



**STELLAR NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

MIAMI-DADE COUNTY

**SPECIAL BOARD MEETING
JUNE 2, 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
SPECIAL BOARD MEETING
June 2, 2023
10:30 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. April 21, 2023 Regular Board Meeting.....Page 2
- G. New Business
 - 1. Consider Approval of Resolution No. 2023-02 – Approving the Proposed Budget for FY 2023/2024 and Setting a Public Hearing.....Page 5
 - 2. Consider Approval of Agreement Between the District and FirstService Residential for Facilities Management.....Page 20
 - 3. Discussion Regarding Dixie Landscape Proposal for Services Anticipated to Start Sometime in Late August or Early September of 2023.....Page 21
- H. Old Business
- I. Administrative Matters
 - 1. Financial Update.....Page 25
 - 2. Reminder of Statement of Financial Interests Disclosure 2022 Form 1, Filing Deadline: July 1, 2023
 - 3. Announce Landowners Meeting – November 7, 2023.....Page 29
- J. Board Members Comments
- K. Adjourn

Location

Miami-Dade County, Florida

Notice Text**NOTICE OF SPECIAL BOARD MEETING OF THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Stellar North Community Development District (the "District") will hold a Special Board Meeting on June 2, 2023, at 10:30 a.m. in the Conference Room of Goldbetter Miami Business Center located at 1031 Ives Dairy Road, Bldg. 4, Suite 228, Miami, Florida 33179.

The purpose of the Special Board Meeting is for the Board to consider any business that may properly come before it.

A copy of the Agenda may be obtained from the District's website

(www.stellarnorthcdd.org) seven (7) days prior to the meeting date or from the District Manager at gperez@sdsinc.org, during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meeting.

If any person decides to appeal any decision made with respect to any matter considered at this Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Stellar North Community Development District

www.stellarnorthcdd.org

5/23 23-30/0000664002M

**STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 21, 2023**

A. CALL TO ORDER

The April 21, 2022, Regular Board Meeting of the Stellar North Community Development District (the “District”) was called to order at 10:52 a.m. in a Conference Room of the Goldbetter Miami Business Center located at 1031 Ives Dairy Road, Bldg. 4, Suite 228, Miami, Florida 33179.

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 April 11, 2023, 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 Supervisor Gregory Meath.

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.; District Engineer Leonardo Rodriguez of Langan Engineering; Investment Banker Jon Kessler of FMS Bonds, Inc. (via phone); and Trustee Robert Hedgecock of US Bank (via phone).

D. ADDITIONS OR DELETIONS TO AGENDA

Mrs. Perez added under New Business a Discussion Regarding the District Granting the Association the Ability to Build Structures and Maintain Trash Receptacles Areas on District Owned Tract.

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. October 21, 2022, Regular Board Meeting

The minutes of the October 21, 2022, 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 October 21, 2022, Regular Board Meeting, as presented.

G. NEW BUSINESS

1. Discussion Regarding Allstate Aquatic Management Agreement

It has been determined that prior to considering the engagement of aquatic services, conveyances to the District need to be completed. Once said actions have been completed, the Board may consider engaging said services. The presented proposal was tabled to a future date.

2. Discussion Regarding Landscaping Proposals

This item was tabled to a future date. In the meantime, District management was directed to negotiate a lower cost.

3. Discussion Regarding First Service Residential Proposals

Two proposals were presented by First Service Residential. Mrs. Perez noted that the oversight and issuance of access control fobs for the pool area and janitorial/porter services for amenity areas, mailbox areas, pool area, including but not limited to the cleaning of the pool bathrooms, pool furniture, inclusive of trash removal from all areas, with services being provided three (3) times per week, which will consist of Mondays, Wednesdays and Fridays at 5 hours per day, should suffice.

Ms. Wald noted that said services, as presented in the proposal, are not District related. She further indicated that the District cannot pay for services being rendered to the Association and advised that the SDS agreement was inclusive of field operations. She recommended that the District not engage First Service Residential, but rather enter into an agreement directly with the Association for the issuance of fobs and janitorial services, which would allow for the District to engage and manage the District vendors, resulting in as decreased cost.

A discussion ensued.

4. Consider Resolution No. 2023-01 – Amending the FY 22/23 Meeting Schedule

Mrs. Perez presented Resolution No. 2023-01, entitled:

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.

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~~ Cancelled

August 18, 2023
September 15, 2023

A **MOTION** was made by Mr. Smith, seconded by Mr. Caputo and passed unanimously adopting Resolution No. 2023-01, amended to reflect the cancellation of the June 23, 2023, meeting and adding a July 21, 2023, meeting date.

5. Consider Resolution No. 2023-02 – Adopting a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Date

This item was tabled to a future date.

6. Discussion Regarding District Granting Association Ability to Build Structures & Maintain Trash Receptacle Areas on District Owned Tract

A discussion ensued and Mr. Wald advised that location information was necessary in order to prepare a licensing agreement between the District and the Association.

H. OLD BUSINESS

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

I. 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 March 31, 2023, were \$30,943.54.

J. BOARD MEMBER COMMENTS

District management was asked to provide confirmation from the Trustee of the balance of the bond funds.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:08 a.m. on a **MOTION** made by Mr. Caputo, seconded by Mr. Smith and passed unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

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: August 4, 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 2nd day of June, 2023.

ATTEST:

**STELLAR NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A
Fiscal Year 2023/2024 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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- 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	251,415
Developer Contribution	42,326
Debt Assessments	536,894
Interest Income	240
TOTAL REVENUES	\$ 923,182
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)	20,000
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	\$ 278,657
TOTAL EXPENDITURES	\$ 365,666
REVENUES LESS EXPENDITURES	\$ 557,516
Bond Payments	(504,680)
BALANCE	\$ 52,836
County Appraiser & Tax Collector Fee	(17,612)
Discounts For Early Payments	(35,224)
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	251,415	Expenditures/.94
Developer Contribution	90,025	0	42,326	Per Miami-Dade Restricted Covenant, Assessments Cannot Exceed \$957.45
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	\$ 923,182	
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	20,000	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	\$ 278,657	
TOTAL EXPENDITURES	\$ 74,433	\$ 201,755	\$ 365,666	
REVENUES LESS EXPENDITURES	\$ 15,595	\$ 549,770	\$ 557,516	
Bond Payments	0	(504,680)	(504,680)	2024 Principal & Interest Payments
BALANCE	\$ 15,595	\$ 45,090	\$ 52,836	
County Appraiser & Tax Collector Fee	0	(15,030)	(17,612)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(30,060)	(35,224)	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	\$ 700.32
<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	\$ 2,453.45

* 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.

Organizational Meeting Was Held On 6/30/21.

Community Information:

Total Units 359

District Was Not On Assessment Roll In 22/23.

Developer Was Assessed Via Direct Bill.

Some properties have a partial prepayment
lowering their annual debt assessment.

Stellar North
Community Development District

Option #2

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

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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	239,894
Developer Contribution	0
Debt Assessments	536,894
Interest Income	240
TOTAL REVENUES	\$ 869,335
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)	20,000
CAM Manager (1st Service Residential)	0
Site Maintenance/Janitorial (1st Service Residential)	0
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	\$ 225,500
TOTAL EXPENDITURES	\$ 312,509
REVENUES LESS EXPENDITURES	\$ 556,826
Bond Payments	(504,680)
BALANCE	\$ 52,146
County Appraiser & Tax Collector Fee	(17,382)
Discounts For Early Payments	(34,764)
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	239,894	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	\$ 869,335	
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	20,000	Management Fees (1st Service Residential)
CAM Manager (1st Service Residential)	0	0	0	CAM Manager (1st Service Residential)
Site Maintenance/Janitorial (1st Service Residential)	0	0	0	Site Maintenance/Janitorial (1st Service Residential)
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	\$ 225,500	
TOTAL EXPENDITURES	\$ 74,433	\$ 201,755	\$ 312,509	
REVENUES LESS EXPENDITURES	\$ 15,595	\$ 549,770	\$ 556,826	
Bond Payments	0	(504,680)	(504,680)	2024 Principal & Interest Payments
BALANCE	\$ 15,595	\$ 45,090	\$ 52,146	
County Appraiser & Tax Collector Fee	0	(15,030)	(17,382)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(30,060)	(34,764)	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	\$ 668.23
<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	\$ 2,421.36

* 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.

Organizational Meeting Was Held On 6/30/21.

Community Information:

Total Units 359

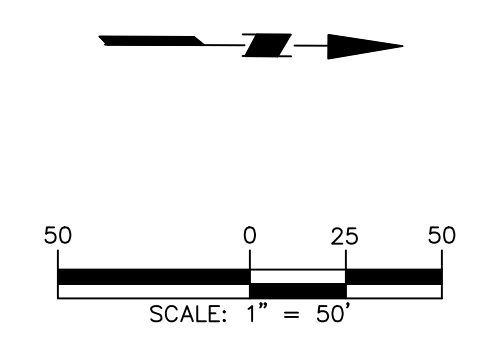
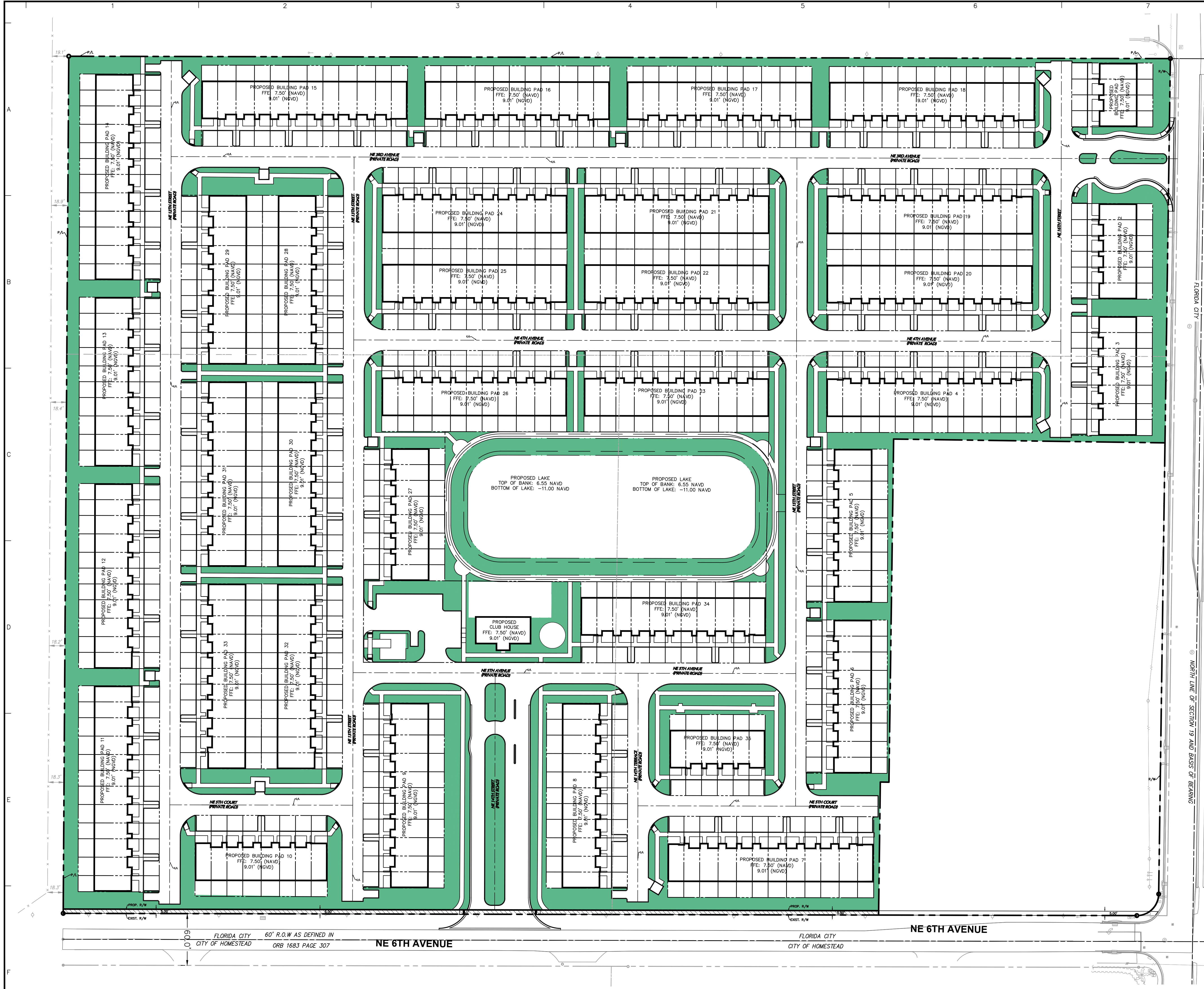
District Was Not On Assessment Roll In 22/23.

Developer Was Assessed Via Direct Bill.

Some properties have a partial prepayment
lowering their annual debt assessment.

**CONSIDER APPROVAL OF AGREEMENT
BETWEEN THE DISTRICT AND FIRSTSERVICE
RESIDENTIAL FOR FACILITIES MANAGEMENT**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**



LANDSCAPE AREAS TO BE MAINTAINED BY STELLAR NORTH CDD

- IRRIGATION ZONES: 21
- TOTAL NUMBER OF TREES AND SHRUBS TO BE MAINTAINED BY THE CDD:
 - 317 TREES
 - 10,640 SHRUBS

SW 328TH STREET (LUCY STREET)
 CITY OF HOMESTEAD
 FLORIDA CITY
 SW 328TH STREET (LUCY STREET)
 CITY OF HOMESTEAD
 FLORIDA CITY
 NORTH LINE OF SECTION 19 AND BASIS OF BEARING

Date	Description	No.
Revisions		
SIGNATURE: LEONARDO RODRIGUEZ DATE SIGNED: _____		
PROFESSIONAL ENGINEER FL Lic. No. 54858		
LANGAN		
Langan Engineering and Environmental Services, Inc.		
15150 NW 79th Court, Suite 200 Miami Lakes, FL 33016		
T: 786.264.7200 F: 786.264.7201 www.langan.com		
FL CERTIFICATE OF AUTHORIZATION No. 00006601L88172L88198		
PROJECT		
STELLAR NORTH CDD		
FLORIDA CITY		
MIAMI-DADE FLORIDA		
Drawing Title		
LANDSCAPE MAINTENANCE MAP		
Project No.	Drawing No.	
300235401	FIG-01	
Date	10/03/2022	
Drawn By	LMC	
Checked By	LR	

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: _____

Stellar North
Community Development District

**Financial Report For
April 2023**

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

	Annual Budget 10/1/22 - 9/30/23	Actual Apr-23	Year To Date Actual 10/1/22 - 4/30/23
REVENUES			
Administrative Assessments	90,671	0	0
Maintenance Assessments	123,936	0	0
Developer Contribution - O&M	0	0	40,974
Debt Assessments	536,894	0	0
Direct Bill - Debt	0	0	419,113
Other Income	0	0	420
Other Revenues - Capital	0	0	182,799
Interest Income	24	354	1,217
Total Revenues	\$ 751,525	\$ 354	\$ 644,523
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	200
Payroll Taxes	0	0	15
Management	37,080	3,090	21,630
Legal	20,000	0	6,120
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	102	411
Miscellaneous	1,250	0	181
Postage	300	0	62
Office Supplies	800	9	155
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	249	1,750
Total Administrative Expenditures	\$ 85,255	\$ 3,450	\$ 40,213
Maintenance Expenditures			
Engineering/Inspections	10,000	0	355
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
Capital Outlay	0	0	182,799
Total Maintenance Expenditures	\$ 116,500	\$ -	\$ 183,154
TOTAL EXPENDITURES	\$ 201,755	\$ 3,450	\$ 223,367
REVENUES LESS EXPENDITURES	\$ 549,770	\$ (3,096)	\$ 421,156
Bond Payments	(504,680)	0	(419,113)
BALANCE	\$ 45,090	\$ (3,096)	\$ 2,043
County Appraiser & Tax Collector Fee	(15,030)	0	0
Discounts For Early Payments	(30,060)	0	0
EXCESS/ (SHORTFALL)	\$ -	\$ (3,096)	\$ 2,043

Bank Balance As Of 4/30/23	\$ 106,842.35
Accounts Payable As Of 4/30/23	\$ 84,104.23
Accounts Receivable As Of 4/30/23	\$ 3,796.06
Available Funds As Of 4/30/23	\$ 26,534.18

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

	<u>Oct '22 - Apr 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%
01-9420 · Capital Income	182,798.63	0.00	182,798.63	100.0%
01-9400 · Other Income	420.00	0.00	420.00	100.0%
01-9410 · Interest Income (GF)	1,217.25	24.00	1,193.25	5,071.88%
Total Income	<u>225,409.61</u>	<u>201,755.00</u>	<u>23,654.61</u>	<u>111.72%</u>
Expense				
01-1310 · Engineering	355.50	10,000.00	-9,644.50	3.56%
01-1311 · Management Fees	21,630.00	37,080.00	-15,450.00	58.33%
01-1313 · Website Fee	1,750.00	1,500.00	250.00	116.67%
01-1315 · Legal Fees	6,120.00	20,000.00	-13,880.00	30.6%
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	410.51	2,000.00	-1,589.49	20.53%
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	154.80	800.00	-645.20	19.35%
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%
01-1900 · Capital Outlay	182,798.63	0.00	182,798.63	100.0%
Total Expense	<u>223,366.47</u>	<u>201,755.00</u>	<u>21,611.47</u>	<u>110.71%</u>
Net Ordinary Income	<u>2,043.14</u>	<u>0.00</u>	<u>2,043.14</u>	<u>100.0%</u>

Stellar North Community Development District
Series 2021 Bond Paid Requisitions
December 2021 through April 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
4/26/2023	Requisition #15 - Trans Florida Development Corp	158,638.13
4/26/2023	Requisition #16 - Trans Florida Development Corp	24,160.50
		0.00
	TOTAL	8,588,926.55
	Construction Fund Balance As Of 3-31-23	\$0.00
	Opening Contruction Balance On 12-6-21	\$8,399,282.63
	Requisitions Paid From Construction Fund	\$8,406,127.92
	Requisitions After March 2023 Are Being Paid From Operating Fund And Are Developer Funded	



SPECIAL DISTRICT (CDD) ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two (2) years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two (2) years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one (1) vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three (3) positions open, an owner of one (1) acre or less (or one lot parcel) may cast one (1) vote for each of the three (3) positions. An owner of two (2) acres (or two lot parcels) may cast two (2) votes for each of the three (3) positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

- a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
- c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor(s) and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two (2) candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

* At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two (2) supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage (or lot parcels) for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

**LANDOWNER PROXY
 STELLAR NORTH
 COMMUNITY DEVELOPMENT DISTRICT
 LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT Community Development District to be held on NOVEMBER 7, 2023 at 10:30 a.m. at CONFERENCE ROOM AT THE GOLDBETTER, MIAMI BUSINESS CENTER 1031 IVES DAIRY ROAD, BUILDING 4, SUITE 228 MIAMI, FL 33179, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

 Printed Name of Legal Owner

 Signature of Legal Owner

 Date

Parcel Description*

of Acres

* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2) (b), Florida Statutes (2023), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

DRAFT

BALLOT

BALLOT # _____

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

ELECTION OF BOARD SUPERVISORS

NOVEMBER 7, 2023

The undersigned certifies that he/she is the owner (____) or duly authorized **representative of lawful proxy of an owner** (____) of land in the **Stellar North Community Development District**, constituting _____ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

Name of Candidate

Number of Votes

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

