STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED 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	Adopted budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	$ 343,039				$422,979
Assessment levy: on-roll FY 24	-				12,447
Allowable discounts (4%)	(13,722)				(17,417)
Assessment levy: on-roll - net	329,317	$ 205,972	$ 123,345	$ 329,317	418,009
Interest	240	2,089	-	2,089	240
Total revenues	329,557	208,061	123,345	331,406	418,249
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	8,709
Total professional & administrative	107,057	35,162	74,121	109,283	113,549

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	Adopted 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	406,549
Excess/(deficiency) of revenues over/(under) expenditures	-	117,998	(131,955)	(13,957)	11,700
Fund balance - beginning (unaudited)		57,330	175,328	57,330	43,373
Fund balance - ending (projected)					
Unassigned		175,328	43,373	43,373	55,073
Fund balance - ending		$ 175,328	$ 43,373	$ 43,373	$ 55,073

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	8,709

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	$406,549

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 9/30/2025	Total Actual & Projected Revenue & Expenditures	Adopted budget FY 2026
REVENUES					
Assessment levy: on-roll	$ 499,766				$ 458,299
Assessment levy: on-roll FY 24	-				16,596
Allowable discounts (4%)	(19,991)				(18,996)
Net assessment levy - on-roll	479,775	$ 255,873	$ 234,020	$ 489,893	455,899
Assessment prepayments	-	112,896	-	112,896	-
Interest	-	11,290	-	11,290	-
Total revenues	479,775	380,059	234,020	614,079	455,899
EXPENDITURES					
Debt service					
Principal	175,000	-	180,000	180,000	170,000
Principal prepayment	-	-	635,000	635,000	-
Interest	280,090	140,276	140,276	280,552	260,585
Tax collector	9,995	1,323	8,672	9,995	9,498
Total expenditures	465,085	141,599	963,948	1,105,547	440,083
Excess/(deficiency) of revenues over/(under) expenditures	14,690	238,460	(729,928)	(491,468)	15,816
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	234,691	(726,159)	(491,468)	15,816
Fund balance:					
Beginning fund balance (unaudited)		822,318	1,057,009	822,318	330,850
Ending fund balance (projected)		$1,057,009	$ 330,850	$ 330,850	346,666
Use of fund balance:					
Debt service reserve account balance (required)					(215,760)
Interest expense - November 1, 2026					(128,210)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 2,696

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	-		130,292.50	130,292.50	7,285,000.00
05/01/26	170,000.00	2.450%	130,292.50	300,292.50	7,115,000.00
11/01/26	-		128,210.00	128,210.00	7,115,000.00
05/01/27	175,000.00	3.000%	128,210.00	303,210.00	6,940,000.00
11/01/27	-		125,585.00	125,585.00	6,940,000.00
05/01/28	180,000.00	3.000%	125,585.00	305,585.00	6,760,000.00
11/01/28	-		122,885.00	122,885.00	6,760,000.00
05/01/29	185,000.00	3.000%	122,885.00	307,885.00	6,575,000.00
11/01/29	-		120,110.00	120,110.00	6,575,000.00
05/01/30	190,000.00	3.000%	120,110.00	310,110.00	6,385,000.00
11/01/30	-		117,260.00	117,260.00	6,385,000.00
05/01/31	200,000.00	3.000%	117,260.00	317,260.00	6,185,000.00
11/01/31	-		114,260.00	114,260.00	6,185,000.00
05/01/32	205,000.00	3.200%	114,260.00	319,260.00	5,980,000.00
11/01/32	-		110,980.00	110,980.00	5,980,000.00
05/01/33	210,000.00	3.200%	110,980.00	320,980.00	5,770,000.00
11/01/33	-		107,620.00	107,620.00	5,770,000.00
05/01/34	215,000.00	3.200%	107,620.00	322,620.00	5,555,000.00
11/01/34	-		104,180.00	104,180.00	5,555,000.00
05/01/35	225,000.00	3.200%	104,180.00	329,180.00	5,330,000.00
11/01/35	-		100,580.00	100,580.00	5,330,000.00
05/01/36	230,000.00	3.200%	100,580.00	330,580.00	5,100,000.00
11/01/36	-		96,900.00	96,900.00	5,100,000.00
05/01/37	240,000.00	3.200%	96,900.00	336,900.00	4,860,000.00
11/01/37	-		93,060.00	93,060.00	4,860,000.00
05/01/38	245,000.00	3.200%	93,060.00	338,060.00	4,615,000.00
11/01/38	-		89,140.00	89,140.00	4,615,000.00
05/01/39	255,000.00	3.200%	89,140.00	344,140.00	4,360,000.00
11/01/39	-		85,060.00	85,060.00	4,360,000.00
05/01/40	265,000.00	3.200%	85,060.00	350,060.00	4,095,000.00
11/01/40	-		80,820.00	80,820.00	4,095,000.00
05/01/41	270,000.00	3.200%	80,820.00	350,820.00	3,825,000.00
11/01/41	-		76,500.00	76,500.00	3,825,000.00
05/01/42	280,000.00	4.000%	76,500.00	356,500.00	3,545,000.00
11/01/42	-		70,900.00	70,900.00	3,545,000.00
05/01/43	295,000.00	4.000%	70,900.00	365,900.00	3,250,000.00
11/01/43	-		65,000.00	65,000.00	3,250,000.00
05/01/44	305,000.00	4.000%	65,000.00	370,000.00	2,945,000.00
11/01/44	-		58,900.00	58,900.00	2,945,000.00
05/01/45	320,000.00	4.000%	58,900.00	378,900.00	2,625,000.00
11/01/45	-		52,500.00	52,500.00	2,625,000.00
05/01/46	330,000.00	4.000%	52,500.00	382,500.00	2,295,000.00
11/01/46	-		45,900.00	45,900.00	2,295,000.00
05/01/47	345,000.00	4.000%	45,900.00	390,900.00	1,950,000.00
11/01/47	-		39,000.00	39,000.00	1,950,000.00

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%	39,000.00	399,000.00	1,590,000.00
11/01/48	-		31,800.00	31,800.00	1,590,000.00
05/01/49	375,000.00	4.000%	31,800.00	406,800.00	1,215,000.00
11/01/49	-		24,300.00	24,300.00	1,215,000.00
05/01/50	390,000.00	4.000%	24,300.00	414,300.00	825,000.00
11/01/50	-		16,500.00	16,500.00	825,000.00
05/01/51	405,000.00	4.000%	16,500.00	421,500.00	420,000.00
11/01/51	-		8,400.00	8,400.00	420,000.00
05/01/52	420,000.00	4.000%	8,400.00	428,400.00	-
Total	**7,285,000.00**		**4,433,285.00**	**11,718,285.00**	

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

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