STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
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STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted budget FY 2026	Actual through 03/31/26	Projected through 9/30/2026	Total actual & Projected	Proposed budget FY 2027
REVENUES					
Assessment levy: on-roll - gross	$ 422,979				$531,703
Assessment levy: on-roll FY 24	12,447				-
Allowable discounts (4%)	(17,417)				(21,268)
Assessment levy: on-roll - net	418,009	$ 406,276	$ 11,733	$ 418,009	$510,434
Interest	240	6,774	-	6,774	240
Total revenues	418,249	413,050	11,733	424,783	510,674
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	20,000	1,235	10,000	11,235	20,000
Engineering	5,000	2,689	2,311	5,000	5,000
Engineering - additional reporting	-	-	-	-	5,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
EMMA software service	2,500	2,500	-	2,500	2,500
Trustee	4,500	-	4,500	4,500	4,500
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	3,500	1,386	2,114	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	10,000	6,553	-	6,553	7,500
Contingencies/bank charges	1,500	232	1,268	1,500	1,500
Meeting room rental	1,050	-	1,050	1,050	1,050
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145	65	210	210
Tax collector	8,709	4,221	4,488	8,709	10,634
Total professional & administrative	113,549	44,691	56,646	101,337	117,974

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted budget FY 2026	Actual through 03/31/26	Projected through 9/30/2026	Total actual & Projected	Proposed budget FY 2027
Field operations					
On-site management	20,000	25,063	25,000	50,063	50,000
Field operations accounting	2,000	1,000	1,000	2,000	3,000
Stormwater maintenance	10,000	-	-	-	-
Roadway maintenance	10,000	-	5,000	5,000	5,000
Landscape & irrigation maintenance	100,000	38,976	45,000	83,976	100,000
Park equipment & maintenance	2,000	-	2,000	2,000	2,000
Pest control	2,000	-	2,000	2,000	2,000
Streetlighting	15,000	-	-	-	-
Electrical utilities	30,000	-	-	-	-
Security patrol	20,000	-	10,000	10,000	20,000
Camera monitoring	4,000	8,700	-	8,700	8,700
Events	15,000	-	5,000	5,000	10,000
Holiday decor	10,000	-	-	-	10,000
Aquatic maintenance	2,500	900	1,600	2,500	2,500
Sidewalks	2,000	-	1,000	1,000	2,000
Water & sewer	5,000	292	2,000	2,292	1,500
Pool maintenance contract & supplies	15,000	8,383	10,000	18,383	20,000
Amenties supplies	4,000	2,890	3,000	5,890	7,000
Permits/licenses/fire extinguishers	1,000	160	840	1,000	1,000
Property insurance	13,500	13,135	-	13,135	13,000
Miscellaneous maintenance	10,000	1,346	5,000	6,346	10,000
Contingency	-	502	-	502	50,000
Electricity			-	-	
Internet clubhouse	-	942	1,500	2,442	3,000
Streetlights 82 82 3600	-	22,945	25,000	47,945	50,000
Lake electricity	-	4,189	5,000	9,189	10,000
Clubhouse electricity	-	4,162	5,000	9,162	10,000
Entry electricity	-	198	500	698	1,000
Irrigation electricity	-	353	500	853	1,000
Total field operations	293,000	134,136	155,940	290,076	392,700
Total expenditures	406,549	178,827	212,586	391,413	510,674
Excess/(deficiency) of revenues over/(under) expenditures	11,700	234,223	(200,853)	33,370	-
Fund balance - beginning (unaudited)	43,373	146,803	381,026	146,803	180,173
Fund balance - ending (projected)					
Assigned					
Working capital		-	-	-	120,000
Unassigned	55,073	381,026	180,173	180,173	60,173
Fund balance - ending	$ 55,073	$ 381,026	$ 180,173	$ 180,173	$ 180,173

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 - additional reporting	5,000
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	7,500
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	10,634

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Field operations	
On-site management	50,000
Field operations accounting	3,000
Stormwater maintenance	-
Roadway maintenance	5,000
Landscape & irrigation maintenance	100,000
Park equipment & maintenance	2,000
Pest control	2,000
Field operations	-
Streetlighting	-
Electrical utilities	-
Security patrol	20,000
Camera monitoring	8,700
Events	10,000
Holiday decor	10,000
Aquatic maintenance	2,500
Sidewalks	2,000
Water & sewer	1,500
Pool maintenance contract & supplies	20,000
Amenties supplies	7,000
Permits/licenses/fire extinguishers	1,000
Property insurance	13,000
Miscellaneous maintenance	10,000
Contingency	50,000
Electricity	
Internet clubhouse	3,000
Streetlights 82 82 3600	50,000
Lake electricity	10,000
Clubhouse electricity	10,000
Entry electricity	1,000
Irrigation electricity	1,000
Total expenditures	$ 510,674

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2027

	Fiscal Year 2026				
	Proposed Budget FY 2026	Actual through 03/31/26	Projected through 9/30/2026	Total Actual & Projected Revenue & Expenditures	Proposed budget FY 2027
REVENUES					
Assessment levy: on-roll	$ 458,299				$ 458,299
Assessment levy: on-roll FY 24	16,596				-
Allowable discounts (4%)	(18,996)				(18,332)
Net assessment levy - on-roll	455,899	$ 443,105	$ 15,194	$ 458,299	439,967
Interest	-	7,636	-	7,636	-
Total revenues	455,899	450,741	15,194	465,935	439,967
EXPENDITURES					
Debt service					
Principal	170,000	-	170,000	170,000	175,000
Interest	260,585	130,292	130,293	260,585	256,420
Tax collector	9,498	4,604	4,894	9,498	9,166
Total expenditures	440,083	134,896	305,187	440,083	440,586
Excess/(deficiency) of revenues over/(under) expenditures	15,816	315,845	(289,993)	25,852	(619)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4,044)	4,044	-	-
Total other financing sources/(uses)	-	(4,044)	4,044	-	-
Net increase/(decrease) in fund balance	15,816	311,801	(285,949)	25,852	(619)
Fund balance:					
Beginning fund balance (unaudited)	330,850	412,282	724,083	412,282	438,134
Ending fund balance (projected)	$346,666	$ 724,083	$ 438,134	$ 438,134	437,515
Use of fund balance:					
Debt service reserve account balance (required)					(215,760)
Interest expense - November 1, 2027					(128,210)
Projected fund balance surplus/(deficit) as of September 30, 2027					$ 93,545

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
					9,105,000.00
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	**7,115,000.00**		**4,172,700.00**	**11,287,700.00**	

STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS

On-Roll					
Product/Parcel	**Units**	**FY 2027 O&M Assessment per Unit**	**FY 2027 DS Assessment per Unit**	**FY 2027 Total Assessment per Unit**	**FY 2026 Total Assessment per Unit**
Reduced Townhomes	359	$ 1,481.06	1,276.60	$ 2,757.66	$ 2,454.81
Total	**359**				