

STELLAR NORTH

**COMMUNITY DEVELOPMENT
DISTRICT**

March 21, 2025

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Stellar North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

March 14, 2025

Board of Supervisors
Stellar North Community Development District

Dear Board Members:

The Board of Supervisors of the Stellar North Community Development District will hold a Regular Meeting on March 21, 2025 at 12:00 p.m., or as soon thereafter as the matter may be heard, at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Michael Caputo [Seat 1]
4. Consider Appointment to Fill Unexpired Term of Seat 1; *Term Expires November 2026*
 - Administration of Oath of Office (*the following will be provided under separate cover*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2025-06, Electing and Removing Officers of the District and Providing for an Effective Date
6. Consideration of Resolution 2025-07, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

7. Acceptance of Unaudited Financial Statements as of January 31, 2025
8. Approval of November 15, 2024 Public Hearings and Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Langan Engineering and Environmental Services, Inc.*
 - C. Field Operations Report: *FirstService Residential, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: April 18, 2025 at 12:00 PM

○ QUORUM CHECK

SEAT 1		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	DEBBIE LEONARD	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JON SEIFEL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	LUIS CARCAMO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	BILL FIFE	☐ IN PERSON	☐ PHONE	☐ NO

10. Board Members' Comments/Requests
11. Public Comments
12. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,



Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 867 327 4756

STELLAR NORTH

COMMUNITY DEVELOPMENT DISTRICT

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01/21/2025

To: CDD Board of Supervisors

Dear Board of Supervisors,

I, Michael Caputo, submit my resignation from the following CDD boards effective 01/24/2025.

- Stellar North CDD
- Parker Pointe CDD
- Antillia CDD
- Reflection Bay CDD
- Malabar Springs CDD
- Waterside CDD
- Verano 2 CDD
- Verano Center CDD

Sincerely,



Michael Caputo

STELLAR NORTH

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STELLAR
NORTH COMMUNITY DEVELOPMENT DISTRICT ELECTING AND
REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE.**

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective March 21, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of March 21, 2025:

_____ Michael Caputo	_____ Assistant Secretary
_____	_____

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Andrew Kantarzhi is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 21ST DAY OF MARCH, 2025.

ATTEST:

**STELLAR NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

STELLAR NORTH

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Stellar North Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); 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:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____, 2025

HOUR: 12:00 PM

LOCATION: Office Park at California Club
1031 Ives Dairy Road, Suite 228
Miami, Florida 33179

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

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

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

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

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

PASSED AND ADOPTED THIS 21ST DAY OF MARCH, 2025.

ATTEST:

**STELLAR NORTH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
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**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted budget FY 2025	Actual through 01/31/25	Projected through 9/30/2025	Total actual & Projected	Proposed budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$343,039				\$422,977
Allowable discounts (4%)	(13,722)				(16,919)
Assessment levy: on-roll - net	329,317	\$ 205,972	\$ 123,345	\$ 329,317	406,058
Interest	240	2,089	-	2,089	240
Total revenues	329,557	208,061	123,345	331,406	406,298
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	16,000	32,000	48,000	48,000
Legal	20,000	496	19,504	20,000	20,000
Engineering	5,000	-	5,000	5,000	5,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	333	667	1,000	1,000
EMMA software service	2,500	2,500	-	2,500	2,500
Trustee	4,500	4,139	361	4,500	4,500
Telephone	200	66	134	200	200
Postage	500	55	445	500	500
Printing & binding	500	167	333	500	500
Legal advertising	3,500	1,722	1,778	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	6,356	8,582	-	8,582	10,000
Contingencies/bank charges	500	-	500	500	1,500
Meeting room rental	1,050	-	1,050	1,050	1,050
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	6,861	927	5,934	6,861	8,460
Total professional & administrative	107,057	35,162	74,121	109,283	113,300

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted budget FY 2025	Actual through 01/31/25	Projected through 9/30/2025	Total actual & Projected	Proposed budget FY 2026
Field operations					
On-site management	20,000	6,240	13,760	20,000	20,000
Field operations accounting	2,000	667	1,333	2,000	2,000
Stormwater maintenance	10,000	-	10,000	10,000	10,000
Roadway maintenance	10,000	-	10,000	10,000	10,000
Landscape & irrigation maintenance	100,000	20,210	79,790	100,000	100,000
Park equipment & maintenance	2,000	-	2,000	2,000	2,000
Pest control	2,000	-	2,000	2,000	2,000
Field operations	12,000	569	11,431	12,000	-
Streetlighting	15,000	-	15,000	15,000	15,000
Electrical utilities	10,000	12,952	-	12,952	30,000
Security patrol	-	-	-	-	20,000
Camera monitoring	-	-	-	-	4,000
Events	-	-	-	-	15,000
Holiday decor	-	-	-	-	10,000
Aquatic maintenance	2,500	705	1,795	2,500	2,500
Sidewalks	2,000	-	2,000	2,000	2,000
Water & sewer	5,000	-	5,000	5,000	5,000
Pool maintenance contract & supplies	15,000	-	15,000	15,000	15,000
Amenties supplies	4,000	2,930	1,070	4,000	4,000
Permits/licenses/fire extinguishers	1,000	-	1,000	1,000	1,000
Property insurance	-	10,628	-	10,628	13,500
Miscellaneous maintenance	10,000	-	10,000	10,000	10,000
Total field operations	222,500	54,901	181,179	236,080	293,000
Total expenditures	329,557	90,063	255,300	345,363	406,300
 Excess/(deficiency) of revenues over/(under) expenditures	-	117,998	(131,955)	(13,957)	(2)
 Fund balance - beginning (unaudited)		57,330	175,328	57,330	43,373
Fund balance - ending (projected)					
Unassigned		175,328	43,373	43,373	43,371
Fund balance - ending		\$ 175,328	\$ 43,373	\$ 43,373	\$ 43,371

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ -
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	20,000
Engineering	5,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the	
EMMA software service	2,500
Trustee	4,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	3,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	10,000
The District will obtain public officials and general liability insurance.	
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Contingencies/bank charges	1,500
Meeting room rental	1,050
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	8,460

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

On-site management	20,000
Field operations accounting	2,000
Stormwater maintenance	10,000
Roadway maintenance	10,000
Landscape & irrigation maintenance	100,000
Park equipment & maintenance	2,000
Pest control	2,000
Streetlighting	15,000
Electrical utilities	30,000
Security patrol	20,000
Camera monitoring	4,000
Events	15,000
Holiday decor	10,000
Aquatic maintenance	2,500
Sidewalks	2,000
Water & sewer	5,000
Pool maintenance contract & supplies	15,000
Amenties supplies	4,000
Permits/licenses/fire extinguishers	1,000
Property insurance	13,500
Miscellaneous maintenance	10,000
Total expenditures	<u><u>\$406,300</u></u>

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 01/31/25	Projected through 9/30/2024	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 499,766				\$ 494,500
Allowable discounts (4%)	(19,991)				(19,780)
Net assessment levy - on-roll	479,775	\$ 255,873	\$ 234,020	\$ 489,893	474,720
Assessment prepayments	-	112,896	-	112,896	-
Interest	-	11,290	-	11,290	-
Total revenues	479,775	380,059	234,020	614,079	474,720
EXPENDITURES					
Debt service					
Principal	175,000	-	175,000	175,000	175,000
Principal prepayment	-	-	555,000	555,000	-
Interest	280,090	143,816	140,045	283,861	263,338
Tax collector	9,995	1,323	8,672	9,995	9,890
Total expenditures	465,085	145,139	878,717	1,023,856	448,228
Excess/(deficiency) of revenues over/(under) expenditures	14,690	234,920	(644,697)	(409,777)	26,492
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(3,769)	3,769	-	-
Total other financing sources/(uses)	-	(3,769)	3,769	-	-
Net increase/(decrease) in fund balance	14,690	231,151	(640,928)	(409,777)	26,492
Fund balance:					
Beginning fund balance (unaudited)		822,318	1,053,469	822,318	412,541
Ending fund balance (projected)		<u>\$1,053,469</u>	<u>\$ 412,541</u>	<u>\$ 412,541</u>	<u>439,033</u>
Use of fund balance:					
Debt service reserve account balance (required)					(219,700)
Interest expense - November 1, 2025					(129,525)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 89,808</u>

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	-		131,668.75	131,668.75	7,370,000.00
05/01/26	175,000.00	2.450%	131,668.75	306,668.75	7,195,000.00
11/01/26	-		129,525.00	129,525.00	7,195,000.00
05/01/27	180,000.00	3.000%	129,525.00	309,525.00	7,015,000.00
11/01/27	-		126,825.00	126,825.00	7,015,000.00
05/01/28	185,000.00	3.000%	126,825.00	311,825.00	6,830,000.00
11/01/28	-		124,050.00	124,050.00	6,830,000.00
05/01/29	190,000.00	3.000%	124,050.00	314,050.00	6,640,000.00
11/01/29	-		121,200.00	121,200.00	6,640,000.00
05/01/30	200,000.00	3.000%	121,200.00	321,200.00	6,440,000.00
11/01/30	-		118,200.00	118,200.00	6,440,000.00
05/01/31	200,000.00	3.000%	118,200.00	318,200.00	6,240,000.00
11/01/31	-		115,200.00	115,200.00	6,240,000.00
05/01/32	205,000.00	3.200%	115,200.00	320,200.00	6,035,000.00
11/01/32	-		111,920.00	111,920.00	6,035,000.00
05/01/33	215,000.00	3.200%	111,920.00	326,920.00	5,820,000.00
11/01/33	-		108,480.00	108,480.00	5,820,000.00
05/01/34	220,000.00	3.200%	108,480.00	328,480.00	5,600,000.00
11/01/34	-		104,960.00	104,960.00	5,600,000.00
05/01/35	230,000.00	3.200%	104,960.00	334,960.00	5,370,000.00
11/01/35	-		101,280.00	101,280.00	5,370,000.00
05/01/36	235,000.00	3.200%	101,280.00	336,280.00	5,135,000.00
11/01/36	-		97,520.00	97,520.00	5,135,000.00
05/01/37	245,000.00	3.200%	97,520.00	342,520.00	4,890,000.00
11/01/37	-		93,600.00	93,600.00	4,890,000.00
05/01/38	250,000.00	3.200%	93,600.00	343,600.00	4,640,000.00
11/01/38	-		89,600.00	89,600.00	4,640,000.00
05/01/39	260,000.00	3.200%	89,600.00	349,600.00	4,380,000.00
11/01/39	-		85,440.00	85,440.00	4,380,000.00
05/01/40	265,000.00	3.200%	85,440.00	350,440.00	4,115,000.00
11/01/40	-		81,200.00	81,200.00	4,115,000.00
05/01/41	275,000.00	3.200%	81,200.00	356,200.00	3,840,000.00
11/01/41	-		76,800.00	76,800.00	3,840,000.00
05/01/42	285,000.00	4.000%	76,800.00	361,800.00	3,555,000.00
11/01/42	-		71,100.00	71,100.00	3,555,000.00
05/01/43	295,000.00	4.000%	71,100.00	366,100.00	3,260,000.00
11/01/43	-		65,200.00	65,200.00	3,260,000.00
05/01/44	305,000.00	4.000%	65,200.00	370,200.00	2,955,000.00
11/01/44	-		59,100.00	59,100.00	2,955,000.00
05/01/45	320,000.00	4.000%	59,100.00	379,100.00	2,635,000.00
11/01/45	-		52,700.00	52,700.00	2,635,000.00
05/01/46	330,000.00	4.000%	52,700.00	382,700.00	2,305,000.00
11/01/46	-		46,100.00	46,100.00	2,305,000.00
05/01/47	345,000.00	4.000%	46,100.00	391,100.00	1,960,000.00
11/01/47	-		39,200.00	39,200.00	1,960,000.00

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/48	360,000.00	4.000%	39,200.00	399,200.00	1,600,000.00
11/01/48	-		32,000.00	32,000.00	1,600,000.00
05/01/49	375,000.00	4.000%	32,000.00	407,000.00	1,225,000.00
11/01/49	-		24,500.00	24,500.00	1,225,000.00
05/01/50	390,000.00	4.000%	24,500.00	414,500.00	835,000.00
11/01/50	-		16,700.00	16,700.00	835,000.00
05/01/51	405,000.00	4.000%	16,700.00	421,700.00	430,000.00
11/01/51	-		8,600.00	8,600.00	430,000.00
05/01/52	430,000.00	4.000%	8,600.00	438,600.00	-
Total	8,100,000.00		4,745,427.50	12,290,427.50	

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll					
		FY 2026 O&M	FY 2026 DS	FY 2026 Total	FY 2025
		Assessment	Assessment	Assessment	Total
Product/Parcel	Units	per Unit	per Unit	per Unit	Assessment
					per Unit
Townhomes	165	\$ 1,178.21	\$ 1,496.00	\$ 2,674.21	\$ 2,451.54
Reduced Townhomes	194	1,178.21	1,276.60	2,454.81	2,232.14
Total	359				

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2025**

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 206,647	\$ -	\$ -	\$ 206,647
Investments				
Revenue	-	256,428	-	256,428
Reserve	-	241,450	-	241,450
Prepayment	-	555,590	-	555,590
Construction	-	-	22,784	22,784
Assessments receivable - off-roll	19,800	26,400	-	46,200
Due from KL Florida city LLC	-	52,218	-	52,218
Utility deposit	6,955	-	-	6,955
Total assets	<u>\$ 233,402</u>	<u>\$1,132,086</u>	<u>\$ 22,784</u>	<u>\$ 1,388,272</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Contracts payable	\$ -	\$ -	\$ 630	\$ 630
Due to debt service fund	38,274	-	-	38,274
Total liabilities	<u>38,274</u>	<u>-</u>	<u>630</u>	<u>38,904</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	19,800	78,617	-	98,417
Total deferred inflows of resources	<u>19,800</u>	<u>78,617</u>	<u>-</u>	<u>98,417</u>
Fund balances:				
Restricted for:				
Debt service	-	1,053,469	-	1,053,469
Capital projects	-	-	22,154	22,154
Unassigned	175,328	-	-	175,328
Total fund balances	<u>175,328</u>	<u>1,053,469</u>	<u>22,154</u>	<u>1,250,951</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 233,402</u>	<u>\$1,132,086</u>	<u>\$ 22,784</u>	<u>\$ 1,388,272</u>

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 26,801	\$ 205,972	\$ 329,317	63%
Interest and miscellaneous	1,041	2,089	240	870%
Total revenues	<u>27,842</u>	<u>208,061</u>	<u>329,557</u>	63%
EXPENDITURES				
Professional & administrative				
Management	4,000	16,000	48,000	33%
Legal	-	496	20,000	2%
Engineering	-	-	5,000	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	333	1,000	33%
EMMA software service	-	2,500	2,500	100%
Trustee	4,139	4,139	4,500	92%
Telephone	16	66	200	33%
Postage	11	55	500	11%
Printing & binding	42	167	500	33%
Legal advertising	-	1,722	3,500	49%
Annual special district fee	-	175	175	100%
Insurance	-	8,582	6,356	135%
Contingencies/bank charges	-	-	500	0%
Meeting room rental	-	-	1,050	0%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>8,291</u>	<u>34,235</u>	<u>100,196</u>	34%
Field Maintenance				
On-site management	1,560	6,240	20,000	31%
Field operations accounting	167	667	2,000	33%
Stormwater maintenance	-	-	10,000	0%
Roadway maintenance	-	-	10,000	0%
Landscape & irrigation maintenance	5,053	20,210	100,000	20%
Park equipment & maintenance	-	-	2,000	0%
Pest control	-	-	2,000	0%
Field operations	569	569	12,000	5%
Streetlighting	-	-	15,000	0%
Electrical utilities	4,492	12,952	10,000	130%
Aquatic maintenance	180	705	2,500	28%
Sidewalks	-	-	2,000	0%
Water & sewer	-	-	5,000	0%
Pool maintenance contract & supplies	-	-	15,000	0%
Amenties supplies	-	2,930	4,000	73%
Permits/licenses/fire extinguishers	-	-	1,000	0%
Miscellaneous maintenance	-	-	10,000	0%
Property insurance	-	10,628	-	N/A
Total field maintenance	<u>12,021</u>	<u>54,901</u>	<u>222,500</u>	25%
Other fees & charges				
Tax collector	-	927	6,861	14%
Total other fees & charges	<u>-</u>	<u>927</u>	<u>6,861</u>	14%
Total expenditures	<u>20,312</u>	<u>90,063</u>	<u>329,557</u>	27%
Excess/(deficiency) of revenues over/(under) expenditures	7,530	117,998	-	
Fund balances - beginning	167,798	57,330	16,388	
Fund balances - ending	<u>\$ 175,328</u>	<u>\$ 175,328</u>	<u>\$ 16,388</u>	

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 255,873	\$ 479,775	53%
Assessment prepayments	-	112,896	-	N/A
Interest	5,223	11,290	-	N/A
Total revenues	<u>5,223</u>	<u>380,059</u>	<u>479,775</u>	79%
EXPENDITURES				
Debt service				
Principal*	-	-	175,000	0%
Interest	-	143,816	280,090	51%
Tax collector	-	1,323	9,995	13%
Total debt service	<u>-</u>	<u>145,139</u>	<u>465,085</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	5,223	234,920	14,690	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(1,800)</u>	<u>(3,769)</u>	-	N/A
Total other financing sources	<u>(1,800)</u>	<u>(3,769)</u>	-	N/A
Net change in fund balances	3,423	231,151	14,690	
Fund balances - beginning	1,050,046	822,318	359,711	
Fund balances - ending	<u>\$ 1,053,469</u>	<u>\$ 1,053,469</u>	<u>\$ 374,401</u>	

**STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 158	\$ 315
Total revenues	<u>158</u>	<u>315</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	158	315
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>1,800</u>	<u>3,769</u>
Total other financing sources/(uses)	<u>1,800</u>	<u>3,769</u>
Net change in fund balances	1,958	4,084
Fund balances - beginning	<u>20,196</u>	<u>18,070</u>
Fund balances - ending	<u><u>\$ 22,154</u></u>	<u><u>\$ 22,154</u></u>

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stellar North Community Development District held Public Hearings and a Regular Meeting on November 15, 2024 at 12:00 p.m., or as soon thereafter as the matter may be heard, at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

Present:

Debbie Leonard	Vice Chair
Michael Caputo	Assistant Secretary
Luis Carcamo	Assistant Secretary

Also present:

Andrew Kantarzhi	
Jere Earlywine (via telephone)	District Counsel
Anamaris Torres (via telephone)	District Engineer
Kristina Olson (via telephone)	Facilities Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 12:12 p.m. He administered the Oath of Office to Mr. Luis Carcamo before the meeting. Supervisors Caputo, Leonard and Carcamo were present. Supervisors Fife and Seifel were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Luis Carcamo [Seat 4] (the following will be provided in a separate package)

This item was discussed during the First Order of Business.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligation and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-01. Ms. Leonard nominated the following:

William "Bill" Fife	Chair
Debbie Leonard	Vice Chair
Michael Caputo	Assistant Secretary
Jon Seifel	Assistant Secretary
Luis Carcamo	Assistant Secretary

No other nominations were made. This Resolution removes the following from the Board:

Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Andrew Kantarzhi	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Fife and seconded by Mr. Caputo, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Amending Resolution 2024-13 to Reset the Public Hearing Regarding the Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Ms. Leonard and seconded by Mr. Caputo, with all in favor, Resolution 2025-02, Amending Resolution 2024-13 to Reset the Public Hearing Regarding the Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication**B. Consideration of Resolution 2025-03, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Ms. Leonard and seconded by Mr. Carcamo, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Leonard and seconded by Mr. Caputo, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Leonard and seconded by Mr. Carcamo, with all in favor, Resolution 2025-03, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Amending Resolution 2024-14 to Reset the Public Hearing Regarding the Rules Relating to Parking and Parking Enforcement; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Ms. Leonard and seconded by Mr. Caputo, with all in favor, Resolution 2025-04, Amending Resolution 2024-14 to Reset the Public Hearing Regarding the Rules Relating to Parking and Parking Enforcement; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Public Hearing on Rule Relating to Overnight Parking and Parking Enforcement

A. Affidavits of Publication

- **Notice of Rule Development**
- **Notice of Rulemaking**

B. Consideration of Resolution 2025-05, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date

Mr. Kantarzhi and Mr. Earlywine reviewed the Parking Enforcement Rules.

On MOTION by Mr. Carcamo and seconded by Mr. Caputo, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Leonard and seconded by Mr. Caputo, with all in favor, the Public Hearing was closed.

Ms. Olson asked if these Rules will allow the HOA to involve a towing company to tow illegally parked vehicles on the street. Mr. Earlywine replied affirmatively. A towing company will be engaged and signage will be installed.

On MOTION by Ms. Leonard and seconded by Mr. Carcamo, with all in favor, Resolution 2025-05, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of ADA Site Compliance Proposal for Website Mitigation Items for Accessibility

On MOTION by Ms. Leonard and seconded by Mr. Caputo, with all in favor, the ADA Site Compliance Proposal for Website Mitigation Items for Accessibility, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2024

On MOTION by Ms. Leonard and seconded by Mr. Caputo, with all in favor, the Unaudited Financial Statements as of September 30, 2024, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of August 16, 2024 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Caputo and seconded by Ms. Leonard, with all in favor, the August 16, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Langan Engineering and Environmental Services, Inc.

There were no District Counsel or District Engineer Reports.

C. Field Operations Report: FirstService Residential Florida, Inc.

Ms. Olson reported the following:

➤ The pool area fob was received; confirmation of the pool passing the health inspection is needed.

➤ There have been reports of unapproved mechanic work in the evening.

Mr. Carcamo stated that the pool did not pass the initial inspection but the re-inspection is scheduled for November 20, 2024.

Once the pool is opened, janitorial services will be engaged.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: December 20, 2024 at 12:00 PAM**

- **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Caputo and seconded by Ms. Leonard, with all in favor, the meeting adjourned at 12:30 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Goldbetter, Miami Business Center (Office Park at California Club)</i>		
<i>1031 Ives Dairy Road, Suite 228, Miami, Florida 33179</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 18, 2024 CANCELED	Public Hearing & Regular Meeting	12:00 PM*
November 15, 2024	Public Hearing & Regular Meeting	12:00 PM*
December 20, 2024 CANCELED	Regular Meeting	12:00 PM*
January 17, 2025 CANCELED	Regular Meeting	12:00 PM*
February 21, 2025 CANCELED	Regular Meeting	12:00 PM*
March 21, 2025	Regular Meeting	12:00 PM*
April 18, 2025	Regular Meeting	12:00 PM*
May 16, 2025	Regular Meeting	12:00 PM*
June 20, 2025	Regular Meeting	12:00 PM*
July 18, 2025	Regular Meeting	12:00 PM*
August 15, 2025	Regular Meeting	12:00 PM*
September 19, 2025	Regular Meeting	12:00 PM*
<i>*Meetings will convene immediately following the adjournment of the Parker Pointe CDD meetings, scheduled to commence at 12:00 PM</i>		