

# **STARLING**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**January 7, 2026**

**BOARD OF SUPERVISORS**

**REGULAR MEETING  
AGENDA**

# **STARLING**

**COMMUNITY DEVELOPMENT DISTRICT**

# **AGENDA**

# **LETTER**

**Starling 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**  
<https://starlingcdd.net/>

December 30, 2025

Board of Supervisors  
Starling Community Development District

Dear Board Members:

The Board of Supervisors of the Starling Community Development District will hold a Regular Meeting on January 7, 2026 at 10:30 a.m., at 26789 Victoria Place, Punta Gorda, Florida 33955. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment to Fill Unexpired Term of Seat 3; *Term Expires November 2026*
  - Administration of Oath of Office to Appointed Supervisor (*the following to be provided under separate cover*)
    - A. Required Ethics Training and Disclosure Filling
      - 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
4. Consideration of Resolution 2026-03, Electing and Removing Officers of the District and Providing for an Effective Date
5. Consideration of Resolution 2026-04, Ratifying, Confirming and Approving the Sale of the District's Series 2025 Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the District's Series 2025 Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date
6. Consideration of Disclosure of Public Finance

**ATTENDEES:**

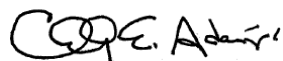
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

7. Consideration of Resolution 2026-05, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Providing for Severability and an Effective Date [November 3, 2026 – Seats 3, 4 & 5]
8. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026
9. Acceptance of Unaudited Financial Statements as of November 30, 2025
10. Approval of November 5, 2025 Regular Meeting Minutes
11. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Atwell, LLC*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: February 4, 2026 at 10:30 AM
      - QUORUM CHECK
12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

SEAT 1	FELIPE GONZALEZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	RYAN FUTCH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JARRET ENGLISH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	REBEKAH NORTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley (Chuck) E Adams, Jr.  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 229 774 8903**

# **STARLING**

**COMMUNITY DEVELOPMENT DISTRICT**

# **3**

**STARLING COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF STARLING COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

**ACKNOWLEDGMENT OF OATH BEING TAKEN**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, who is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Starling Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_

-----  
MAILING ADDRESS: ☐ Home ☐ Office County of Residence \_\_\_\_\_

\_\_\_\_\_  
Street Phone Fax

\_\_\_\_\_  
City, State, Zip Email Address

# **STARLING**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4**

**RESOLUTION 2026-03**

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

**WHEREAS**, the Starling 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 THE STARLING COMMUNITY DEVELOPMENT  
DISTRICT THAT:**

**SECTION 1.** The following is elected as Officer of the District effective January 7, 2026:

\_\_\_\_\_ is elected Chair

\_\_\_\_\_ is elected Vice Chair

\_\_\_\_\_ is elected Assistant Secretary

\_\_\_\_\_ is elected Assistant Secretary

\_\_\_\_\_ is elected Assistant Secretary

**SECTION 2.** The following Officer shall be removed as Officer effective January 7, 2026:

\_\_\_\_\_

\_\_\_\_\_



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

Chesley E Adams, Jr. Secretary

Craig Wrathell Assistant Secretary

Craig Wrathell                      Treasurer

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Jeff Pinder                      Assistant Treasurer

**PASSED AND ADOPTED THIS 7<sup>TH</sup> DAY OF JANUARY, 2026.**

ATTEST:

## STARLING COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

# **STARLING**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5**

## **RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STARLING COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING AND APPROVING THE SALE OF THE DISTRICT'S SERIES 2025 BONDS; RATIFYING, CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE DISTRICT'S SERIES 2025 BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Starling 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 previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, Florida Statutes, including its \$12,530,000 Starling Community Development District Special Assessment Revenue Bonds, Series 2025 (the "Series 2025 Bonds"),

**WHEREAS**, the District has closed on the sale of the Series 2025 Bonds; and

**WHEREAS**, as prerequisites to the issuance of the Series 2025 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries and District Staff, including the District Manager, District Assessment Consultant, District Engineer, Bond Counsel and District Counsel, were required to execute and deliver various documents (the "Closing Documents"); and

**WHEREAS**, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing the sale of the Series 2025 Bonds.

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

**SECTION 1.** The sale, issuance, and closing of the Series 2025 Bonds are in the best interests of the District.

**SECTION 2.** The issuance and sale of the Series 2025 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

**SECTION 3.** The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025

Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2025 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 7th day of January, 2026.

ATTEST:

**STARLING COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

# **STARLING**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6**

Upon recording, this instrument should be returned to:

Wesley S. Haber  
Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE STARLING COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors<sup>1</sup>**

**Starling Community Development District**

Felipe Gonzalez  
Chairperson

Ryan Futch  
Assistant Secretary

Rebekah Norton  
Vice Chairman

Vacant  
Assistant Secretary

Jarret English  
Assistant Secretary

District Manager:  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

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<sup>1</sup> This list reflects the composition of the Board of Supervisors as of December 1, 2025. For a current list of Board Members, please contact the District Manager's office or visit the District's website at <https://starlingcdd.net/>.

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**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE STARLING COMMUNITY DEVELOPMENT DISTRICT**

**INTRODUCTION**

The Starling Community Development District (“District”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of roadways, stormwater management systems, utilities and landscaping improvements.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

**What is the District and how is it governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance 2024-007 enacted by the Board of County Commissioners of Charlotte County, Florida, effective as of March 27, 2024. The District encompasses approximately 296.63 acres located entirely within unincorporated Charlotte County. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements within its jurisdiction.

The District is governed by a five-member Board of Supervisors (the “Board”), the members of which must be residents of the State and citizens of the United States. Board members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both (i) six years after the initial appointment of Supervisors have passed and (ii) the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a



citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Charlotte County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide  
and how are the improvements paid for?**

The District is comprised of approximately 296.63 acres located entirely within Charlotte County, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The public infrastructure necessary to support the District's development program includes, but is not limited to, stormwater management, water, sewer, and reclaim utilities, hardscape, landscape and irrigation, environmental conservation, and offsite roadway improvements.

To plan the infrastructure improvements necessary for the District, the District adopted its *Master Engineer's Report*, dated January 2024, Revised April 2024, which details the improvements contemplated for the completion of the infrastructure of the District (the "Capital Improvement Plan"). Copies of the Capital Improvement Plan are available for review at the District's office.

These public infrastructure improvements have been or will be funded, in part, by the District's sale of bonds. On August 27, 2024, the Circuit Court of the State of Florida, in and for Charlotte County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$46,900,00 in Special Assessment Revenue Bonds for the funding of the Capital Improvement Plan.

On November 7, 2025, the District issued special assessment bonds for the purposes of financing a portion of the costs of the construction and acquisition of the Capital Improvement Plan. On that date, the District issued its \$12,530,000 Starling Community Development District Special Assessment Revenue Bonds, Series 2025 (the "Series 2025 Bonds").

## **Stormwater Management**

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, pipe, control structures, and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the applicable design requirements for stormwater/floodplain management systems. The District will finance, own, operate, and maintain the stormwater system, with the exception of the inlets and storm sewer systems that may be part of dedicated rights-of-way.

## **Water, Sewer, and Reclaim Utilities**

The District intends to construct and/or acquire water, wastewater and reclaim infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Wastewater improvements for the project will include an on-site gravity collection system, off-site and on-site force main, and on-site lift stations. Similarly, the reclaim water distribution system will be constructed to provide service for irrigation throughout the community. The water and reclaim distribution and wastewater collection systems for all phases will be constructed and/or acquired by the District and then dedicated to a local, public utility provider for operation and maintenance.

## **Hardscape, Landscape and Irrigation**

The District will fund landscaping, and hardscaping (i.e. perimeter walls) within District common areas and rights-of-way. All such landscaping and hardscaping will be owned, maintained, and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by a local general-purpose government, will be maintained pursuant to a right-of-way agreement or permit. Any landscaping or hardscaping systems behind hard-gated roads, if any, would not be financed by the District and instead would be privately installed and maintained.

## **Environmental Conservation**

The District will provide on-site conservation areas in order to offset wetland impacts associated with the construction of the development, and will be responsible for the maintenance and government reporting of the environmental mitigation.

## **Off-Site Improvements**

Off-site improvements include right and left turn lanes and roadway expansion of Burnt Store Road, as well as a proposed signalized intersection.

### **Assessments, Fees and Charges**

The costs of acquisition and construction of a portion of these infrastructure improvements have been financed by the District through the sale of the Series 2025 Bonds. The assessments securing the 2025 Bonds were allocated to the property described in the *Notice of Series 2025 Assessments* recorded at Instrument No. 3586017 of the Official Records of Charlotte County, Florida. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment, and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. The current maximum annual debt service assessment levels for property within the District may be obtained from the District Manager. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review at the District's office.

The debt service assessments exclude any operations and maintenance assessments ("O&M Assessments") which may be determined and calculated annually by the District's Board of Supervisors and are levied against benefitted lands in the District.

A detailed description of all costs and allocations which result in the formulation of the debt service assessments and the O&M Assessments is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District infrastructure as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

### **Method of Collection**

The District's debt service assessments and/or O&M Assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and to the extent that it is, will be collected by the Charlotte County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if

not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to the District Manager at: Starling Community Development District, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or [info@starlingcdd.net](mailto:info@starlingcdd.net), or call (561) 571-0100.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

**IN WITNESS WHEREOF**, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and recorded in the Official Records of Charlotte County, Florida.

**STARLING COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Felipe Gonzalez, Chairman

**Witnesses:**

\_\_\_\_\_  
Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2026, by Felipe Gonzalez as Chairman for the Starling Community Development District and is ☐ personally known or provided \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Official Notary Signature & Seal)

Name: \_\_\_\_\_

A tract or parcel of land lying in Sections 9 and 16, Township 42 South, Range 23 East, Charlotte County, Florida, said tract or parcel of land being more particularly described as follows:

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on East line of the of the Southeast Quarter (SE 1/4) of Section 9 to bear S00°56'41"E.



# **STARLING**

**COMMUNITY DEVELOPMENT DISTRICT**

# **7**

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF STARLING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, Starling Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Charlotte County, Florida; and

**WHEREAS**, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the effective date of Charlotte County Ordinance No. 2024-007 creating the District (the "Ordinance") is March 26, 2024; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

**SECTION 1.** In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 3rd day of November, 2026 at \_\_\_\_:\_\_\_\_.m., at

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**SECTION 2.** The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

**SECTION 3.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 7<sup>th</sup> day of January, 2026. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]



**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 7<sup>th</sup> day of January, 2026.

Attest:

**STARLING COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

## Exhibit A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF  
SUPERVISORS OF THE STARLING COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Starling Community Development District (the "District") in Charlotte County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

**DATE:** November 3, 2026

**TIME:** \_\_\_\_:\_\_\_\_.m.

**PLACE:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

District Manager

Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

**PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT**

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
STARLING COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: \_\_\_\_:\_\_\_\_.m.

LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**STARLING COMMUNITY DEVELOPMENT DISTRICT  
CHARLOTTE COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

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 Starling Community Development District to be held at \_\_\_\_:\_\_\_\_ \_\_.m., on November 3, 2026 at \_\_\_\_\_, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Insert 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.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner 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.).

**OFFICIAL BALLOT**

**STARLING COMMUNITY DEVELOPMENT DISTRICT  
CHARLOTTE COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Starling Community Development District and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
_____	_____
_____	_____
_____	_____

[Insert 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.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

<b>SEAT</b>	<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

# **STARLING**

**COMMUNITY DEVELOPMENT DISTRICT**

# **8**

# **STARLING**

**COMMUNITY DEVELOPMENT DISTRICT**

# **8A**



**STARLING COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2024 – September 30, 2025**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☒ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☒ No ☐ Not Applicable ☐

District established in May 2024 and website available within 12 months of establishment

---

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☒ No ☐ Not Applicable ☐

See 1.2

---

**2.      INFRASTRUCTURE AND FACILITIES MAINTENANCE**

**Goal 2.1      District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐ Not Applicable ☒

As of September 2025, the District had not acquired and/or constructed any improvements

---

**3.      FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

**Goal 3.1      Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☒ No ☐ Not Applicable ☐

See 1.2

---

### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☒ No ☐ Not Applicable ☐

See 1.2

---

### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes ☐ No ☐ Not Applicable ☒

District was established in FY24, therefore FY24 Audit is not applicable.

Cep5AL

District Manager

Chuck Adams

Print Name

8.7.24

Date

My NY

Chair/Vice Chair, Board of Supervisors

Rebekah Norton

Print Name

8/7/24

Date

# **STARLING**

**COMMUNITY DEVELOPMENT DISTRICT**

# **8B**

**STARLING COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐



### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes ☐ No ☐

---

District Manager

---

Chair/Vice Chair, Board of Supervisors

---

Print Name

---

Print Name

---

Date

---

Date

# **STARLING**

**COMMUNITY DEVELOPMENT DISTRICT**

# **UNAUDITED FINANCIAL STATEMENTS**

**STARLING  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
NOVEMBER 30, 2025**

**STARLING  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
NOVEMBER 30, 2025**

	General Fund	Debt Service Fund Series 2025	Capital Projects Fund Series 2025	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 7,081	\$ -	\$ -	\$ 7,081
Investments				
Reserve	-	426,730	-	426,730
Capitalized interest	-	660,617	-	660,617
Cost of issuance	-	16,076	-	16,076
Due from Landowner	5,122	-	-	5,122
Total assets	<u>\$ 12,203</u>	<u>\$1,103,423</u>	<u>\$ -</u>	<u>\$ 1,115,626</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 5,041	\$ -	\$ -	\$ 5,041
Contracts payable	-	-	839	839
Landowner advance	7,321	-	-	7,321
Total liabilities	<u>12,362</u>	<u>-</u>	<u>839</u>	<u>13,201</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	4,882	-	-	4,882
Total deferred inflows of resources	<u>4,882</u>	<u>-</u>	<u>-</u>	<u>4,882</u>
Fund balances:				
Restricted for:				
Debt service	-	1,103,423	-	1,103,423
Capital projects	-	-	(839)	(839)
Unassigned	(5,041)	-	-	(5,041)
Total fund balances	<u>(5,041)</u>	<u>1,103,423</u>	<u>(839)</u>	<u>1,097,543</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 12,203</u>	<u>\$1,103,423</u>	<u>\$ -</u>	<u>\$ 1,115,626</u>

**STARLING  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Landowner contribution	\$ -	\$ 5,565	\$ 100,540	6%
Total revenues	-	5,565	100,540	6%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording**	2,000	4,000	48,000	8%
Legal	-	-	25,000	0%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	2,000	0%
Trustee*	-	-	5,500	0%
Telephone	17	33	200	17%
Postage	24	24	500	5%
Printing & binding	41	83	500	17%
Legal advertising	-	-	1,750	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,565	6,400	87%
Contingencies/bank charges	80	160	1,600	10%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total expenditures	2,162	10,040	100,540	10%
Excess/(deficiency) of revenues over/(under) expenditures	(2,162)	(4,475)	-	
Fund balances - beginning	(2,879)	(566)	-	
Fund balances - ending	\$ (5,041)	\$ (5,041)	\$ -	

\*These items will be realized when bonds are issued.

\*\*WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**STARLING  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2025  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Landowner contribution	\$ 12,077	\$ 12,077
Total revenues	<u>12,077</u>	<u>12,077</u>
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	216,525	216,525
Underwriter's discount	250,600	250,600
Total expenditures	<u>467,125</u>	<u>467,125</u>
Excess/(deficiency) of revenues over/(under) expenditures	(455,048)	(455,048)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	1,630,000	1,630,000
Original issue discount	(74,452)	(74,452)
Total other financing sources	<u>1,570,548</u>	<u>1,570,548</u>
Net change in fund balances	1,115,500	1,115,500
Fund balances - beginning	(12,077)	(12,077)
Fund balances - ending	<u><u>\$ 1,103,423</u></u>	<u><u>\$ 1,103,423</u></u>

**STARLING  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2025  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Landowner contribution	\$ 768	\$ 768
Total revenues	<u>768</u>	<u>768</u>
<b>EXPENDITURES</b>		
Construction costs	10,885,000	10,885,000
Total expenditures	<u>10,885,000</u>	<u>10,885,000</u>
Excess/(deficiency) of revenues over/(under) expenditures	(10,884,232)	(10,884,232)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	10,900,000	10,900,000
Transfer out	<u>(15,000)</u>	<u>(15,000)</u>
Total other financing sources/(uses)	<u>10,885,000</u>	<u>10,885,000</u>
Net change in fund balances	768	768
Fund balances - beginning	(1,607)	(1,607)
Fund balances - ending	<u><u>\$ (839)</u></u>	<u><u>\$ (839)</u></u>



# **STARLING**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

**DRAFT**

**MINUTES OF MEETING  
STARLING COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Starling Community Development District held a Regular Meeting on November 5, 2025 at 10:30 a.m., at 26789 Victoria Place, Punta Gorda, Florida 33955.

**Present:**

Rebekah Norton	Vice Chair
Jarret English	Assistant Secretary
Ryan Futch	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Wes Haber (via telephone)	District Counsel
Misty Taylor (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:30 a.m. Supervisors Futch, Norton and English were present. Supervisors Gonzalez and Cook were absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Charles Cook  
[Seat 3]**

**On MOTION by Ms. Norton and seconded by Mr. Futch, with all in favor, the resignation of Charles Cook from Seat 3, was accepted.**

**FOURTH ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired  
Term of Seat 3; Term Expires November  
2026**

This item was deferred.

- Administration of Oath of Office to Appointed Supervisor (the following to 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

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2026-01,  
Electing and Removing Officers of the  
District and Providing for an Effective Date**

Mr. Adams presented Resolution 2026-01. Ms. Norton nominated the following:

Felipe Gonzalez	Chair
Rebekah Norton	Vice Chair
Jarret English	Assistant Secretary
Ryan Futch	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Charles Cook	Assistant Secretary
--------------	---------------------

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

Chesley E Adams, Jr.	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

<b>On MOTION by Ms. Norton and seconded by Mr. Futch, with all in favor, Resolution 2026-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.</b>
--

**SIXTH ORDER OF BUSINESS****Presentation of Master's Engineer's Report  
(for informational Purposes)**

Mr. Adams stated the Master's Engineer's Report is included for informational purposes.

**SEVENTH ORDER OF BUSINESS****Presentation/ Consideration of Final  
Supplemental Special Assessment  
Methodology Report**

Mr. Adams presented the Supplemental Special Assessment Methodology Report dated October 17, 2025. The Methodology anticipates the Capital Improvement Plan (CIP) costs being funded via assessments and Landowner contributions. He discussed the Methodology Development Program, CIP, Financing Program, Assessment Methodology, and the Appendix Tables. He noted the following:

➤ A total of 774 residential units are anticipated. Only 764 of those units will have debt service assessments levied against them because they are already under contract or have been built in the current year.

➤ The total par amount of bonds to be issued, including the costs of financing, capitalized interest and debt service reserve is \$12,530,000 to finance costs of \$10,900,000.

➤ The difference between the overall CIP program and the amount to be issued is \$22,890,900, as determined by the District Engineer; will be contributed by the Developer.

**EIGHTH ORDER OF BUSINESS****Consideration of Resolution 2026-02,  
Making Certain Findings; Approving the  
Supplemental Assessment Report; Setting  
Forth the Terms of the Series 2025 Bonds;  
Confirming the Maximum Assessment Lien  
Securing the Series 2025 Bonds; Levying  
and Allocating Assessments Securing Series  
2025 Bonds; Addressing Collection of the  
Same; Providing for the Application of  
True-Up Payments; Providing for a  
Supplement to the Improvement Lien  
Book; Providing for the Recording of a  
Notice of Special Assessments; and**

Providing for Conflicts, Severability, and an  
Effective Date

Mr. Haber presented Resolution 2026-02.

**On MOTION by Mr. Futch and seconded by Ms. Norton, with all in favor, Resolution 2026-02, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of September 30, 2025**

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2025.

The financials were accepted.

**TENTH ORDER OF BUSINESS**

**Approval of August 15, 2025 Public Hearing  
and Regular Meeting Minutes**

**On MOTION by Ms. Norton and seconded by Mr. English, with all in favor, the August 15, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Mr. Haber stated that he and the District Engineer are finalizing acquisition packages so that the CDD can use proceeds from the bond issue to pay for certain utility improvements already acquired by the CDD and pay for other improvements that the CDD will acquire, after the bond closing.

▪ **Consideration of Ancillary Documents**

**This item was an addition to the agenda.**

Mr. Haber briefly reviewed the following Ancillary Documents:

- Acquisition Agreement
- Completion Agreement
- True-Up Agreement
- Collateral Assignment Agreement

On MOTION by Ms. Norton and seconded by Mr. English, with all in favor, the Acquisition Agreement, Completion Agreement, True-Up Agreement and Collateral Assignment Agreement, all in substantial form, and authorizing the Chair or Vice Chair to execute, were approved.

**B. District Engineer: Atwell, LLC.**

There was no District Engineer report.

**C. District Manager: Wrathell, Hunt and Associates, LLC**

- **UPCOMING MEETINGS**
  - **DECEMBER 3, 2025 at 10:30 AM**
  - **JANUARY 7, 2026 at 10:30 AM**
  - **QUORUM CHECK**

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Norton and seconded by Mr. English, with all in favor, the meeting adjourned at 10:43 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

# **STARLING**

**COMMUNITY DEVELOPMENT DISTRICT**

## **STAFF**

## **REPORTS**



STARLING COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
26789 Victoria Place, Punta Gorda, Florida 33955		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2025 <b>CANCELED</b>	<del>Regular Meeting</del>	<del>10:30 AM</del>
November 5, 2025	Regular Meeting	10:30 AM
December 3, 2025 <b>CANCELED</b>	<del>Regular Meeting</del>	<del>10:30 AM</del>
January 7, 2026	Regular Meeting	10:30 AM
February 4, 2026	Regular Meeting	10:30 AM
March 4, 2026	Regular Meeting	10:30 AM
April 1, 2026	Regular Meeting	10:30 AM
May 6, 2026	Regular Meeting	10:30 AM
June 3, 2026	Regular Meeting	10:30 AM
July 1, 2026	Regular Meeting	10:30 AM
August 5, 2026	Regular Meeting	10:30 AM
September 2, 2026	Regular Meeting	10:30 AM