

Portfolio Management Services Based On Hours

The following services will be provided based on the number of portfolio CAM hours per week, subject to additional costs per Schedule II.

SERVICES

	5 Hours	10 Hours	15 Hours	20 Hours
Site Visits	1 per month / up to 1 hour per visit	1 per week / up to 1 hour per visit	2 per week / up to 2 hours per visit	2 per week / up to 4 hours per visit
Association Meetings / Events	Up to 4 meetings per year (virtual preferred)	Up to 6 meetings per year (virtual preferred)	Up to 6 meetings per year (virtual preferred)	Up to 8 meetings per year
Management Reports	Quarterly	Quarterly	Quarterly	Monthly
Mass Communications	Included	Included	Included	Included
Violations	Not included	Included in site visits with use of FirstService selected technology	Included in site visits with use of FirstService selected technology	Included in site visits with use of FirstService selected technology
Meeting Minute Preparation	Not included	Not included	Not included	Included
Architectural Review Committee (ARC) Processing	Included with use of FirstService selected technology	Included with use of FirstService selected technology	Included with use of FirstService selected technology	Included with use of FirstService selected technology
Sales and Lease Applications	Included with use of FirstService selected technology	Included with use of FirstService selected technology	Included with use of FirstService selected technology	Included with use of FirstService selected technology
Distribution of Fobs/Keys/Etc.	Not included	Included for one point of entry	Included if handled by Client Services	Included if handled by Client Services
Vendor Contracts	Limited to contracts with a 12-month or greater term	Limited to contracts with a 12-month or greater term	Limited to contracts with a 12-month or greater term	Included
Capital Improvement Projects/ Project Coordination	Not included	Not included	Not included	Not included
Customer Care Center	Included	Included	Included	Included
Website/Portal	Included	Included	Included	Included
Website Management	To the extent required by law	To the extent required by law	To the extent required by law	To the extent required by law

Who We Are

We Are FirstService Residential

As the leading residential community management company in North America, we work hard to help your community thrive. Our dedication, responsiveness and integrity are why thousands of communities across the U.S. and Canada choose FirstService Residential to manage their communities. FirstService Residential works with many property types including:

- Low-, mid- and high-rise condominiums and cooperatives
- Single-family homeowners' associations (HOAs)
- Large-scale master-planned communities
- Lifestyle and active adult communities
- Developer-controlled communities

We have expertise working with complex communities with large budgets and numerous amenities. In addition, we manage commercial associations and mixed-use developments, as well as multi-family and investor-owned rental and REO properties for institutional and private equity clients.

What Sets Us Apart?

At FirstService Residential, diversity and inclusion are at the core of who we are. Our commitment to these values is unwavering – across the communities we manage.

If you think a large community management firm won't pay attention to your community's unique needs, take a closer look at FirstService Residential. When you decide to partner with us, the first thing we do is listen. Our local experts listen to and collaborate with your board, so we can customize our services and solutions to meet your community's needs, goals, and vision.

Our solutions are backed by the resources that only a firm our size can provide. Communities managed by FirstService Residential get exclusive use of our advanced proprietary technology, as well as our 24/7 Customer Call Center. They can take advantage of lower rates or greater value on a variety of products and services, thanks to our collective buying power.

FirstService Residential also maintains a local presence wherever we manage communities — which is why we maintain our regional support office in the Miami area. This means that your management team lives in the same city, town, or neighborhood as you do. They understand the local culture, and they know which vendors and contractors are trustworthy and reliable.

Our mission says it all: We deliver exceptional service and solutions that enhance the value of every property and the lifestyle of every resident in the communities we manage. By developing groundbreaking offerings, FirstService Residential has raised the bar for quality and service excellence. And we never stop seeking ways to make our services even better.

Making a Difference. Every Day.

With more than 19,000 associates from the heart of FirstService Residential, we owe our success to these diversely talented community management professionals who share their vast knowledge and experience with our communities every day. We value their commitment to the board members, homeowners and residents who live in the communities we manage.



FirstService
RESIDENTIAL

For more information, please call 954.378.3105
or email Ashley.Manuel@fsresidential.com.
You can also visit our website, www.fsresidential.com.

FirstService Residential is North America's largest manager of residential communities and the preferred partner of HOAs, community associations and strata corporations in the U.S. and Canada. FirstService Residential's managed communities include low-, mid- and high-rise condominiums and cooperatives, single-family homes, master-planned, lifestyle and active-adult communities, and rental and commercial properties.

With an unmatched combination of deep industry experience, local market expertise and personalized attention, FirstService Residential delivers proven solutions and exceptional service that add value, enhance lifestyles and make a difference, every day, for every resident and community it manages. FirstService Residential is a subsidiary of FirstService Corporation, a North American leader in the property services sector. For more information, visit www.fsresidential.com.



A vision for a partnership
between FirstService Residential
and **STELLAR NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Presented by



FirstService
RESIDENTIAL



FirstService
RESIDENTIAL

April 14

Dear Stellar North,

Thank you for considering FirstService Residential in your management company selection process. We understand the importance of finding the right management company for your district and appreciate the opportunity to present this recommendation of services to you.

We believe selecting a management provider shouldn't be a complicated process. As such, we've included material that will cover what matters most to you: who we are, what sets us apart, and our recommendations based on Stellar North's unique needs and objectives. You want a full-service provider that is proactive and doesn't need intense oversight, supported by an unmatched depth of resources and associates dedicated to making a difference, every day.

We are confident that FirstService Residential is uniquely qualified to achieve your objectives for the future through a combination of resources and expertise, a commitment to transparency in our pricing and wages, and a holistic approach to spending – all of which have helped us achieve and maintain a track record of success at similar properties all around the area.

Our team of management experts are ready to partner with you and leverage our experience and market knowledge to maximize your district's value, marketability and overall success. We look forward to a continued relationship, and the impact our partnership will have on the success of your district.

Sincerely,

Ashley Manuel

Business Development Director
FirstService Residential
Direct: 954.378.3105
Ashley.Manuel@fsresidential.com



Your Management Objectives

Portfolio management is when one manager oversees multiple associations. It is an excellent solution that helps to minimize costs for communities with a willingness to be supported by a shared manager, and the needs do not warrant full-time attention.

Several factors go into choosing the right portfolio management solution. We've found that boards that understand the demand on a portfolio manager's time are more likely to experience management that meets or exceeds expectations. Most of us have underestimated how long it takes to clean our garage, fix a car or go to the grocery store. This challenge often applies to how we estimate a manager's workload. There is always more that goes on behind the scenes than can be seen or considered, especially when prioritizing the issues of multiple communities.

To determine if portfolio management is suitable for your community, we suggest that you align on the following factors if you are not already aligned:

- How many of the issues within the community are routine or solvable without the manager's direct involvement
- How frequently do emergency issues arise within the community
- Whether there are any capital improvement projects on the horizon
- What time frame is reasonable for your manager to respond to matters: emergency and non-emergency
- How frequently do you need a manager on-site for you to see the improvements you expect within the community

From our assessments, Stellar North seeks a management company with expertise in providing professional portfolio property management services tailored to the community's needs. You expect that a partnership with an experienced property management company such as FirstService Residential will provide easier processes for:

- Enforcing community policies and ARC processing
- Vendor contracting and administration
- Administrative office duties such as management reports and association meetings
- Keeping an open line of communication with residents



Our Approach to Portfolio Management

The key to achieving your collective vision

FirstService Residential has the talent, experience, depth of resources and processes necessary to ensure that Stellar North can receive property management services that meet or exceed expectations.

Communities with long-term portfolio managers may experience quality management services, but we believe the key to exceptional services and maintaining a high retention rate for community managers is to strategically manage portfolios and workloads. Compared to the larger industry average, FirstService Residential community managers have a small property portfolio, providing more ability to deliver a high level of management services.


It takes a team of experts armed with vast resources to provide managers with the necessary training and support to manage multiple associations effectively. Our managers have a unique support structure to ensure that you and your residents receive timely and professional management.

We will ensure that your manager has the tools and support to manage your association effectively. The 360-degree organizational chart illustrates the FirstService Residential depth of support, unlike any other in the industry (see page 6).

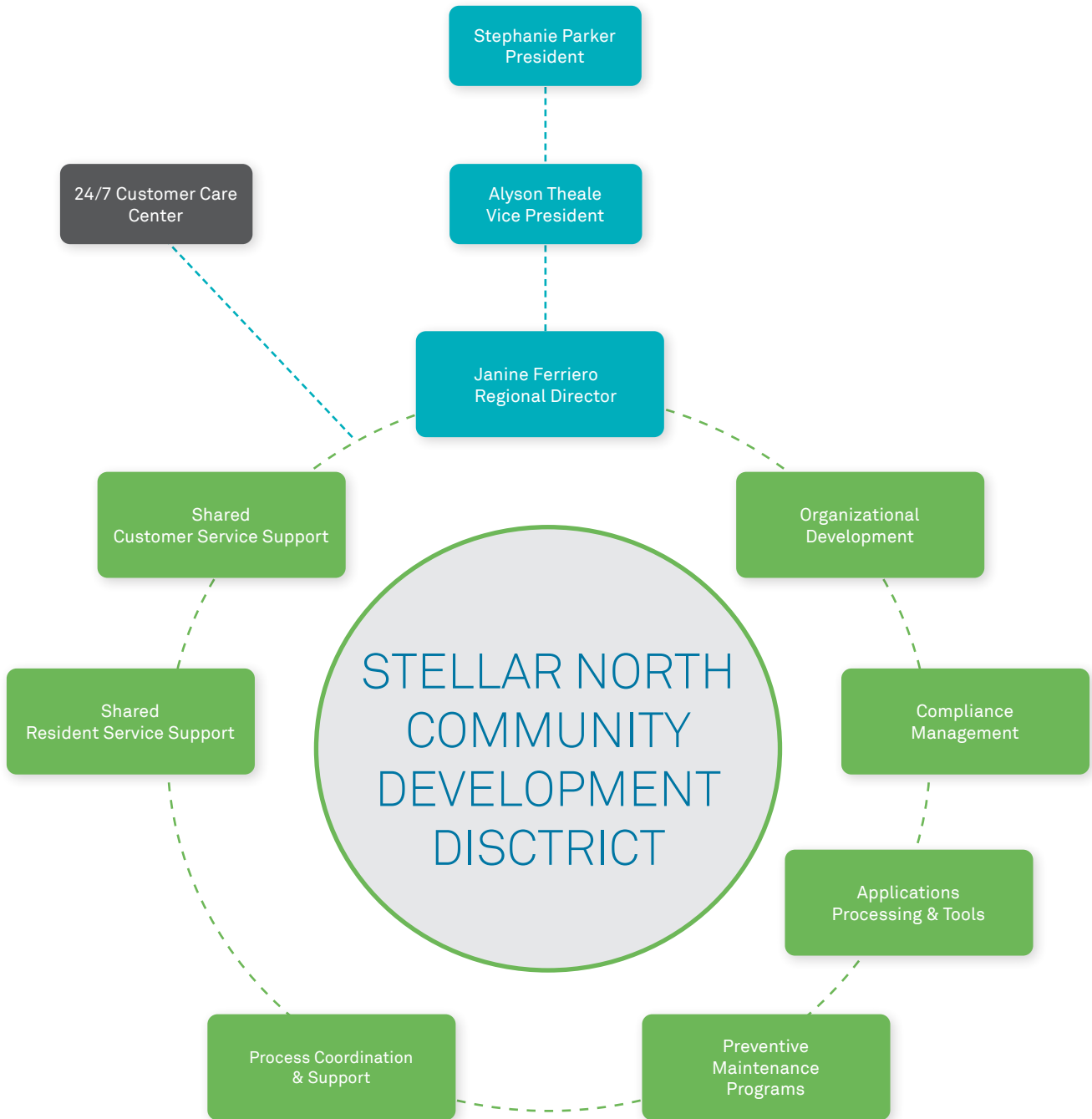
FirstService Residential's 360° OF MANAGER SUPPORT

A great property management company should provide 360° of support to property managers to enable their ability to lead staff and manage relationships with board members, residents and vendors.

 LEADERSHIP SUPPORT

 TEAM SUPPORT

 REGIONAL SUPPORT



Your Portfolio Management Solution

You want to get a level of service that balances the needs and financial objectives of Stellar North while maximizing the value you receive from your management provider. We can help you achieve this with our portfolio management services. We recommend either 15 hours of weekly portfolio management services. To take the guesswork out of services that are included and set our collective teams up for success, the suggested levels of portfolio management services for Stellar North are outlined below.

15 hours-weekly portfolio management services

- **Site Visit:** Your manager will visit the property twice weekly for up to two hours at each visit.
- **Association meetings and events:** Your manager will attend up to six meetings per year. The preferred format is virtual attendance.
- **Management reports:** Quarterly reports will be provided to the board.
- **Mass communication:** Your manager will be able to send alerts, urgent emergency messages and notifications to some or all board members and residents via automated phone calls or email blasts.
- **Violations:** Your manager will document and communicate any potential violations.
- **Architectural Review Processing:** Your manager will facilitate the architectural review process with the use of selected FirstService Residential technology.
- **Customer Care Center:** You will have access to our 24/7 Customer Care Center, a convenient call-in resource for residents seeking immediate community information or answers to their questions. Sales and Lease Application: Your manager will support the sales and lease application process through the use of selected FirstService Residential technology.
- **Distribution of Fobs/Keys/etc.:** Your manager will distribute keys and fobs.
- **Vendor Contracts:** FirstService Residential has a fiduciary responsibility to properly screen all vendors prior to authorizing service requests and bidding out contracts. Your manager will manage the community's vendor contracts that have a 12-month or greater term.
- **Website/Portal:** 24/7 access to the FirstService Residential Connect portal. Connect allows residents and board members to see their account balances, reserve amenities and place service requests. Connect's associate portal provides our teams with software that includes tools for mass communication and vendor payment.
- **Website Management:** Your community's website will be maintained adequately to ensure your compliance with applicable state laws.
- **Additional services that are not included:** Based on our understanding of your needs, Stellar North does not need capital improvement project coordination or meeting minutes preparation. These additional services can be accessed, should your community's needs change.

Investment

Stellar North-Full Build Out CDD

Position	# of Associates	\$/Hr.	Hrs./Wk.	Salary	Labor Rate	Annual Total
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<i>Life Insurance</i>						Included
<i>HR Administration</i>						Included
<i>Training & Development</i>						Included
<i>Payroll Taxes</i>						Included
<i>Accounting Services</i>						Not Included
Sub-Total						\$ 53,157
Annual Management Fee						\$ 22,200
Total Annual Investment						\$ 75,357

Management fee: Regional Director Support, 24/7 Call Center Access, implementation and upkeep of all FirstService Residential technological systems, and access to FirstService Financial’s exclusive banking and insurance resources.

Labor rate: Social security tax, federal/state unemployment tax, workers’ compensation insurance, FirstService Residential’s contribution to employee 401(k) benefit, drug testing, criminal background checks, recruitment expense, payroll processing, and human resource administration.

Health Insurance: FirstService Residential offers health benefits in accordance with the Affordable Care Act. The 2023 cost is \$698 per eligible associate per month for a shared plan. The Association has the option of choosing the shared plan of approximately 90%/10% or non-shared at 100% coverage. The Association is only billed for those eligible associates who elect and take benefits based on the plan chosen by the association.

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Portfolio Management Services Based On Hours

The following services will be provided based on the number of portfolio CAM hours per week, subject to additional costs per Schedule II.

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	5 Hours	10 Hours	15 Hours	20 Hours
Site Visits	1 per month / up to 1 hour per visit	1 per week / up to 1 hour per visit	2 per week / up to 2 hours per visit	2 per week / up to 4 hours per visit
Association Meetings / Events	Up to 4 meetings per year (virtual preferred)	Up to 6 meetings per year (virtual preferred)	Up to 6 meetings per year (virtual preferred)	Up to 8 meetings per year
Management Reports	Quarterly	Quarterly	Quarterly	Monthly
Mass Communications	Included	Included	Included	Included
Violations	Not included	Included in site visits with use of FirstService selected technology	Included in site visits with use of FirstService selected technology	Included in site visits with use of FirstService selected technology
Meeting Minute Preparation	Not included	Not included	Not included	Included
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Sales and Lease Applications	Included with use of FirstService selected technology	Included with use of FirstService selected technology	Included with use of FirstService selected technology	Included with use of FirstService selected technology
Distribution of Fobs/Keys/Etc.	Not included	Included for one point of entry	Included if handled by Client Services	Included if handled by Client Services
Vendor Contracts	Limited to contracts with a 12-month or greater term	Limited to contracts with a 12-month or greater term	Limited to contracts with a 12-month or greater term	Included
Capital Improvement Projects/ Project Coordination	Not included	Not included	Not included	Not included
Customer Care Center	Included	Included	Included	Included
Website/Portal	Included	Included	Included	Included
Website Management	To the extent required by law	To the extent required by law	To the extent required by law	To the extent required by law

Who We Are

We Are FirstService Residential

As the leading residential community management company in North America, we work hard to help your community thrive. Our dedication, responsiveness and integrity are why thousands of communities across the U.S. and Canada choose FirstService Residential to manage their communities. FirstService Residential works with many property types including:

- Low-, mid- and high-rise condominiums and cooperatives
- Single-family homeowners' associations (HOAs)
- Large-scale master-planned communities
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We have expertise working with complex communities with large budgets and numerous amenities. In addition, we manage commercial associations and mixed-use developments, as well as multi-family and investor-owned rental and REO properties for institutional and private equity clients.

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If you think a large community management firm won't pay attention to your community's unique needs, take a closer look at FirstService Residential. When you decide to partner with us, the first thing we do is listen. Our local experts listen to and collaborate with your board, so we can customize our services and solutions to meet your community's needs, goals, and vision.

Our solutions are backed by the resources that only a firm our size can provide. Communities managed by FirstService Residential get exclusive use of our advanced proprietary technology, as well as our 24/7 Customer Call Center. They can take advantage of lower rates or greater value on a variety of products and services, thanks to our collective buying power.

FirstService Residential also maintains a local presence wherever we manage communities — which is why we maintain our regional support office in the Miami area. This means that your management team lives in the same city, town, or neighborhood as you do. They understand the local culture, and they know which vendors and contractors are trustworthy and reliable.

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For more information, please call 954.378.3105
or email Ashley.Manuel@fsresidential.com.
You can also visit our website, www.fsresidential.com.

FirstService Residential is North America's largest manager of residential communities and the preferred partner of HOAs, community associations and strata corporations in the U.S. and Canada. FirstService Residential's managed communities include low-, mid- and high-rise condominiums and cooperatives, single-family homes, master-planned, lifestyle and active-adult communities, and rental and commercial properties.

With an unmatched combination of deep industry experience, local market expertise and personalized attention, FirstService Residential delivers proven solutions and exceptional service that add value, enhance lifestyles and make a difference, every day, for every resident and community it manages. FirstService Residential is a subsidiary of FirstService Corporation, a North American leader in the property services sector. For more information, visit www.fsresidential.com.

RESOLUTION NO. 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT, REVISING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE DATES, TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Stellar North Community Development District (the “District”) set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 by adoption of Resolution No. 2022-03 on July 8, 2022; and

WHEREAS, the Board of Supervisors wishes to revise the regular meeting schedule for the remaining fiscal year 2022/2023, changing the meeting location to the Conference Room at the Goldbetter, Miami Business Center located at 1031 Ives Dairy Road, Building 4, Suite 228, Miami, Florida 33179 and revising the meeting dates as set forth in the attached Exhibit “A”, which is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The regular meeting schedule for fiscal year 2022/2023 setting the date, time and location of District regular meetings approved by Resolution No. 2022-03 on JULY 8, 2022 is hereby revised to change the location and the remaining dates of the meetings as provided in “Exhibit A”, attached hereto and made a part hereof.

Section 2. Exhibit “A” is hereby adopted and the actions taken by the District Manager in publishing the revised dates and location of the District Board regular meetings is hereby approved and ratified.

PASSED, ADOPTED and EFFECTIVE this 21ST day of APRIL, 2023.

ATTEST:

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT
REVISED FISCAL YEAR 2022/2023 MEETING SCHEDULE**

The Board of Supervisors of the Stellar North Community Development District (the “District”) will hold their regular meetings for fiscal year 2022/2023 at 10:30 a.m. in the Conference Room at the Goldbetter, Miami Business Center located at 1031 Ives Dairy Road, Building 4, Suite 228, Miami, Florida 33179, as follows:

April 21, 2023
May 19, 2023
June 23, 2023
August 18, 2023
September 15, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the Agendas for any of the meetings may be obtained from the District’s website at www.stellarnorthcdd.org or by contacting the District Manager at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

District Manager

STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT

www.stellarnorthcdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 04/11/23

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Stellar North Community Development District (“**District**”) was recently established by the Board of County Commissioners of Miami-Dade County, Florida effective June 25, 2021; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors of the Stellar North Community Development District (“**Board**”) the proposed operating budget for Fiscal Year 2023/2024; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

SECTION 1. The operating budget proposed by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 2. The public hearing on the approved budget is hereby declared and set for the following date, hour and location:

DATE: June 23, 2023
HOUR: 10:30 a.m.
LOCATION: Goldbetter
Miami Business Center
1031 Ives Dairy Road, Bldg 4, Suite 228
Miami, Florida 33179

SECTION 3. The District Manager is hereby directed to submit a copy of the proposed budget to Miami-Dade County at least sixty (60) days prior to the hearing set above.

SECTION 4. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District’s Secretary is directed to transmit the approved budget to the manager or administrator of Miami-Dade County for posting on its website.

SECTION 5. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 21st day of April, 2023.

ATTEST:

**STELLAR NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A
Fiscal Year 2022/2023 Budget

Stellar North
Community Development District

Option #1

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
Administrative Assessments	92,307
Maintenance Assessments	334,258
Developer Contribution	0
Debt Assessments	536,894
Interest Income	240
TOTAL REVENUES	\$ 963,699
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	1,000
Management	38,184
Legal	20,000
Assessment Roll	6,000
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	1,800
Miscellaneous	1,150
Postage	300
Office Supplies	750
Dues & Subscriptions	175
Website Management & ADA Compliance	1,500
Trustee Fees	4,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 87,009
Maintenance Expenditures	
Engineering/Inspections	10,000
Management Fees (1st Service Residential)	22,200
CAM Manager (1st Service Residential)	33,150
Site Maintenance/Janitorial (1st Service Residential)	53,352
Stormwater Maintenance	10,000
Roadway Maintenance	10,000
Landscape & Irrigation Maintenance	100,000
Park Equipment & Maintenance	2,000
Pest Control	2,000
Field Operations	12,000
Street Lighting	15,000
Electrical Utilities	10,000
Security Monitoring	0
Aquatic Maintenance	2,500
Sidewalks	2,000
Water & Sewer	5,000
Pool Maintenance Contract & Supplies	15,000
Amenities Supplies	4,000
Permits/Licenses/Fire Extinguishers	1,000
Miscellaneous Maintenance	5,000
Total Maintenance Expenditures	\$ 314,202
TOTAL EXPENDITURES	\$ 401,211
REVENUES LESS EXPENDITURES	\$ 562,488
Bond Payments	(504,680)
BALANCE	\$ 57,808
County Appraiser & Tax Collector Fee	(19,269)
Discounts For Early Payments	(38,539)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	0	90,671	92,307	Expenditures Less Interest & Carryover/ .94
Maintenance Assessments	0	123,936	334,258	Expenditures/ .94
Developer Contribution	90,025	0	0	
Debt Assessments	0	536,894	536,894	Bond Payments/ .94
Interest Income	3	24	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 90,028	\$ 751,525	\$ 963,699	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	200	0	1,000	
Management	36,000	37,080	38,184	CPI Adjustment (Capped At 3%)
Legal	28,838	20,000	20,000	FY 2022/2023 Expenditure Through Feb 2023 Is \$4,450
Assessment Roll	0	6,000	6,000	As Per Contract
Audit Fees	0	4,000	4,000	No Change From 2022/2023 Budget
Arbitrage Rebate Fee	0	650	650	Arbitrage Rebate Fee
Insurance	5,000	6,000	6,000	Insurance Estimate
Legal Advertisements	359	2,000	1,800	\$200 Decrease From 2022/2023 Budget
Miscellaneous	782	1,250	1,150	\$100 Decrease From 2022/2023 Budget
Postage	499	300	300	No Change From 2022/2023 Budget
Office Supplies	580	800	750	\$50 Decrease From 2022/2023 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	1,500	1,500	1,500	No Change From 2022/2023 Budget
Trustee Fees	0	4,500	4,500	Trustee Fees
Continuing Disclosure Fee	500	1,000	1,000	Continuing Disclosure Fee
Total Administrative Expenditures	\$ 74,433	\$ 85,255	\$ 87,009	
Maintenance Expenditures				
Engineering/Inspections	0	10,000	10,000	Engineering/Inspections
Management Fees (1st Service Residential)	0	0	22,200	Management Fees (1st Service Residential)
CAM Manager (1st Service Residential)	0	0	33,150	15 Hours Per Week
Site Maintenance/Janitorial (1st Service Residential)	0	0	53,352	40 Hours Per Week
Stormwater Maintenance	0	0	10,000	Stormwater Maintenance
Roadway Maintenance	0	0	10,000	Roadway Maintenance
Landscape & Irrigation Maintenance	0	75,000	100,000	Landscape & Irrigation Maintenance
Park Equipment & Maintenance	0	0	2,000	Park Equipment & Maintenance
Pest Control	0	0	2,000	Pest Control
Field Operations	0	0	12,000	\$1,000 Per Month
Street Lighting	0	5,000	15,000	Street Lighting
Electrical Utilities	0	5,000	10,000	Electrical Utilities
Security Monitoring	0	0	0	
Aquatic Maintenance	0	4,000	2,500	Aquatic Maintenance
Sidewalks	0	0	2,000	Sidewalks
Water & Sewer	0	3,000	5,000	Water & Sewer
Pool Maintenance Contract & Supplies	0	3,000	15,000	Pool Maintenance Contract & Supplies
Amenities Supplies	0	0	4,000	Amenities Supplies
Permits/Licenses/Fire Extinguishers	0	1,500	1,000	Permits/Licenses/Fire Extinguishers
Miscellaneous Maintenance	0	10,000	5,000	Miscellaneous Maintenance
Total Maintenance Expenditures	\$ -	\$ 116,500	\$ 314,202	
TOTAL EXPENDITURES	\$ 74,433	\$ 201,755	\$ 401,211	
REVENUES LESS EXPENDITURES	\$ 15,595	\$ 549,770	\$ 562,488	
Bond Payments	0	(504,680)	(504,680)	2024 Principal & Interest Payments
BALANCE	\$ 15,595	\$ 45,090	\$ 57,808	
County Appraiser & Tax Collector Fee	0	(15,030)	(19,269)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(30,060)	(38,539)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 15,595	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	18	25	100	Projected Interest For 2023/2024
Debt Service Bond Proceeds	540,475	0	0	
NAV Tax Collection	0	504,680	504,680	Maximum Debt Service Collection
Total Revenues	\$ 540,493	\$ 504,705	\$ 504,780	
EXPENDITURES				
Principal Payments	0	185,000	190,000	Principal Payments Due In 2024
Interest Payments	128,553	316,899	312,305	Interest Payments Due In 2024
Bond Redemption	0	2,806	2,475	Estimated Excess Debt Collections
Transfer To Construction Fund	9	0	0	
Total Expenditures	\$ 128,562	\$ 504,705	\$ 504,780	
Excess/ (Shortfall)	\$ 411,931	\$ -	\$ -	

Series 2021 Bond Information

Original Par Amount =	\$9,105,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.45% - 4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2021		
Maturity Date =	May 2050		
Par Amount As Of 1/1/2023 =	\$9,105,000		

Stellar North Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
Administrative	\$ -	\$ -	\$ 252.57	\$ 257.13
Maintenance	\$ -	\$ -	\$ 345.23	\$ 931.08
<u>Debt</u>	<u>\$ 1,496.00</u>	<u>\$ -</u>	<u>\$ 1,496.00</u>	<u>\$ 1,496.00</u>
Total	\$ 1,496.00	\$ -	\$ 2,093.80	\$ 2,684.21

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

O&M Covenant = 900.00

$900.00 / .94 = 957.45$

Covenant in effect for first three Fiscal Years
Of The District

Community Information:

Total Units 359

District Not Be On Assessment Roll In 22/23.
Developer Was Assessed Via Direct Bill.

Stellar North
Community Development District

Option #2

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
Administrative Assessments	92,307
Maintenance Assessments	298,784
Developer Contribution	0
Debt Assessments	536,894
Interest Income	240
TOTAL REVENUES	\$ 928,225
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	1,000
Management	38,184
Legal	20,000
Assessment Roll	6,000
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	1,800
Miscellaneous	1,150
Postage	300
Office Supplies	750
Dues & Subscriptions	175
Website Management & ADA Compliance	1,500
Trustee Fees	4,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 87,009
Maintenance Expenditures	
Engineering/Inspections	10,000
Management Fees (1st Service Residential)	22,200
CAM Manager (1st Service Residential)	33,150
Site Maintenance/Janitorial (1st Service Residential)	20,007
Stormwater Maintenance	10,000
Roadway Maintenance	10,000
Landscape & Irrigation Maintenance	100,000
Park Equipment & Maintenance	2,000
Pest Control	2,000
Field Operations	12,000
Street Lighting	15,000
Electrical Utilities	10,000
Security Monitoring	0
Aquatic Maintenance	2,500
Sidewalks	2,000
Water & Sewer	5,000
Pool Maintenance Contract & Supplies	15,000
Amenities Supplies	4,000
Permits/Licenses/Fire Extinguishers	1,000
Miscellaneous Maintenance	5,000
Total Maintenance Expenditures	\$ 280,857
TOTAL EXPENDITURES	\$ 367,866
REVENUES LESS EXPENDITURES	\$ 560,359
Bond Payments	(504,680)
BALANCE	\$ 55,679
County Appraiser & Tax Collector Fee	(18,560)
Discounts For Early Payments	(37,119)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	0	90,671	92,307	Expenditures Less Interest & Carryover/ .94
Maintenance Assessments	0	123,936	298,784	Expenditures/.94
Developer Contribution	90,025	0	0	
Debt Assessments	0	536,894	536,894	Bond Payments/ .94
Interest Income	3	24	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 90,028	\$ 751,525	\$ 928,225	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	200	0	1,000	
Management	36,000	37,080	38,184	CPI Adjustment (Capped At 3%)
Legal	28,838	20,000	20,000	FY 2022/2023 Expenditure Through Feb 2023 Is \$4,450
Assessment Roll	0	6,000	6,000	As Per Contract
Audit Fees	0	4,000	4,000	No Change From 2022/2023 Budget
Arbitrage Rebate Fee	0	650	650	Arbitrage Rebate Fee
Insurance	5,000	6,000	6,000	Insurance Estimate
Legal Advertisements	359	2,000	1,800	\$200 Decrease From 2022/2023 Budget
Miscellaneous	782	1,250	1,150	\$100 Decrease From 2022/2023 Budget
Postage	499	300	300	No Change From 2022/2023 Budget
Office Supplies	580	800	750	\$50 Decrease From 2022/2023 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	1,500	1,500	1,500	No Change From 2022/2023 Budget
Trustee Fees	0	4,500	4,500	Trustee Fees
Continuing Disclosure Fee	500	1,000	1,000	Continuing Disclosure Fee
Total Administrative Expenditures	\$ 74,433	\$ 85,255	\$ 87,009	
Maintenance Expenditures				
Engineering/Inspections	0	10,000	10,000	Engineering/Inspections
Management Fees (1st Service Residential)	0	0	22,200	Management Fees (1st Service Residential)
CAM Manager (1st Service Residential)	0	0	33,150	15 Hours Per Week
Site Maintenance/Janitorial (1st Service Residential)	0	0	20,007	15 Hours Per Week
Stormwater Maintenance	0	0	10,000	Stormwater Maintenance
Roadway Maintenance	0	0	10,000	Roadway Maintenance
Landscape & Irrigation Maintenance	0	75,000	100,000	Landscape & Irrigation Maintenance
Park Equipment & Maintenance	0	0	2,000	Park Equipment & Maintenance
Pest Control	0	0	2,000	Pest Control
Field Operations	0	0	12,000	\$1,000 Per Month
Street Lighting	0	5,000	15,000	Street Lighting
Electrical Utilities	0	5,000	10,000	Electrical Utilities
Security Monitoring	0	0	0	
Aquatic Maintenance	0	4,000	2,500	Aquatic Maintenance
Sidewalks	0	0	2,000	Sidewalks
Water & Sewer	0	3,000	5,000	Water & Sewer
Pool Maintenance Contract & Supplies	0	3,000	15,000	Pool Maintenance Contract & Supplies
Amenities Supplies	0	0	4,000	Amenities Supplies
Permits/Licenses/Fire Extinguishers	0	1,500	1,000	Permits/Licenses/Fire Extinguishers
Miscellaneous Maintenance	0	10,000	5,000	Miscellaneous Maintenance
Total Maintenance Expenditures	\$ -	\$ 116,500	\$ 280,857	
TOTAL EXPENDITURES	\$ 74,433	\$ 201,755	\$ 367,866	
REVENUES LESS EXPENDITURES	\$ 15,595	\$ 549,770	\$ 560,359	
Bond Payments	0	(504,680)	(504,680)	2024 Principal & Interest Payments
BALANCE	\$ 15,595	\$ 45,090	\$ 55,679	
County Appraiser & Tax Collector Fee	0	(15,030)	(18,560)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(30,060)	(37,119)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 15,595	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	18	25	100	Projected Interest For 2023/2024
Debt Service Bond Proceeds	540,475	0	0	
NAV Tax Collection	0	504,680	504,680	Maximum Debt Service Collection
Total Revenues	\$ 540,493	\$ 504,705	\$ 504,780	
EXPENDITURES				
Principal Payments	0	185,000	190,000	Principal Payments Due In 2024
Interest Payments	128,553	316,899	312,305	Interest Payments Due In 2024
Bond Redemption	0	2,806	2,475	Estimated Excess Debt Collections
Transfer To Construction Fund	9	0	0	
Total Expenditures	\$ 128,562	\$ 504,705	\$ 504,780	
Excess/ (Shortfall)	\$ 411,931	\$ -	\$ -	

Series 2021 Bond Information

Original Par Amount =	\$9,105,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.45% - 4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2021		
Maturity Date =	May 2050		
Par Amount As Of 1/1/2023 =	\$9,105,000		

Stellar North Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
Administrative	\$ -	\$ -	\$ 252.57	\$ 257.13
Maintenance	\$ -	\$ -	\$ 345.23	\$ 832.27
<u>Debt</u>	<u>\$ 1,496.00</u>	<u>\$ -</u>	<u>\$ 1,496.00</u>	<u>\$ 1,496.00</u>
Total	\$ 1,496.00	\$ -	\$ 2,093.80	\$ 2,585.40

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

O&M Covenant = 900.00

$900.00 / .94 = 957.45$

Covenant in effect for first three Fiscal Years
Of The District

Community Information:

Total Units 359

District Not Be On Assessment Roll In 22/23.
Developer Was Assessed Via Direct Bill.

Stellar North
Community Development District

**Financial Report For
March 2023**

**STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Mar-23	Year To Date Actual 10/1/22 - 3/31/23
REVENUES			
Administrative Assessments	90,671	0	0
Maintenance Assessments	123,936	0	0
Debt Assessments	0	0	0
Developer Contribution	536,894	36,472	40,974
Other Income	0	0	420
Interest Income	24	0	506
Direct Bill - Debt	0	74,531	419,113
Total Revenues	\$ 751,525	\$ 111,003	\$ 461,013
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	200
Payroll Taxes	0	0	15
Management	37,080	3,090	18,540
Legal	20,000	0	4,450
Assessment Roll	6,000	0	0
Audit Fees	4,000	0	0
Arbitrage Rebate Fee	650	0	0
Insurance	6,000	0	5,375
Legal Advertisements	2,000	99	309
Miscellaneous	1,250	0	181
Postage	300	0	62
Office Supplies	800	4	146
Dues & Subscriptions	175	0	175
Trustee Fees	1,500	0	4,139
Continuing Disclosure Fee	4,500	0	0
Website Management & ADA Compliance	1,000	250	1,500
Total Administrative Expenditures	\$ 85,255	\$ 3,443	\$ 35,092
Maintenance Expenditures			
Engineering/Inspections	10,000	0	356
Miscellaneous Maintenance	10,000	0	0
Storm Drainage	0	0	0
Roadway Maintenance	0	0	0
Landscaping	75,000	0	0
Field Operations	0	0	0
Street Lighting	5,000	0	0
Electrical Utilities	5,000	0	0
Security Monitoring	0	0	0
Pest Control	0	0	0
Aquatic Maintenance	4,000	0	0
Sidewalks	0	0	0
Water & Sewer	3,000	0	0
Pool Maintenance Contract & Supplies	3,000	0	0
Janitorial Services	0	0	0
Amenities Supplies	0	0	0
Permits/Licenses	1,500	0	0
Total Maintenance Expenditures	\$ 116,500	\$ -	\$ 356
TOTAL EXPENDITURES	\$ 201,755	\$ 3,443	\$ 35,448
REVENUES LESS EXPENDITURES	\$ 549,770	\$ 107,560	\$ 425,565
Bond Payments	(504,680)	(74,531)	(419,113)
BALANCE	\$ 45,090	\$ 33,029	\$ 6,452
County Appraiser & Tax Collector Fee	(15,030)	0	0
Discounts For Early Payments	(30,060)	0	0
EXCESS/ (SHORTFALL)	\$ -	\$ 33,029	\$ 6,452

Bank Balance As Of 3/31/23	\$ 106,131.58
Accounts Payable As Of 3/31/23	\$ 78,984.10
Accounts Receivable As Of 3/31/23	\$ 3,796.06
Available Funds As Of 3/31/23	\$ 30,943.54

Stellar North Community Development District
Budget vs. Actual
October 2022 through March 2023

	<u>Oct '22 - Mar 23</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
01-3100 · Administrative Assessment	0.00	90,671.00	-90,671.00	0.0%
01-3200 · Maintenance Assessment	0.00	123,936.00	-123,936.00	0.0%
01-6000 · Developer Contribution	40,973.73	0.00	40,973.73	100.0%
01-3810 · Debt Assessment	0.00	536,894.00	-536,894.00	0.0%
01-6001 · Direct Bill - Debt	419,113.22	0.00	419,113.22	100.0%
01-3820 · Debt Assess-Paid To Trustee	-419,113.22	-504,680.00	85,566.78	83.05%
01-3830 · Assessment Fees	0.00	-15,030.00	15,030.00	0.0%
01-3831 · Assessment Discounts	0.00	-30,060.00	30,060.00	0.0%
01-9400 · Other Income	420.00	0.00	0.00	0.0%
01-9410 · Interest Income (GF)	506.48	24.00	482.48	2,110.33%
Total Income	<u>41,900.21</u>	<u>201,755.00</u>	<u>-159,854.79</u>	<u>20.77%</u>
Expense				
01-1310 · Engineering	355.50	10,000.00	-9,644.50	3.56%
01-1311 · Management Fees	18,540.00	37,080.00	-18,540.00	50.0%
01-1313 · Website Fee	1,500.00	1,500.00	0.00	100.0%
01-1315 · Legal Fees	4,450.00	20,000.00	-15,550.00	22.25%
01-1318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
01-1320 · Audit Fees	0.00	4,000.00	-4,000.00	0.0%
01-1321 · Supervisor Fees	200.00	0.00	200.00	100.0%
01-1323 · Payroll Taxes	15.30	0.00	15.30	100.0%
01-1330 · Arbitrage Rebate Fee	0.00	650.00	-650.00	0.0%
01-1450 · Insurance	5,375.00	6,000.00	-625.00	89.58%
01-1480 · Legal Advertisements	308.93	2,000.00	-1,691.07	15.45%
01-1512 · Miscellaneous	180.59	1,250.00	-1,069.41	14.45%
01-1513 · Postage and Delivery	62.39	300.00	-237.61	20.8%
01-1514 · Office Supplies	146.25	800.00	-653.75	18.28%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	4,138.75	4,500.00	-361.25	91.97%
01-1743 · Continuing Disclosure Fee	0.00	1,000.00	-1,000.00	0.0%
01-1802 · Lawn Maintenance	0.00	75,000.00	-75,000.00	0.0%
01-1803 · Aquatic Maintenance	0.00	4,000.00	-4,000.00	0.0%
01-1810 · Engineering / Inspections	0.00	0.00	0.00	0.0%
01-1814 · Electricity	0.00	5,000.00	-5,000.00	0.0%
01-1815 · Miscellaneous Maintenance	0.00	10,000.00	-10,000.00	0.0%
01-1816 · Street Lighting	0.00	5,000.00	-5,000.00	0.0%
01-1817 · Water & Sewer	0.00	3,000.00	-3,000.00	0.0%
01-1818 · Pool Maint Contract & Supplies	0.00	3,000.00	-3,000.00	0.0%
01-1819 · Permits/Licenses	0.00	1,500.00	-1,500.00	0.0%
Total Expense	<u>35,447.71</u>	<u>201,755.00</u>	<u>-166,307.29</u>	<u>17.57%</u>
Net Ordinary Income	<u>6,452.50</u>	<u>0.00</u>	<u>6,452.50</u>	<u>100.0%</u>
Net Income	<u>6,452.50</u>	<u>0.00</u>	<u>6,452.50</u>	<u>100.0%</u>

Stellar North Community Development District
Series 2021 Bond Paid Requisitions
December 2021 through March 2023

Payment Date	Requisition & Vendor	Amount
1/21/2022	Requisition #1 - Trans Florida Development Corp	571,254.05
1/21/2022	Requisition #1 - Billing Cochran Lyles Mauro Ramsey	7,620.00
2/9/2022	Requisition #2 - Trans Florida Development Corp	631,189.54
3/15/2022	Requisition #3 - Trans Florida Development Corp	459,915.90
3/15/2022	Requisition #3 - Billing Cochran Lyles Mauro Ramsey	4,804.90
4/20/2022	Requisition #4 - Trans Florida Development Corp	1,367,274.55
4/20/2022	Requisition #4 - Billing Cochran Lyles Mauro Ramsey	330.00
6/2/2022	Requisition #5 - Langan Engineering	9,696.25
6/14/2022	Requisition #6 - Trans Florida Development Corp	655,381.34
6/14/2022	Requisition #7 - Trans Florida Development Corp	708,081.17
7/12/2022	Requisition #8 - Trans Florida Development Corp	283,054.60
9/8/2022	Requisition #9 - Trans Florida Development Corp	1,021,382.55
9/8/2022	Requisition #9 - Billing Cochran Lyles Mauro Ramsey	570.00
9/8/2022	Requisition #10 - Trans Florida Development Corp	1,220,336.65
10/14/2022	Requisition #11 - Trans Florida Development Corp	411,400.89
10/14/2022	Requisition #11 - Langan Engineering	447.50
11/15/2022	Requisition #12 - Trans Florida Development Corp	209,630.16
11/15/2022	Requisition #12 - Langan Engineering	1,559.00
11/15/2022	Requisition #12 - Billing Cochran Lyles Mauro Ramsey	420.00
12/23/2022	Requisition #13 - Trans Florida Development Corp	792,474.16
12/23/2022	Requisition #13 - Langan Engineering	968.00
2/15/2023	Requisition #14 - Langan Engineering	533.00
3/27/2023	Requisition #15 - Trans Florida Development Corp	47,803.71
		0.00
	TOTAL	8,406,127.92
	Construction Fund Balance As Of 3-31-23	\$0.00
	Opening Contruction Balance On 12-6-21	\$8,399,282.63