

# **VARREA SOUTH**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**August 27, 2025**

**BOARD OF SUPERVISORS**

**PUBLIC HEARINGS**

**AND REGULAR**

**MEETING AGENDA**

**VARREA SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Varrea South 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**

August 20, 2025

Board of Supervisors  
Varrea South Community Development District

Dear Board Members:

The Board of Supervisors of the Varrea South Community Development District will hold Public Hearings and a Regular Meeting on August 27, 2025 at 11:30 a.m., at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisor, Anne Mize [Seat 2] *(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
4. Ratification of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
  - A. Affidavit of Publication
  - B. Consideration of Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

**ATTENDEES:**

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

**NOTE: Meeting Location**

6. Consideration of Resolution 2025-12, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
7. Consideration of Fiscal Year 2026 Deficit Funding Agreement
8. Consideration of Amended and Restated Disclosure of Public Finance
9. Public Hearing on Rules Relating to Parking and Parking Enforcement
  - A. Affidavits of Publication
  - B. Consideration of Resolution 2025-13, Adopting Rules Relating to Parking and Parking Enforcement; Providing a Severability Clause; and Providing an Effective Date
10. Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank
  - A. Consideration of Resolution 2025-14, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
11. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
  - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
12. Consideration of Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date
13. Acceptance of Unaudited Financial Statements as of July 31, 2025
14. Approval of June 13, 2025 Regular Meeting Minutes
15. Staff Reports
  - A. District Counsel: *Kutak Rock, LLP*
  - B. District Engineer: *Stantec Consulting Services, Inc.*
  - C. Field Operations: Access Management
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: September 12, 2025 at 10:00 AM

- QUORUM CHECK

SEAT 1	RYAN ZOOK	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 2	ANNE MIZE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 3	ETHEN BROADWATER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 4	MICHELLE GUERRIER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 5	KYLE KEENAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No

16. Board Members' Comments/Requests

17. Public Comments

18. Adjournment

If you should 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 CODE: 867 327 4756**

# **VARREA SOUTH**

## **COMMUNITY DEVELOPMENT DISTRICT**

**3**

**VARREA SOUTH 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 VARREA SOUTH 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 Varrea South 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

# **VARREA SOUTH**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **4**



## RESOLUTION 2025-02

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the Varrea South 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 VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT THAT:

**SECTION 1.** The following is/are elected as Officer(s) of the District effective April 11, 2025:

<u>Ryan Zook</u>	is elected Chair
<u>Anne Mize</u>	is elected Vice Chair
<u>Ethen Broadwater</u>	is elected Assistant Secretary
<u>Michelle Guerrier</u>	is elected Assistant Secretary
<u>Kyle Keenan</u>	is elected Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of April 11, 2025:

<u>Brian Janek</u>	Assistant Secretary
<u>Ryan Hoppe</u>	Assistant Secretary
<u>Cody You</u>	Assistant Secretary

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

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Andrew Kantarzi is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED THIS 11TH DAY OF APRIL, 2025.**

ATTEST:

  
\_\_\_\_\_  
Secretary/Assistant Secretary

**VARREA SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

# **VARREA SOUTH**

## **COMMUNITY DEVELOPMENT DISTRICT**

**5**

**VARREA SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5A**

Serial Number  
25-02343H

# Business Observer

Published Weekly  
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Pamela Nelson who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Board of Supervisors Meeting

in the matter of Varrea South CDD Board of Supervisors Meeting on 8/27/25 @ 11:30 AM for Proposed Budget et al

in the Court, was published in said newspaper by print in the

issues of 8/8/2025, 8/15/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and [floridapublicnotices.com](http://floridapublicnotices.com) on the same day the notice appeared in the newspaper.



Pamela Nelson

Sworn to and subscribed, and personally appeared by physical presence before me,

15th day of August, 2025 A.D.

by Pamela Nelson who is personally known to me.

Notary Public, State of Florida

(SEAL)

Notary Public, State of Florida  
(SEAL.)



Kelly Martin  
Comm.: HH 324586  
Expires: October 31, 2026  
Notary Public - State of Florida

## VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT

### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Varrea South Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 27, 2025  
TIME: 11:30 a.m.  
LOCATION: D.R. Horton Tampa North Division Office  
3501 Riga Blvd., Suite 100  
Tampa, Florida 33619

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://varreasouthcdd.net>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager  
August 8, 15, 2025

25-02343H

**VARREA SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5B**

**RESOLUTION 2025-11**  
**[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Varrea South Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Varrea South Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2025.**

ATTEST:

**VARREA SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2026 Budget



**Exhibit A:** FY 2026 Budget

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
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**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 900,320				\$ 1,171,049
Allowable discounts (4%)	(36,013)				(46,842)
Assessment levy: on-roll - net	864,307	\$ 679,809	\$ 184,498	\$ 864,307	1,124,207
Assessment levy: off-roll	249,068	206,350	42,718	249,068	-
Landowner contribution	461,000	80,591	380,409	461,000	461,000
Miscellaneous Income	-	200	-	200	-
Total revenues	1,574,375	966,950	607,625	1,574,575	1,585,207
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	4,183	20,817	25,000	25,000
Engineering	3,500	3,228	2,000	5,228	4,000
Audit	5,000	4,515	-	4,515	6,500
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent	2,000	500	1,500	2,000	2,000
DSF accounting	-	-	-	-	5,500
EMMA software services	1,000	1,000	-	1,000	1,000
Trustee	11,000	-	11,000	11,000	11,000
Telephone	200	100	100	200	200
Postage	500	71	429	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	1,977	4,523	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	6,149	5,981	-	5,981	7,250
Contingencies/bank charges	500	558	750	1,308	1,500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Tax collector	36,013	13,580	22,433	36,013	46,842
Total professional & administrative	148,452	60,823	89,512	114,322	168,882

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>Field operations</b>					
Property insurance	50,000	23,680	10,000	33,680	50,000
Field operations management	53,712	16,667	16,667	33,334	54,000
Landscape maintenance	350,000	161,715	190,000	351,715	350,000
Landscape replacement	150,000	27,589	45,000	72,589	150,000
Mulch replacement	75,000	47,372	40,000	87,372	100,000
Streetlights	195,471	13,193	13,500	26,693	40,000
Fountains	6,000	3,869	3,000	6,869	8,000
Fountains electric	24,000	6,102	7,000	13,102	20,000
Ponds	30,240	15,385	16,000	31,385	35,000
Entrance monuments	24,000	15,344	14,500	29,844	30,000
<b>Amenity center</b>					
Miscellaneous	160,000	138,835	155,000	293,835	300,000
HVAC	-	-	-	-	-
Wi-Fi	-	-	-	-	-
CCTV & access control	-	-	-	-	-
Janitorial	-	-	-	-	-
Pools & slides	-	-	-	-	-
Repairs	-	-	-	-	-
Pest control	-	-	-	-	-
Reclaim water	12,500	20,695	17,500	38,195	45,000
<b>Electric</b>					
Non fountain & streetlights	40,000	-	-	-	-
Amenity	-	-	-	-	-
Monuments	-	-	-	-	-
Irrigation timers	-	-	-	-	-
Other/misc.	255,000	162,053	92,947	255,000	232,825
Pressure washing	-	-	-	-	-
Hurricane damage	-	-	-	-	-
Events and decorations	-	-	-	-	-
Security	-	-	-	-	-
Lifeguard	-	-	-	-	-
Irrigation	-	391	350	741	1,500
Total field operations	1,425,923	652,890	621,464	1,274,354	1,416,325
Total expenditures	1,574,375	713,713	710,976	1,388,676	1,585,207
Net increase/(decrease) of fund balance	-	253,237	(103,351)	185,899	-
Fund balance - beginning (unaudited)	-	34,456	287,693	34,456	220,355
Committed					
Working capital	-	-	-	-	220,355
Unassigned	-	287,693	184,342	220,355	-
Fund balance - ending (projected)	\$ -	\$ 287,693	\$ 184,342	\$ 220,355	\$ 220,355

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (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.</p>	
Legal	25,000
<p>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.</p>	
Engineering	4,000
<p>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.</p>	
Audit	6,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
DSF accounting	5,500
EMMA software services	1,000
Trustee	11,000
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	6,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	7,250
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
<p>Hosting &amp; maintenance</p>	
	705
<p>ADA compliance</p>	
	210
Tax collector	46,842

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**Expenditures (continued)**

**Field operations**

Property insurance	50,000
Field operations management	54,000
Landscape maintenance	350,000
Landscape replacement	150,000
Mulch replacement	100,000
Streetlights	40,000
Fountains	8,000
Fountains electric	20,000
Ponds	35,000
Entrance monuments	30,000
Amenity center	
Miscellaneous	300,000
HVAC	-
Wi-Fi	-
CCTV & access control	-
Janitorial	-
Pools & slides	-
Repairs	-
Pest control	-
Reclaim water	45,000
Electric	
Non fountain & streetlights	-
Amenity	-
Monuments	-
Irrigation timers	-
Other/misc.	232,825
Pressure washing	-
Hurricane damage	-
Events and decorations	-
Security	-
Lifeguard	-
Irrigation	1,500
<b>Total expenditures</b>	<b><u><u>\$1,585,207</u></u></b>

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2023  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 642,516				\$ 642,516
Allowable discounts (4%)	(25,701)				(25,701)
Assessment levy: net	616,815	\$ 604,585	\$ 12,230	\$ 616,815	616,815
Interest	-	7,840	-	7,840	-
Total revenues	616,815	612,425	12,230	624,655	616,815
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	140,000	-	140,000	140,000	145,000
Interest	452,000	226,000	226,000	452,000	446,050
Total debt service	592,000	226,000	366,000	592,000	591,050
<b>Other fees &amp; charges</b>					
Tax collector	25,701	12,077	13,624	25,701	25,701
Total other fees & charges	25,701	12,077	13,624	25,701	25,701
Total expenditures	617,701	238,077	379,624	617,701	616,751
Excess/(deficiency) of revenues over/(under) expenditures	(886)	374,348	(367,394)	6,954	64
Fund balance:					
Beginning fund balance (unaudited)	528,685	417,516	791,864	417,516	424,470
Ending fund balance (projected)	\$ 527,799	\$ 791,864	\$ 424,470	\$ 424,470	424,534
Use of fund balance:					
Debt service reserve account balance (required)					(147,779)
Principal and Interest expense - November 1, 2026					(219,944)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 56,811



**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25			223,025.00	223,025.00	8,595,000.00
05/01/26	145,000.00	4.250%	223,025.00	368,025.00	8,450,000.00
11/01/26			219,943.75	219,943.75	8,450,000.00
05/01/27	150,000.00	4.250%	219,943.75	369,943.75	8,300,000.00
11/01/27			216,756.25	216,756.25	8,300,000.00
05/01/28	160,000.00	4.250%	216,756.25	376,756.25	8,140,000.00
11/01/28			213,356.25	213,356.25	8,140,000.00
05/01/29	165,000.00	4.250%	213,356.25	378,356.25	7,975,000.00
11/01/29			209,850.00	209,850.00	7,975,000.00
05/01/30	175,000.00	4.250%	209,850.00	384,850.00	7,800,000.00
11/01/30			206,131.25	206,131.25	7,800,000.00
05/01/31	180,000.00	5.125%	206,131.25	386,131.25	7,620,000.00
11/01/31			201,518.75	201,518.75	7,620,000.00
05/01/32	190,000.00	5.125%	201,518.75	391,518.75	7,430,000.00
11/01/32			196,650.00	196,650.00	7,430,000.00
05/01/33	200,000.00	5.125%	196,650.00	396,650.00	7,230,000.00
11/01/33			191,525.00	191,525.00	7,230,000.00
05/01/34	210,000.00	5.125%	191,525.00	401,525.00	7,020,000.00
11/01/34			186,143.75	186,143.75	7,020,000.00
05/01/35	220,000.00	5.125%	186,143.75	406,143.75	6,800,000.00
11/01/35			180,506.25	180,506.25	6,800,000.00
05/01/36	235,000.00	5.125%	180,506.25	415,506.25	6,565,000.00
11/01/36			174,484.38	174,484.38	6,565,000.00
05/01/37	245,000.00	5.125%	174,484.38	419,484.38	6,320,000.00
11/01/37			168,206.25	168,206.25	6,320,000.00
05/01/38	260,000.00	5.125%	168,206.25	428,206.25	6,060,000.00
11/01/38			161,543.75	161,543.75	6,060,000.00
05/01/39	270,000.00	5.125%	161,543.75	431,543.75	5,790,000.00
11/01/39			154,625.00	154,625.00	5,790,000.00
05/01/40	285,000.00	5.125%	154,625.00	439,625.00	5,505,000.00
11/01/40			147,321.88	147,321.88	5,505,000.00
05/01/41	300,000.00	5.125%	147,321.88	447,321.88	5,205,000.00
11/01/41			139,634.38	139,634.38	5,205,000.00
05/01/42	320,000.00	5.125%	139,634.38	459,634.38	4,885,000.00
11/01/42			131,434.38	131,434.38	4,885,000.00
05/01/43	335,000.00	5.125%	131,434.38	466,434.38	4,550,000.00
11/01/43			122,850.00	122,850.00	4,550,000.00
05/01/44	355,000.00	5.400%	122,850.00	477,850.00	4,195,000.00
11/01/44			113,265.00	113,265.00	4,195,000.00
05/01/45	370,000.00	5.400%	113,265.00	483,265.00	3,825,000.00
11/01/45			103,275.00	103,275.00	3,825,000.00
05/01/46	395,000.00	5.400%	103,275.00	498,275.00	3,430,000.00
11/01/46			92,610.00	92,610.00	3,430,000.00
05/01/47	415,000.00	5.400%	92,610.00	507,610.00	3,015,000.00
11/01/47			81,405.00	81,405.00	3,015,000.00

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/48	435,000.00	5.400%	81,405.00	516,405.00	2,580,000.00
11/01/48			69,660.00	69,660.00	2,580,000.00
05/01/49	460,000.00	5.400%	69,660.00	529,660.00	2,120,000.00
11/01/49			57,240.00	57,240.00	2,120,000.00
05/01/50	485,000.00	5.400%	57,240.00	542,240.00	1,635,000.00
11/01/20			44,145.00	44,145.00	1,635,000.00
05/01/51	515,000.00	5.400%	44,145.00	559,145.00	1,120,000.00
11/01/51			30,240.00	30,240.00	1,120,000.00
05/01/52	545,000.00	5.400%	30,240.00	575,240.00	575,000.00
11/01/52			15,525.00	15,525.00	575,000.00
05/01/53	575,000.00	5.400%	15,525.00	590,525.00	-
<b>Total</b>	<b>8,595,000.00</b>		<b>8,105,742.50</b>	<b>16,700,742.50</b>	

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2025  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	FY 2026
<b>REVENUES</b>					
Special assessment - on-roll	\$ -				\$ 492,616
Allowable discounts (4%)	-				(19,705)
Assessment levy: net	-	\$ -	\$ -	\$ -	472,911
Total revenues	-	-	-	-	472,911
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	90,000
Interest	-	-	-	-	314,338
Total debt service	-	-	-	-	404,338
<b>Other fees &amp; charges</b>					
Costs of issuance	-	-	170,440	170,440	-
Underwriter's discount	-	-	95,617	95,617	-
Tax collector	-	-	-	-	19,705
Total other fees & charges	-	-	266,057	266,057	19,705
Total expenditures	-	-	266,057	266,057	424,043
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(266,057)	(266,057)	48,868
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	-	-	513,503	513,503	-
Total other financing sources/(uses)	-	-	513,503	513,503	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	247,446	247,446	48,868
Beginning fund balance (unaudited)	-	-	-	-	247,446
Ending fund balance (projected)	\$ -	\$ -	\$ 247,446	\$ 247,446	296,314
Use of fund balance:					
Debt service reserve account balance (required)					(113,302)
Principal and Interest expense - November 1, 2026					(178,225)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 4,787

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2025 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25			134,144.24	134,144.24	6,465,000.00
05/01/26	90,000.00	4.375%	180,193.75	270,193.75	6,375,000.00
11/01/26			178,225.00	178,225.00	6,375,000.00
05/01/27	95,000.00	4.375%	178,225.00	273,225.00	6,280,000.00
11/01/27			176,146.88	176,146.88	6,280,000.00
05/01/28	100,000.00	4.375%	176,146.88	276,146.88	6,180,000.00
11/01/28			173,959.38	173,959.38	6,180,000.00
05/01/29	105,000.00	4.375%	173,959.38	278,959.38	6,075,000.00
11/01/29			171,662.50	171,662.50	6,075,000.00
05/01/30	110,000.00	4.375%	171,662.50	281,662.50	5,965,000.00
11/01/30			169,256.25	169,256.25	5,965,000.00
05/01/31	115,000.00	4.750%	169,256.25	284,256.25	5,850,000.00
11/01/31			166,525.00	166,525.00	5,850,000.00
05/01/32	120,000.00	4.750%	166,525.00	286,525.00	5,730,000.00
11/01/32			163,675.00	163,675.00	5,730,000.00
05/01/33	125,000.00	4.750%	163,675.00	288,675.00	5,605,000.00
11/01/33			160,706.25	160,706.25	5,605,000.00
05/01/34	135,000.00	4.750%	160,706.25	295,706.25	5,470,000.00
11/01/34			157,500.00	157,500.00	5,470,000.00
05/01/35	140,000.00	4.750%	157,500.00	297,500.00	5,330,000.00
11/01/35			154,175.00	154,175.00	5,330,000.00
05/01/36	145,000.00	5.625%	154,175.00	299,175.00	5,185,000.00
11/01/36			150,096.88	150,096.88	5,185,000.00
05/01/37	155,000.00	5.625%	150,096.88	305,096.88	5,030,000.00
11/01/37			145,737.50	145,737.50	5,030,000.00
05/01/38	165,000.00	5.625%	145,737.50	310,737.50	4,865,000.00
11/01/38			141,096.88	141,096.88	4,865,000.00
05/01/39	175,000.00	5.625%	141,096.88	316,096.88	4,690,000.00
11/01/39			136,175.00	136,175.00	4,690,000.00
05/01/40	185,000.00	5.625%	136,175.00	321,175.00	4,505,000.00
11/01/40			130,971.88	130,971.88	4,505,000.00
05/01/41	195,000.00	5.625%	130,971.88	325,971.88	4,310,000.00
11/01/41			125,487.50	125,487.50	4,310,000.00
05/01/42	205,000.00	5.625%	125,487.50	330,487.50	4,105,000.00
11/01/42			119,721.88	119,721.88	4,105,000.00
05/01/43	215,000.00	5.625%	119,721.88	334,721.88	3,890,000.00
11/01/43			113,675.00	113,675.00	3,890,000.00
05/01/44	230,000.00	5.625%	113,675.00	343,675.00	3,660,000.00
11/01/44			107,206.25	107,206.25	3,660,000.00
05/01/45	245,000.00	5.625%	107,206.25	352,206.25	3,415,000.00
11/01/45			100,315.63	100,315.63	3,415,000.00
05/01/46	260,000.00	5.875%	100,315.63	360,315.63	3,155,000.00
11/01/46			92,678.13	92,678.13	3,155,000.00
05/01/47	275,000.00	5.875%	92,678.13	367,678.13	2,880,000.00
11/01/47			84,600.00	84,600.00	2,880,000.00
05/01/48	290,000.00	5.875%	84,600.00	374,600.00	2,590,000.00
11/01/48			76,081.25	76,081.25	2,590,000.00
05/01/49	310,000.00	5.875%	76,081.25	386,081.25	2,280,000.00
11/01/49			66,975.00	66,975.00	2,280,000.00
05/01/50	325,000.00	5.875%	66,975.00	391,975.00	1,955,000.00

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2025 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/50			57,428.13	57,428.13	1,955,000.00
05/01/51	345,000.00	5.875%	57,428.13	402,428.13	1,610,000.00
11/01/51			47,293.75	47,293.75	1,610,000.00
05/01/52	365,000.00	5.875%	47,293.75	412,293.75	1,245,000.00
11/01/52			36,571.88	36,571.88	1,245,000.00
05/01/53	390,000.00	5.875%	36,571.88	426,571.88	855,000.00
11/01/53			25,115.63	25,115.63	855,000.00
05/01/54	415,000.00	5.875%	25,115.63	440,115.63	440,000.00
11/01/54			12,925.00	12,925.00	440,000.00
05/01/55	440,000.00	5.875%	12,925.00	452,925.00	-
11/01/55			-	-	-
<b>Total</b>	<b>6,465,000.00</b>		<b>7,198,306.74</b>	<b>13,663,306.74</b>	

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

<b>On-Roll Assessments</b>
----------------------------

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
<b><u>Assessment Area One</u></b>					
TH 20'	113	\$ 1,573.99	\$ 706.45	\$ 2,280.44	\$ 2,280.44
PV 35'	62	1,573.99	1,236.29	2,810.28	2,810.27
SF 40'	86	1,573.99	1,412.90	2,986.89	2,986.89
SF 50'	156	1,573.99	1,766.13	3,340.12	3,340.11
SF 60'	42	1,573.99	2,119.35	3,693.34	3,693.34
<b>Total</b>	<b>459</b>				

<b>On-Roll Assessments</b>
----------------------------

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
<b><u>2025 Assessment Area</u></b>					
PV 35'	52	\$ 1,573.99	\$ 1,235.95	\$ 2,809.94	\$ 1,448.07
SF 40'	12	1,573.99	1,412.52	2,986.51	1,448.07
SF 50'	161	1,573.99	1,765.65	3,339.64	1,448.07
SF 60'	60	1,573.99	2,118.78	3,692.77	1,448.07
<b>Total</b>	<b>285</b>				

# **VARREA SOUTH**

## **COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2025-12**  
**[FY 2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Varrea South Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Hillsborough County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**



- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
  - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
  - a. **Tax Roll Assessments.** As indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments and Debt Assessments imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
  - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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 upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 27th day of August, 2025.

ATTEST:

**VARREA SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

# **VARREA SOUTH**

## **COMMUNITY DEVELOPMENT DISTRICT**

**7**

## FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT

**This Agreement ("Agreement")** is made and entered into this 27th day of August 2025, by and between:

**Varrea South Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Plant City County, Florida ("**District**"), and

**D.R. Horton, Inc.**, a Delaware corporation and the developer of the lands in the District ("**Developer**") with a mailing address of 3501 Riga Blvd., Suite 100, Tampa, Florida 33619.

### Recitals

**WHEREAS**, the District was established by ordinance of the City Council of the City of Plant City, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District has adopted the District's operations and maintenance budget ("**O&M Budget**") for the fiscal year ending September 30, 2026 ("**FY 2026**") in the amount of \$\_\_\_\_\_ attached hereto as **Exhibit A**, and levied special assessments ("**O&M Assessments**") in the amount of \$\_\_\_\_\_ within the District to fund a portion of the O&M Budget; and

**WHEREAS**, in connection with the adoption of the O&M Budget and the levy of the O&M Assessments, the Developer has agreed to fund the difference, on an as-needed basis between the amount levied and the amount of the actual O&M Budget ("**O&M Deficit**"); and

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

**1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**2. FUNDING OBLIGATION.** The Developer agrees to make available to the District any monies necessary to fund any O&M Deficit for FY 2026, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District's O&M Budget.

The Developer agrees to fund any O&M Deficit for actual expenses of the District pursuant to the total amount of the O&M Budget, as amended. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District.

**3. AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**4. AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**5. ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

**6. DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**7. ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

**8. BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**9. APPLICABLE LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for Hillsborough County, Florida.

**10. ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

**IN WITNESS WHEREOF,** the parties execute this Agreement the day and year first written above.

Attest:

**VARREA SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**D.R. HORTON, INC.,**  
a Delaware corporation

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**EXHIBIT A:** O&M Budget with Assessment Schedule

# **VARREA SOUTH**

## **COMMUNITY DEVELOPMENT DISTRICT**

**8**

This instrument was prepared by:

Ryan J. Dugan, Esq.  
**Kutak Rock LLP**  
107 West College Ave  
Tallahassee, Florida 32301

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## **AMENDED & RESTATED DISCLOSURE OF PUBLIC FINANCE<sup>1</sup>**

The Varrea South Community Development District ("**District**") is a unit of special-purpose local 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. The following information is provided to fulfill this statutory requirement.

### **WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?**

The District is an independent local unit of special purpose government, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*, and established by Ordinance No. 20-2020, which was enacted by the City Commission of the City of Plant City, Florida ("**City Commission**"), and which became effective on September 16, 2020, as amended by Ordinance No. 32-2023, enacted by the City Commission on September 25, 2023, amending the boundaries of the District. The District currently encompasses approximately 432.119 acres of land located entirely within the City of Plant City, Florida ("**City**"). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors ("**Board**"), the members of which are initially elected by landowners within the District and must be at least eighteen (18) years of age, a resident of the State and a citizen of the United States. Upon the later of six (6) years after the District's establishment and the year when the District next attains at least two hundred fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen (18) years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District

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<sup>1</sup> This Amended and Restated Disclosure of Public Finance amends and restates that certain Disclosure of Public Finance recorded in the Public Records of Hillsborough County, Florida, on May 8, 2023, at Instrument No. 2023194700.



are available for public inspection during normal business hours. Board members are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

For more information about the District, please visit: <https://varreasouthcdd.net>. Alternatively, please contact the District's Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, telephone (561) 571-0010 ("**District Office**").

## **DESCRIPTION OF PROJECTS, BONDS & ASSESSMENTS**

The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, stormwater management, utilities (water and sewer), offsite improvements, landscaping/lighting, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

To finance the construction of such projects, the District is authorized to issue bonds that are secured by special assessments levied against properties within the District that are benefitted by the projects. On June 7, 2022, the Circuit Court of the Thirteenth Judicial Circuit of Florida, in and for Hillsborough County, entered a Final Judgment validating the District's ability to issue not to exceed \$32,648,000 in Capital Improvement Revenue Bonds for infrastructure needs of the District.

### ***Bonds & Assessments***

On May 2, 2023, the District issued its \$8,870,000 Capital Improvement Revenue Bonds, Series 2023 (2023 Assessment Area) ("**Series 2023 Bonds**") to finance a portion of its capital improvement plan known as the "Series 2023 Project" ("**2023 Project**"). The 2023 Project includes, among other things, roadways, drainage and surface water management infrastructure, water and sewer utilities, hardscape/landscape/irrigation improvements, amenities, offsite improvements, and soft costs, described in more detail in the *Master Report of the District Engineer*, dated February 11, 2022, as supplemented by the *First Supplemental Engineer's Report*, dated March 2023 (together, the "**Engineer's Report**").

The 2023 Bonds are secured by special assessments ("**Series 2023 Assessments**") levied and imposed on benefitted lands within the District. The Assessments are further described in the *Master Special Assessment Methodology Report*, dated February 11, 2022, and the *Final First Supplemental Special Assessment Methodology Report*, dated April 20, 2023 (together, the "**2023 Assessment Report**").

On June 17, 2025, the District issued its \$6,465,000 Capital Improvement Revenue Bonds, Series 2025 (2025 Assessment Area) ("**Series 2025 Bonds**") to finance a portion of its capital improvement plan known as the "2025 Project" ("**2025 Project**"). The 2025 Project includes, among other things, roadways, drainage and surface water management infrastructure, water and sewer utilities, hardscape/landscape/irrigation improvements, amenities, offsite improvements, and soft costs, as described in the Engineer's Report.

The 2025 Bonds are secured by special assessments ("**Series 2025 Assessments**") and with the Series 2024 Assessments, the "**Debt Assessments**") levied and imposed on benefitted lands within the District. The Assessments are further described in the *Master Special Assessment Methodology Report for Assessment Area Two*, dated June 5, 2024, and the *Final Second Supplemental Special Assessment*

*Methodology Report*, dated May 15, 2025 (together, the “**2025 Assessment Report**” and with the 2024 Assessment Report, the “**Assessment Report**”).

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*. For further information, please contact the District Office.

### ***Operation and Maintenance Assessments***

In addition to the Debt Assessments, the District also imposes on an annual basis operations and maintenance assessments (“**O&M Assessments**”), which are determined and calculated annually by the Board in order to fund the District’s annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District’s budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Office for more information regarding the allocation of O&M Assessments.

### ***Collection Methods***

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. Generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled “non-ad valorem assessments,” which would then be collected by the Hillsborough County Tax Collector in the same manner as county ad valorem taxes. Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. The District reserves the right to change collection methods from year to year.

For more information, please visit: <https://varreasouthcdd.net>. Additionally, a detailed description of all of the District’s assessments, fees and charges, as well as copies of the Engineer’s Report, Assessment Report, and other District records described herein, may be obtained from the registered agent of the District as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*, or by contacting the District Office. Please note that changes to the District’s capital improvement plans and financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice.

[THIS SPACE INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, the foregoing Disclosure of Public Finance has been executed to be effective as of the \_\_\_\_ day of \_\_\_\_\_ 2025.

**WITNESS**

**VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
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 \_\_\_\_\_ 2025, by \_\_\_\_\_, as \_\_\_\_\_ of VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

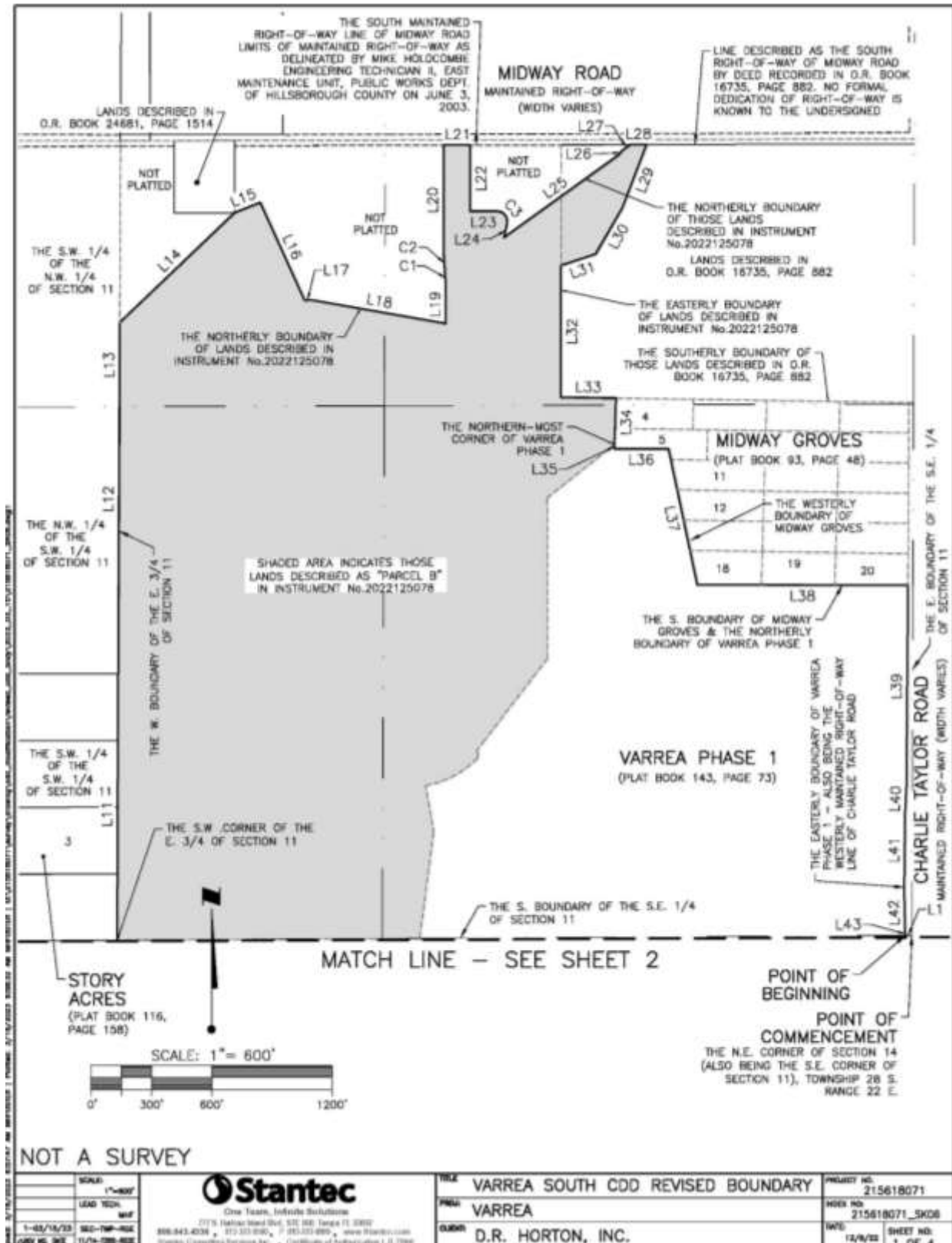
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**EXHIBIT A:** Legal Description of Boundaries of District

# **EXHIBIT A** Legal Description of Boundaries of District







## LEGAL DESCRIPTION

A parcel of land lying within Sections 11 and 14, Township 28 South, Range 22 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Section 14, Township 28 South, Range 22 East, Hillsborough County, Florida, said corner also being the Southeast corner of Section 11 of said Township and Range, and run thence S.89°38'57"W., along the North boundary of the Northeast 1/4 of said Section 14, a distance of 33.23 feet to a point of intersection with the westerly maintained right-of-way line of Charlie Taylor Road as shown by the plat of Varrea Phase 1, per map or plat thereof as recorded in Plat Book 143, page 73, of the Public Records of Hillsborough County, Florida; said point being the POINT OF BEGINNING; thence along the easterly and southerly boundaries of said plat by the following three (3) courses: (1) S.00°34'37"E., 512.39 feet, (2) S.00°46'29"E., 505.41 feet to a point of intersection with the South boundary of the North 1/2 of the Northeast 1/4 of said Section 14, (3) S.89°37'13"W., along said South boundary, 2,604.29 feet to the southwest corner of said North 1/2; thence S00°35'58"E., along the East boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 14, a distance of 1319.38 feet to the Center of said Section 14; thence S00°41'59"E., along the East boundary of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 14, a distance of 659.28 feet to the Southeast corner of said North 1/2; thence S89°36'50"W., along the South boundary of said North 1/2, a distance of 1317.66 feet, to the Southwest corner of said North 1/2; thence N00°33'08"W., along the West boundary of said North 1/2, a distance of 659.53 feet to the Northwest corner thereof; thence N00°38'41"W., along the West boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 14, a distance of 1319.24 feet to the Northwest corner thereof; thence N00°38'42"W., along the West boundary of the East 1/2 of the Northwest 1/4 of said Section 14, a distance of 1,319.58 feet, to the Northwest corner thereof; said corner also being the Southwest corner of the East 3/4 of Section 11 of said Township 28 South, Range 22 East; thence along the West boundary of said East 3/4 of Section 11 by the following three (3) courses: (1) N.00°14'02"E., 1,324.17 feet, (2) N.00°16'02"E., 1,323.86 feet, (3) N.00°11'35"E., 420.16 feet to a point of intersection with the northerly boundary of those lands described in instrument No.2022125078, of the Public Records of Hillsborough County, Florida; thence along said northerly boundary by the following twenty-one (21) courses: (1) N.46°21'36"E., 788.77 feet, (2) N.66°06'41"E., 138.15 feet, (3) S.24°26'32"E., 535.55 feet, (4) N.81°01'00"E., 26.95 feet, (5) S.80°03'33"E., 685.26 feet, (6) N.00°07'24"W., 192.62 feet to a point of curvature, (7) 70.16 feet along the arc of a curve to the left through a central angle of 07°37'41", said curve having a radius of 527.00 feet and being subtended by a chord bearing N.03°56'15"W., 70.11 feet to a point of reverse curvature, (8) 80.28 feet along the arc of a curve to the right through a central angle of 07°37'41", said curve having a radius of 603.00 feet and being subtended by a chord bearing N.03°56'15"W., 80.22 feet, (9) N.00°07'24"W., 543.66 feet, to a point of intersection with the southerly maintained right-of-way line of Midway Road, (10) S.89°56'16"E., along said right-of-way line, 132.00 feet, (11) departing said right-of-way line, S.00°07'24"E., 328.24 feet, (12) N.89°52'36"E., 134.76 feet to a point of curvature, (13) 88.99 feet along the arc of a curve to the right through a central angle of 101°58'42", said curve having a radius of 50.00 feet and being subtended by a chord bearing S.39°08'03"E., 77.70 feet, (14) S.11°51'18"W., 71.65 feet, (15) N.54°16'41"E., 703.60 feet, (16) N.35°44'27"E., 25.00 feet, (17) N.56°07'16"E., 54.40 feet to a point of intersection with a line being described as the southerly right-of-way line of Midway Road in Official Record Book 16735, page 882, (14) N.89°53'09"E., along said line, 78.03 feet, (16) departing said line, S.20°54'53"W., 334.87 feet, (17) S.30°06'56"W., 267.80 feet, (18) S.72°08'02"W., 180.38 feet, (19) S.00°05'24"W., 655.61 feet, (20) S.89°08'10"E., 274.53 feet, (21) S.01°53'16"W., 229.85 feet, to the northern-most corner of aforementioned Varrea Phase 1; thence along the northerly and easterly boundaries of said Varrea Phase 1 by the following nine (9) courses: (1) S.01°53'16"W., 21.31 feet, (2) S.89°51'47"E., 269.92 feet, (3) S.11°57'18"E., 689.20 feet, (4) S.89°49'14"E., 1,048.61 feet, (5) S.00°27'28"W., 1,094.59 feet, (6) S.02°53'49"W., 114.55 feet, (7) S.00°46'19"W., 404.31 feet, (8) S.01°32'49"E., 200.40 feet, (9) S.00°09'54"E., 15.13 feet to the POINT OF BEGINNING.

Containing 432.119 acres (18,823,120 square feet), more or less.

## NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. PAPER COPIES OF THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF VARREA PHASE 1, PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGE 73, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

STANTEC CONSULTING SERVICES INC.  
CERTIFICATE OF AUTHORIZATION No.L.S.7866

MARK H. FOSTER, PSM  
FLORIDA LICENSE No.L.S.5535



Digitally signed by  
Mark H Foster  
Date: 2023.03.16  
06:59:48 -04'00'

NOT A SURVEY

SCALE: N/A	PROJECT: VARREA SOUTH CDD REVISED BOUNDARY	PROJECT NO: 215518071
DATE: 03/16/23	PREPARED BY: VARREA	REVISION: 215518071_0005
1-03/16/23	DATE: 03/16/23	DATE: 12/16/22
03/16/23	DATE: 03/16/23	SHEET NO: 4 OF 4

**Stantec**  
One Team. Infinite Solutions

2719 Harbor Boulevard, Suite 100, Tampa, FL 33602  
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Stantec Consulting Services Inc. • Certificate of Authorization L.S.7866

VARREA SOUTH CDD REVISED BOUNDARY  
VARREA  
D.R. HORTON, INC.

# **VARREA SOUTH**

## **COMMUNITY DEVELOPMENT DISTRICT**

**9**



**VARREA SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9A**

Serial Number  
25-02343H

# Business Observer

Published Weekly  
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Pamela Nelson who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Board of Supervisors Meeting

in the matter of Varrea South CDD Board of Supervisors Meeting on 8/27/25 @ 11:30 AM for Proposed Budget et al

in the Court, was published in said newspaper by print in the

issues of 8/8/2025, 8/15/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and [floridapublicnotices.com](http://floridapublicnotices.com) on the same day the notice appeared in the newspaper.



Pamela Nelson

Sworn to and subscribed, and personally appeared by physical presence before me,

15th day of August, 2025 A.D.

by Pamela Nelson who is personally known to me.

Notary Public, State of Florida

(SEAL)

Notary Public, State of Florida  
(SEAL.)



Kelly Martin  
Comm.: HH 324586  
Expires: October 31, 2026  
Notary Public - State of Florida

## VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT

### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Varrea South Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 27, 2025  
TIME: 11:30 a.m.  
LOCATION: D.R. Horton Tampa North Division Office  
3501 Riga Blvd., Suite 100  
Tampa, Florida 33619

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://varreasouthcdd.net>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager  
August 8, 15, 2025

25-02343H

**VARREA SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9B**

**RESOLUTION 2025-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Varrea South Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, to provide for efficient and effective District operations and to maintain compliance with Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the *Rules Relating to Parking on District Property*, attached hereto as **Exhibit A** for immediate use and application ("**Rules**"); and

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

**SECTION 1.** The attached Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these Rules in accordance with Chapter 190, *Florida Statutes*.

**SECTION 2.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 27th day of August, 2025.

**ATTEST:**

**VARREA SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Rules

## **EXHIBIT A**

### **VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT *Rules Relating to Parking on District Property***

---

**In accordance with Chapter 190, Florida Statutes, and on July 11, 2025, at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of the Varrea South Community Development District (“District”) adopted the following rule relating to parking on District property (“Rule”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.**

---

(1) **Introduction:** The District finds that vehicles and vessels parked in violation of this Rule can cause hazards and danger to the health, safety and welfare of District residents and the public. This Rule authorizes parking in designated areas as set forth herein. Further, this Rule authorizes the towing/removal of unauthorized vehicles and vessels parked on District property in violation of this Rule as set forth herein.

(2) **Designated Parking Areas:** Vehicles and vessels may be parked on District property only as set forth below:

- a. **ROADWAYS.** Please refer to Chapter 316, *Florida Statutes*, Hillsborough County Code of Ordinances (including Chapter 50) and Plant City Code of Ordinances (including Chapter 70), for laws related to authorized and unauthorized parking of vehicles or vessels on District, County and City roadways.
- b. **AMENITIES AREAS.** Vehicle parking is permitted for Patrons and Guests only during the hours set forth below. **ABSENT AN APPLICABLE EXCEPTION AS SET FORTH HEREIN, THERE IS NO PARKING IN THE AREAS IDENTIFIED BELOW EXCEPT WITHIN THE STATED HOURS:**

<b>PARKING AREA</b>	<b>PERMITTED HOURS</b>
Amenity Center Parking Lot	<b>6:00 a.m. to 9:00 p.m.</b>

- c. **OTHER DISTRICT OWNED PROPERTY.** Parking is permitted for District Staff, employees and vendors/consultants only, in relation to active projects or construction/maintenance-related activities. No other parking is permitted in these areas at any time.

(3) **Establishment of Tow-Away Zone.**

- a. **DISTRICT TOW-AWAY ZONES.** All District owned property in which parking is prohibited as set forth in Section (2) herein, either entirely or during specific hours, is hereby declared a Tow-Away Zone. Tow-Away Zones include all District owned property which are generally identified on Exhibit A attached hereto and incorporated herein by this reference. To the extent that parking on District

property is only prohibited during specific hours, that portion of District property shall only be considered a Tow-Away Zone during the period of time in which such parking is prohibited.

- b. **ROADWAYS.** In the event that Patrons or Guests are parking on roadways in contravention of state law and/or local ordinances, the District Manager shall contact Hillsborough County and/or Plant City to enforce such parking regulations, as applicable. The District hereby authorizes law enforcement personnel of Hillsborough County and Plant City and other units of government to enforce the provisions of this Rule, and to enforce any and all traffic and parking laws on District rights-of-way. The District may enter into traffic enforcement or other agreements in order to effect the provisions of this Rule to the extent necessary.

(4) **Exceptions.**

- a. **DISTRICT STAFF/EMPLOYEES.** District Staff and employees may park vehicles without charge in the Amenity Parking Area after the hours set forth in Section (2) in order to facilitate District business.
- b. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles without charge and in order to facilitate District business. All vehicles so authorized must be identified by a vendor window pass or have company vehicle signage clearly visible.

(5) **Towing/Removal Procedures.**

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations in the areas identified in Section (3) herein, and shall identify the hours in which the area is designated as a Tow-Away Zone, if applicable, in accordance with section 715.07, *Florida Statutes*.
- b. **TOWING AND REMOVAL AUTHORITY.** To effect towing/removal of a vehicle or vessel, the District Manager or his/her designee must verify that the subject vehicle or vessel was not authorized to park under this Rule during the period in question, and then must contact a firm authorized by Florida law to tow/remove vehicles and vessels for the removal of such unauthorized vehicle or vessel at the owner's expense. The vehicle or vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and vessels from the District's Tow-Away Zones in accordance with Florida law and with the policies set forth herein.

(6) **Other District Penalties.** If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), Florida Statutes and other applicable law,

the District shall have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law. Fines shall be imposed as follows: (i) the first violation will incur a fine of \$100, (ii) a second violation will incur a fine of \$500, and (iii) any additional violations will incur a fine of \$1,000 per violation. The District Manager shall have the authority to enforce and collect the fines as set forth above.

(7) **Parking at Your Own Risk.** The District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or vehicles or vessels parked on District property.

(8) **Sovereign Immunity.** Nothing herein shall constitute or be construed as a waiver of the District's limitation on liability contained in Section 768.28, *Florida Statutes*, or applicable statutes or law.

**Exhibit A: Tow Away Zone Map**

## **Exhibit A**

### **Tow-Away Zones**

Tracts B, C, D and F, Varrea Phase 1, as recorded at Plat Book 143, Page 73, of the Official Records of Hillsborough County, Florida; and

Tracts B, B-1, D, G and H, Varrea Phase 2A, as recorded at Plat Book 145, Page 171, of the Official Records of Hillsborough County, Florida; and

Tracts B, D, I and J, Varrea Phase 2B, as recorded at Plat Book 146, Page 181, of the Official Records of Hillsborough County, Florida; and

Tract B, Varrea Phase 6A, as recorded at Plat Book 146, Page 210, of the Official Records of Hillsborough County, Florida; and

as generally depicted on the following map and picture:



# COMMUNITY SITE MAP



 **Townhomes**  
Express Series

 **35' Villas**  
Freedom Series

 **40' Single-Family**  
Express Series

 **50' Single-Family**  
Express Series

 **50' Single-Family**  
Tradition Series

 **60' Single-Family**  
Tradition Series

**D·R·HORTON®**  
*America's Builder*

Subject to change without notice.  
Artist's conception only.

Varrea South Community Development District  
Amenity Center Parking Lot



# **VARREA SOUTH**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **10**

**Varrea South Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

**Varrea South Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Varrea South Community Development District  
Plant City, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Varrea South Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Varrea South Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.





To the Board of Supervisors  
Varrea South Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

To the Board of Supervisors  
Varrea South Community Development District

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated July 24, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Varrea South Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

July 24, 2025



**Varrea South Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

Management's discussion and analysis of Varrea South Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments and developer contributions.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Varrea South Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as capital improvement bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the fiscal year ended September 30, 2024.

- ◆ The District's assets exceeded liabilities by \$402,516 (net position). Restricted net position was \$81,405 and unrestricted net position was \$321,111.
- ◆ Governmental activities revenues totaled \$4,708,295, while governmental activities expenses and conveyance of capital assets totaled \$4,027,964.

**Varrea South Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Current assets	\$ 255,947	\$ 38,023
Restricted assets	415,008	883,045
Capital assets	8,977,984	7,837,700
Total Assets	<u>9,648,939</u>	<u>8,758,768</u>
Current liabilities	578,606	379,166
Non-current liabilities	8,667,817	8,657,417
Total Liabilities	<u>9,246,423</u>	<u>9,036,583</u>
Net Position		
Restricted	81,405	30,380
Unrestricted	321,111	(308,195)
Total Net Position	<u>\$ 402,516</u>	<u>\$ (277,815)</u>

The increase in current assets is related to the increase in cash and due from developer in the current year.

The increase in capital assets and the decrease in restricted assets is related to the ongoing capital project and acquisition of certain infrastructure in the current year.

The increase in current liabilities is primarily related to the increase in accounts payable and due to developer in the current year.

**Varrea South Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Program Revenues		
Charges for services	\$ 604,837	\$ 227,597
Operating contributions	786,846	79,438
Capital contributions	3,275,295	-
General Revenues		
Investment income	41,317	14,431
Total Revenues	<u>4,708,295</u>	<u>321,466</u>
Expenses		
General government	129,386	84,943
Physical environment	636,709	-
Interest and other charges	457,756	507,816
Total Expenses	<u>1,223,851</u>	<u>592,759</u>
Conveyance of capital assets	<u>(2,804,113)</u>	<u>-</u>
Change in Net Position	680,331	(271,293)
Net Position - Beginning of Year	<u>(277,815)</u>	<u>(6,522)</u>
Net Position - End of Year	<u>\$ 402,516</u>	<u>\$ (277,815)</u>

The increases in operating contributions, general government, and physical environment is related to the continuing development of the District in the current year.

The increase in capital contributions and conveyance of capital assets is related to the acquisition of certain infrastructure that was partially conveyed to another government in the current year.

The increase in charges for services is related to the increase in assessments levied in the current year.

The decrease in interest and other charges is related to issuance costs for long-term debt issued in the prior year.

**Varrea South Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023:

<b>Description</b>	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Construction in progress	\$ 7,851,222	\$ 7,837,700
Infrastructure	1,126,762	-
Total Capital Assets	<u>\$ 8,977,984</u>	<u>\$ 7,837,700</u>

During the year, capital asset activity consisted of additions to construction in progress, \$521,323, additions to infrastructure, \$3,930,875, including transfers from construction in progress of \$507,801, and conveyance of capital assets to other entities from infrastructure, \$2,804,113.

**General Fund Budgetary Highlights**

Actual expenditures were less than the final budget because landscape replacement, streetlight utilities, and amenity center expenditures were less than anticipated.

There were no amendments to the September 30, 2024 budget.

**Debt Management**

Governmental Activities debt includes the following:

In April 2023, the District issued \$8,870,000 Series 2023 Capital Improvement Revenue Bonds. These bonds were issued to provide funds for the 2023 Project. The balance outstanding at September 30, 2024 was \$8,735,000.

**Economic Factors and Next Year's Budget**

Varrea South Community Development District will continue to construct improvements and develop in 2025. The District issued new long-term debt and anticipates beginning a new construction project. It is expected that revenues and expenses will increase in 2025 as the District continues to develop.

**Request for Information**

The financial report is designed to provide a general overview of Varrea South Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Varrea South Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**Varrea South Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2024**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 128,272
Due from other governments	2,571
Due from developer	125,104
Total Current Assets	<u>255,947</u>
Non-current Assets	
Restricted Assets	
Investments	415,008
Capital assets, not being depreciated	
Construction in progress	7,851,222
Capital assets, being depreciated	
Infrastructure	<u>1,126,762</u>
Total Non-current Assets	<u>9,392,992</u>
Total Assets	<u>9,648,939</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	101,411
Contracts payable	1,777
Due to developer	147,085
Accrued interest	188,333
Bonds payable	<u>140,000</u>
Total Current Liabilities	<u>578,606</u>
Non-current Liabilities	
Deferred obligation	147,779
Bonds payable, net	<u>8,520,038</u>
Total Non-current Liabilities	<u>8,667,817</u>
Total Liabilities	<u>9,246,423</u>
<b>NET POSITION</b>	
Restricted for debt service	81,405
Unrestricted	<u>321,111</u>
Total Net Position	<u>\$ 402,516</u>

See accompanying notes to financial statements.

**Varrea South Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues</b>			<b>Net (Expenses) Revenues and Changes in Net Position</b>
		<b>Charges for Services</b>	<b>Operating Grants and Contributions</b>	<b>Capital Grants and Contributions</b>	<b>Governmental Activities</b>
Governmental Activities					
General government	\$ (129,386)	\$ -	\$ 132,891	\$ -	\$ 3,505
Physical environment	(636,709)	-	653,955	3,275,295	3,292,541
Interest and other charges	(457,756)	604,837	-	-	147,081
Total Governmental Activities	<u>\$ (1,223,851)</u>	<u>\$ 604,837</u>	<u>\$ 786,846</u>	<u>\$ 3,275,295</u>	<u>3,443,127</u>
<b>General Revenues</b>					
Investment income					<u>41,317</u>
Conveyance of capital assets					<u>(2,804,113)</u>
Change in Net Position					680,331
Net Position - October 1, 2023					(277,815)
Net Position - September 30, 2024					<u>\$ 402,516</u>

See accompanying notes to financial statements.

**Varrea South Community Development District**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**September 30, 2024**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 128,272	\$ -	\$ -	\$ 128,272
Due from other governments	-	2,571	-	2,571
Due from developer	123,327	-	1,777	125,104
Restricted Assets				
Investments	-	414,946	62	415,008
Total Assets	<u>\$ 251,599</u>	<u>\$ 417,517</u>	<u>\$ 1,839</u>	<u>\$ 670,955</u>
<b>LIABILITIES , DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 101,411	\$ -	\$ -	\$ 101,411
Contracts payable	-	-	1,777	1,777
Due to developer	140,456	-	6,629	147,085
Total Liabilities	<u>241,867</u>	<u>-</u>	<u>8,406</u>	<u>250,273</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenues	<u>9,732</u>	<u>-</u>	<u>-</u>	<u>9,732</u>
<b>FUND BALANCES</b>				
Restricted for debt service	-	417,517	-	417,517
Unassigned	-	-	(6,567)	(6,567)
Total Fund Balances	<u>-</u>	<u>417,517</u>	<u>(6,567)</u>	<u>410,950</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 251,599</u>	<u>\$ 417,517</u>	<u>\$ 1,839</u>	<u>\$ 670,955</u>

See accompanying notes to financial statements.



**Varrea South Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2024**

Total Governmental Fund Balances	\$ 410,950
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, \$7,851,222, and infrastructure, \$1,126,762, used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	8,977,984
Long-term liabilities, bonds payable, \$(8,735,000), net of bond discount, net, \$74,962, and deferred obligation, \$(147,779), are not due and payable in the current period, and therefore, are not reported at the fund level.	(8,807,817)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	(188,333)
Unavailable revenues are recognized as deferred inflows at the fund level, but this amount is recognized as revenues at the government-wide level.	<u>9,732</u>
Net Position of Governmental Activities	<u><u>\$ 402,516</u></u>

See accompanying notes to financial statements.

**Varrea South Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES - GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2024**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ -	\$ 604,837	\$ -	\$ 604,837
Developer contributions	770,689	13,993	715	785,397
Investment income	-	26,183	15,134	41,317
Total Revenues	<u>770,689</u>	<u>645,013</u>	<u>15,849</u>	<u>1,431,551</u>
Expenditures				
Current				
General government	125,553	3,833	-	129,386
Physical environment	636,709	-	-	636,709
Capital outlay	-	-	521,323	521,323
Debt service				
Principal	-	135,000	-	135,000
Interest	-	456,466	-	456,466
Total Expenditures	<u>762,262</u>	<u>595,299</u>	<u>521,323</u>	<u>1,878,884</u>
Excess of revenues over/(under) expenditures	<u>8,427</u>	<u>49,714</u>	<u>(505,474)</u>	<u>(447,333)</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	149,126	149,126
Transfers out	-	(149,126)	-	(149,126)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(149,126)</u>	<u>149,126</u>	<u>-</u>
Net change in fund balances	8,427	(99,412)	(356,348)	(447,333)
Fund Balances - October 1, 2023	<u>(8,427)</u>	<u>516,929</u>	<u>349,781</u>	<u>858,283</u>
Fund Balances - September 30, 2024	<u>\$ -</u>	<u>\$ 417,517</u>	<u>\$ (6,567)</u>	<u>\$ 410,950</u>

See accompanying notes to financial statements.

**Varrea South Community Development District  
RECONCILIATION OF THE STATEMENT  
OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
For the Year Ended September 30, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$	(447,333)
--	----	-----------

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount capital outlay, \$521,323, and developer contribution of capital assets, \$3,275,295, exceeded conveyances of capital assets to other entities, \$(2,804,113), in the current period.		992,505
---	--	---------

The payment of principal is recognized as an expenditure at the fund level; however, at the government-wide level the payment reduces liabilities.		135,000
--	--	---------

At the fund level bond discount is recognized as an other financing use in the year the bond is issued; however at the government-wide level, bond discount is amortized over the life of the bond. This is the current year amortization.		(2,621)
--	--	---------

At the government-wide level, interest is accrued on outstanding bonds; whereas at the governmental fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.		1,331
--	--	-------

At the fund level, revenues are recognized when they become available; however, revenues are recognized when they are earned at the government-wide level. This is the amount of the change in earned revenue that was not available.		1,449
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Change in Net Position of Governmental Activities	\$	680,331
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See accompanying notes to financial statements.

**Varrea South Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND**  
**For the Year Ended September 30, 2024**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Developer contributions	<u>\$ 1,551,426</u>	<u>\$ 1,551,426</u>	<u>\$ 770,689</u>	<u>\$ (780,737)</u>
Expenditures				
Current				
General government	165,503	165,503	125,553	39,950
Physical environment	<u>1,385,923</u>	<u>1,385,923</u>	<u>636,709</u>	<u>749,214</u>
Total Expenditures	<u>1,551,426</u>	<u>1,551,426</u>	<u>762,262</u>	<u>789,164</u>
Net Change in Fund Balances	-	-	8,427	8,427
Fund Balances - October 1, 2023	<u>-</u>	<u>-</u>	<u>(8,427)</u>	<u>(8,427)</u>
Fund Balances - September 30, 2024	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

See accompanying notes to financial statements.

**Varrea South Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on August 24, 2020, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance 20-2020 and Ordinance 32-2023 (which amended the boundaries) of Plant City, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Varrea South Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Varrea South Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Varrea South Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, developer contributions, and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Varrea South Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Varrea South Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.



**Varrea South Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – The Debt Service Fund accounts for the debt service requirements to retire the long-term debt of the District.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as capital improvement bonds and developer advance be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, Deferred Inflows of Resources and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**Varrea South Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources and Net Position or Equity (Continued)**

**b. Budgets**

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**c. Unamortized Bond Discount**

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the debt using the straight-line method. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

**d. Deferred Inflows of Resources**

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

**e. Capital Assets**

Capital assets, which include construction in progress and infrastructure, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful life of the infrastructure class of depreciable assets is thirty years.

**Varrea South Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$7,749 and the carrying value was \$128,272. Exposure to custodial credit risk was as follows: the District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investments</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Government Obligations Fund	31 days*	<u>\$ 415,008</u>

\* Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

As of September 30, 2024, the District's investment in First American Government Obligations Fund is a Level 1 asset.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

**Varrea South Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investment in First American Government Obligations Fund was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in First American Government Obligations Fund represent 100% of the Districts total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**NOTE C – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<b><u>Governmental Activities:</u></b>				
Capital assets, not being depreciated:				
Construction in progress	\$ 7,837,700	\$ 521,323	\$ (507,801)	\$ 7,851,222
Capital assets, being depreciated:				
Infrastructure	-	3,930,875	(2,804,113)	1,126,762
Governmental Activities Capital Assets	<u>\$ 7,837,700</u>	<u>\$ 4,452,198</u>	<u>\$ (3,311,914)</u>	<u>\$ 8,977,984</u>

**Varrea South Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE D – LONG-TERM DEBT**

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2024:

Governmental Activities

Long-term debt at October 1, 2023	\$ 8,870,000
Issuance of deferred obligation	147,779
Principal payments	<u>(135,000)</u>
Long-term debt at September 30, 2024	<u><u>\$ 8,882,779</u></u>

**Capital Improvement Revenue Bonds**

Long-term debt is comprised of the following:

\$8,870,000 Capital Improvement Revenue Bonds, Series 2023 due in annual principal installments, beginning May 1, 2024. Interest is due semi-annually on November 1 and May 1, beginning November 1, 2023 at rates between 4.25% and 5.40% with a final maturity date of May 1, 2053. Current portion is \$140,000.

	\$ 8,735,000
Bond discount	<u>(74,962)</u>
Bonds payable, net	<u><u>\$ 8,660,038</u></u>

The annual requirements to amortize the principal and interest of debt bonded outstanding as of September 30, 2024 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 140,000	\$ 452,000	\$ 592,000
2026	145,000	446,050	591,050
2027	150,000	439,888	589,888
2028	160,000	433,513	593,513
2029	165,000	426,713	591,713
2030-2034	955,000	2,011,350	2,966,350
2035-2039	1,230,000	1,741,769	2,971,769
2040-2044	1,595,000	1,391,731	2,986,731
2045-2049	2,075,000	920,430	2,995,430
2050-2053	<u>2,120,000</u>	<u>294,299</u>	<u>2,414,299</u>
Totals	<u><u>\$ 8,735,000</u></u>	<u><u>\$ 8,557,743</u></u>	<u><u>\$ 17,292,743</u></u>

**Varrea South Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE D – LONG-TERM DEBT(CONTINUED)**

Summary of Significant Resolution Terms and Covenants

Significant Bond Provisions

The Series 2023 Capital Improvement Revenue Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, on any date, on or after May 1, 2033, at a redemption price equal to the principal amount of the Series 2023 Capital Improvement Revenue Bonds to be redeemed, together with accrued interest to the date of redemption. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2023 Reserve Account was funded from the proceeds of the Series 2023 Capital Improvement Revenue Bonds in amounts equal to fifty percent of the maximum annual debt service of the Series 2023 Capital Improvement Revenue Bonds until Reserve Account Release Conditions have been met. Reserve Account Release Conditions were satisfied in the current year and the Reserve Account Requirement was reduced to twenty-five percent of maximum annual debt service of the outstanding Series 2023 Capital Improvement Revenue Bonds. Upon receipt by the Trustee of the additional Reserve Release Certifications and thereafter, the Series 2023 Reserve Account Requirement shall mean an amount equal to ten percent of the maximum annual debt service of the Series 2023 Capital Improvement Revenue Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2024:

	Reserve Balance	Reserve Requirement
Capital Improvement Revenue Bonds, Series 2023	\$ 147,779	\$ 147,779

**Varrea South Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE D – LONG-TERM DEBT (CONTINUED)**

Deferred Obligation

During the fiscal year ended September 30, 2024, the District acquired certain infrastructure from the Developer. The District paid a portion of the costs associated with the acquisition. The balance is to be paid to the extent additional monies are released into the Series 2023 Construction and Acquisition account up to the full amount. As of September 30, 2024, the District has recognized a deferred obligation, \$147,779, equal to the amount of the reserve account that will be transferred into the construction account upon satisfaction of certain release conditions.

**NOTE E – RELATED PARTY**

All voting members of the Board of Supervisors are employed by the Developer or a related entity. The District recognized \$4,346,487 in contributions and assessments from the Developer for the year ended September 30, 2024. Additionally, the District has a net balance due to the Developer of \$21,981 as of September 30, 2024.

**NOTE F – ECONOMIC DEPENDENCY**

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

**NOTE G – RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage.

**NOTE H – INTERFUND TRANSFERS**

Interfund transfers for the year ended September 30, 2024, consisted of the following:

<u>Transfers In</u>	<u>Transfers Out</u>
	<u>Debt Service Fund</u>
Capital Projects Fund	\$ 149,126

Interfund transfers were made in accordance with the Trust Indenture as part of the satisfaction of Reserve Requirement Release Condition #1.

**NOTE I – SUBSEQUENT EVENT**

In June 2025, the District issued \$6,465,000 Series 2025 Capital Improvement Revenue Bonds to finance a portion of the cost of acquisition, construction, and equipping of the Series 2025 Project.



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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Varrea South Community Development District  
Plant City, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Varrea South Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated July 24, 2025.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Varrea South Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Varrea South Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Varrea South Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.





To the Board of Supervisors  
Varrea South Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Varrea South Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

July 24, 2025



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## MANAGEMENT LETTER

To the Board of Supervisors  
Varrea South Community Development District  
Plant City, Florida

### Report on the Financial Statements

We have audited the financial statements of the Varrea South Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated July 24, 2025.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated July 24, 2025, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors  
Varrea South Community Development District

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Varrea South Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Varrea South Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Varrea South Community Development District. It is management's responsibility to monitor the Varrea South Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Varrea South Community Development District reported:

- 1) The total number of District elected officials receiving statutory compensation, reported as employees for the purposes of the audit: 0
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 2
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$162,400
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: Series 2023 Project: \$3,944,397
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

To the Board of Supervisors  
Varrea South Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Varrea South Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$649.93 - \$2,119.35 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District was \$604,837.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: \$8,735,000 Series 2023 maturing May 2053 at various interest rates between 4.25% – 5.40%

#### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred, or are likely to have occurred, that has an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

#### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

July 24, 2025



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH  
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Varrea South Community Development District  
Plant City, Florida

We have examined Varrea South Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Varrea South Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Varrea South Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Varrea South Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Varrea South Community Development District's compliance with the specified requirements.

In our opinion, Varrea South Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

July 24, 2025

**VARREA SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10A**

**RESOLUTION 2025-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

**WHEREAS**, the District's Auditor, Berger, Toombs, Elam, Gaines and Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2024;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

**PASSED AND ADOPTED** this 27th day of August, 2025.

ATTEST:

**VARREA SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

# **VARREA SOUTH**

## **COMMUNITY DEVELOPMENT DISTRICT**

**11**



**VARREA SOUTH 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: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

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

**Standard:** CDD website contains 100% of the following information: most recent 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 and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

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District Manager

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Chair/Vice Chair, Board of Supervisors

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Print Name

---

Print Name

---

Date

---

Date

# **VARREA SOUTH**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **12**

**RESOLUTION 2025-09**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Varrea South Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Plant City, Hillsborough County, Florida; and

**WHEREAS**, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

**SECTION 1.** The District’s local records office shall be located at: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_.

**SECTION 2.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 27th day of August, 2025.

ATTEST:

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**VARREA SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JULY 31, 2025**



**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JULY 31, 2025**

	General Fund	Debt Service Fund 2023	Debt Service Fund 2025	Capital Projects Fund 2023	Capital Projects Fund 2025	Total Governmental Funds
<b>ASSETS</b>						
Cash	\$ 102,359	\$ -	\$ -	\$ -	\$ -	\$ 102,359
Investments						
Revenue	-	294,835	-	-	-	294,835
Reserve	-	147,778	113,485	-	-	261,263
Capitalized interest	-	-	134,362	-	-	134,362
Construction	-	-	-	862	4,796	5,658
Cost of issuance	-	-	7,262	-	-	7,262
Undeposited funds	1,200	-	-	-	-	1,200
Utility deposit	1,440	-	-	-	-	1,440
Due from Landowner	206,350	-	-	-	-	206,350
Due from general fund	-	7,547	-	-	-	7,547
Total assets	<u>\$ 311,349</u>	<u>\$ 450,160</u>	<u>\$ 255,109</u>	<u>\$ 862</u>	<u>\$ 4,796</u>	<u>\$ 1,022,276</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:						
Accounts payable	\$ 180,506	\$ -	\$ -	\$ -	\$ -	180,506
Contracts payable	-	-	-	858	-	858
Due to Landowner	34,456	-	-	-	-	34,456
Due to debt service fund	7,547	-	-	-	-	7,547
Landowner advance	106,000	-	-	-	-	106,000
Total liabilities	<u>328,509</u>	<u>-</u>	<u>-</u>	<u>858</u>	<u>-</u>	<u>329,367</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred receipts	206,350	-	-	-	-	206,350
Total deferred inflows of resources	<u>206,350</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>206,350</u>
Fund balances:						
Restricted for:						
Debt service	-	450,160	255,109	-	-	705,269
Capital projects	-	-	-	4	4,796	4,800
Unassigned	(223,510)	-	-	-	-	(223,510)
Total fund balances	<u>(223,510)</u>	<u>450,160</u>	<u>255,109</u>	<u>4</u>	<u>4,796</u>	<u>486,559</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 311,349</u>	<u>\$ 450,160</u>	<u>\$ 255,109</u>	<u>\$ 862</u>	<u>\$ 4,796</u>	<u>\$ 1,022,276</u>

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 35	\$ 695,627	\$ 864,307	80%
Assessment levy: off-roll	-	206,350	249,068	83%
Landowner contribution	-	80,591	461,000	17%
Miscellaneous income	1,200	1,500	-	N/A
Total revenues	<u>1,235</u>	<u>984,068</u>	<u>1,574,375</u>	63%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management	4,000	40,000	48,000	83%
Debt service fund accounting	458	916	-	N/A
Legal	-	9,564	25,000	38%
Engineering	-	3,456	3,500	99%
Audit	-	4,515	5,000	90%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	167	917	2,000	46%
EMMA software services	-	1,000	1,000	100%
Trustee	-	4,676	11,000	43%
Telephone	17	167	200	84%
Postage	516	611	500	122%
Printing & binding	42	417	500	83%
Legal advertising	164	2,288	6,500	35%
Annual special district fee	-	175	175	100%
Insurance	-	5,981	6,149	97%
Contingencies/bank charges	90	844	500	169%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>5,454</u>	<u>76,232</u>	<u>112,439</u>	68%
<b>Field operations</b>				
Property insurance	-	23,680	50,000	47%
Field operations management	10,000	33,333	53,712	62%
Landscape maintenance	28,260	293,805	350,000	84%
Landscape replacement	12,870	89,099	150,000	59%
Mulch replacement	42,495	89,867	75,000	120%
Streetlights	92,431	113,455	195,471	58%
Fountains	2,350	7,216	6,000	120%
Fountains electric	1,470	12,050	24,000	50%
Ponds	2,942	27,153	30,240	90%
Entrance monuments	(3,895)	21,172	24,000	88%
Amenity center				
Miscellaneous	(142,713)	91,538	160,000	57%
Janitorial	1,560	1,560	-	N/A
Repairs	884	884	-	N/A
Reclaim water	15,203	42,006	12,500	336%

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Electric				
Electric non fountain & streetlights	75	1,078	40,000	3%
Monuments	4,835	7,082	-	N/A
Amenity center	16,297	16,297	-	N/A
Irrigation Timers	596	596	-	N/A
Other/misc.	3,601	178,219	255,000	70%
Hurricane damage	800	800	-	N/A
Security	66,563	66,563	-	N/A
Irrigation	(547)	-	-	N/A
Total field operations	<u>156,077</u>	<u>1,117,453</u>	<u>1,425,923</u>	78%
<b>Other fees &amp; charges</b>				
Tax collector	-	13,893	36,013	39%
Total other fees & charges	-	13,893	36,013	39%
Total expenditures	<u>161,531</u>	<u>1,207,578</u>	<u>1,574,375</u>	77%
Excess/(deficiency) of revenues over/(under) expenditures	(160,296)	(223,510)	-	
Fund balances - beginning	(63,214)	-	-	
Fund balances - ending	<u>\$ (223,510)</u>	<u>\$ (223,510)</u>	<u>\$ -</u>	

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2023  
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 31	\$ 618,653	\$ 616,815	100%
Interest	1,413	18,347	-	N/A
Total revenues	<u>1,444</u>	<u>637,000</u>	<u>616,815</u>	103%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	-	140,000	140,000	100%
Interest	-	452,000	452,000	100%
Total debt service	<u>-</u>	<u>592,000</u>	<u>592,000</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector fees	-	12,356	25,701	48%
Total other fees and charges	<u>-</u>	<u>12,356</u>	<u>25,701</u>	48%
Total expenditures	<u>-</u>	<u>604,356</u>	<u>617,701</u>	98%
Net change in fund balances	1,444	32,644	(886)	
Fund balances - beginning	448,716	417,516	523,155	
Fund balances - ending	<u>\$ 450,160</u>	<u>\$ 450,160</u>	<u>\$ 522,269</u>	

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2025  
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 413	\$ 413
Total revenues	<u>413</u>	<u>413</u>
<b>EXPENDITURES</b>		
Cost of issuance	-	163,190
Total debt service	<u>-</u>	<u>163,190</u>
<b>Other fees &amp; charges</b>		
Underwriter's discount	-	95,617
Total other fees and charges	<u>-</u>	<u>95,617</u>
Total expenditures	<u>-</u>	<u>258,807</u>
Excess/(deficiency) of revenues over/(under) expenditures	413	(258,394)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	513,503
Total other financing sources	<u>-</u>	<u>513,503</u>
Net change in fund balances	413	255,109
Fund balances - beginning	254,696	-
Fund balances - ending	<u>\$ 255,109</u>	<u>\$ 255,109</u>

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2023  
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Developer contribution	\$ -	\$ 9,008
Interest	2	26
Total revenues	<u>2</u>	<u>9,034</u>
<b>EXPENDITURES</b>		
Construction costs	-	2,463
Total expenditures	<u>-</u>	<u>2,463</u>
Net change in fund balances	2	6,571
Fund balances - beginning	2	(6,567)
Fund balances - ending	<u>\$ 4</u>	<u>\$ 4</u>

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2025  
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 4,796	\$ 4,796
Total revenues	<u>4,796</u>	<u>4,796</u>
<b>EXPENDITURES</b>		
Construction costs	-	5,951,496
Total expenditures	<u>-</u>	<u>5,951,496</u>
Excess/(deficiency) of revenues over/(under) expenditures	4,796	(5,946,700)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	5,951,496
Total other financing sources/(uses)	<u>-</u>	<u>5,951,496</u>
Net change in fund balances	4,796	4,796
Fund balances - beginning	-	-
Fund balances - ending	<u>\$ 4,796</u>	<u>\$ 4,796</u>

**VARREA SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**



**DRAFT**

**MINUTES OF MEETING  
VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Varrea South Community Development District held a Regular Meeting on June 13, 2025 at 10:00 a.m., at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619.

**Present:**

Ryan Zook	Chair
Ethen Broadwater	Assistant Secretary
Michelle Guerrier	Assistant Secretary
Kyle Keenan	Assistant Secretary

**Also present:**

Andrew Kantarzhi	District Manager
Ryan Dugan	District Counsel
Shelby Anderson	D.R. Horton

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 10:17 a.m. Supervisors Zook, Guerrier, Broadwater and Keenan were present. Supervisor Mize was absent.

Mr. Broadwater left the meeting immediately following roll call.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Supervisor, Anne Mize [Seat 2] (the following to be provided under separate cover)**

This item was deferred.

**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**

**FOURTH ORDER OF BUSINESS**

**Ratification of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

**FIFTH ORDER OF BUSINESS**

**Discussion/Consideration: Suspension of Amenity Facility Access**

An incident of disruptive behavior at the Amenity Center was discussed. A letter was sent notifying the resident(s) that their amenity privileges were being temporarily suspended. Additional information was received and a letter was sent revoking the suspension. A reminder email or newsletter to residents about the amenity rules, etc., was suggested.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06, Making Certain Findings; Approving the Engineer's Report and 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 the 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. Kantarzhi presented Resolution 2025-06 and read the title. Mr. Dugan stated that this is related to recently issued bonds. The bonds will close soon. This Resolution contains the final pricing and term related to the sale of the bonds.

**On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, Resolution 2025-06, Making Certain Findings; Approving the Engineer's Report**

and 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 the 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.

**SEVENTH ORDER OF BUSINESS**

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

Mr. Kantarzhi presented Resolution 2025-07. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, Resolution 2025-07, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 27, 2025 at 11:30 a.m., at D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

**EIGHTH ORDER OF BUSINESS**

Consideration of Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-08. The listed dates, times and locations will all be changed to the following:

LOCATION: D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Suite 100, Tampa, Florida 33619

TIME: 11:30 AM

DATES: October 22, 2025; November 26, 2025; December 24, 2025; January 28, 2026;  
February 25, 2026; March 25, 2026; April 22, 2026; May 27, 2026; June 24, 2026; July 22, 2026;  
August 26, 2026 and September 23, 2026

On MOTION by Mr. Zook and seconded by Mr. Keenan, with all in favor, Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

**NINTH ORDER OF BUSINESS**

Consideration of Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

**TENTH ORDER OF BUSINESS**

Consideration of Resolution 2025-10, Resetting the Public Hearing on the District's Adoption of Rules Relating to Parking on District Property; Amending Resolution 2025-03 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-10.

On MOTION by Mr. Zook and seconded by Mr. Keenan, with all in favor, Resolution 2025-10, Resetting the Public Hearing on the District's Adoption of Rules Relating to Parking on District Property; Amending Resolution 2025-03 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date, was adopted.

**ELEVENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of April 30, 2025

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

**TWELFTH ORDER OF BUSINESS**

Approval of April 11, 2025 Regular Minutes

The following change was made:

Line 325: Change “Torres” to “Kantarzhi”

**On MOTION by Ms. Guerrier and seconded by Mr. Zook, with all in favor, the April 11, 2025 Regular Minutes, as amended, were approved.**

**THIRTEENTH ORDER OF BUSINESS****Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Stantec Consulting Services, Inc.**
- C. Field Operations Manager: Access Management**

There were no District Counsel, District Engineer or Field Operations Manager reports.

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

- **537 Registered Voters in District as of April 15, 2025**

- **UPCOMING MEETINGS**

- **July 11, 2025 at 10:00 AM**

- **August 8, 2025 at 10:00 AM**

- **September 12, 2025 at 10:00 AM [Adoption of FY2026 Budget]**

- **QUORUM CHECK**

The July 11, 2025 and August 8, 2025 meetings will likely be canceled.

The next meeting will most likely be held on August 27, 2025 at 11:30 a.m.

**FOURTEENTH ORDER OF BUSINESS****Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**FIFTEENTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**SIXTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Zook and seconded by Mr. Keenan, with all in favor, the meeting adjourned at 10:27 a.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**VARREA SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610</i> <sup>1</sup> <i>D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2024 <b>CANCELED</b>	Regular Meeting	10:00 AM
November 5, 2024 <sup>1</sup>	Landowners' Meeting	1:00 PM
November 8, 2024 <b>CANCELED</b>	Regular Meeting	10:00 AM
December 13, 2024 <b>CANCELED</b>	Regular Meeting	10:00 AM
January 10, 2025 <b>CANCELED</b>	Regular Meeting	10:00 AM
February 14, 2025 <b>CANCELED</b>	Regular Meeting	10:00 AM
March 14, 2025 <b>CANCELED</b>	Regular Meeting	10:00 AM
April 11, 2025	Regular Meeting	10:00 AM
May 9, 2025 <b>CANCELED</b>	Regular Meeting	10:00 AM
June 13, 2025 <sup>1</sup>	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	10:00 AM
July 11, 2025 <sup>1</sup> <b>CANCELED</b>	Public Hearing & Regular Meeting <i>Adoption of Rules Related to Parking on District Property</i>	10:00 AM
August 8, 2025 <sup>1</sup> <b>CANCELED</b>	Regular Meeting	10:00 AM
August 27, 2025 <sup>1</sup>	Public Hearing and Regular Meeting <i>Adoption of FY2026 Budget</i> <i>Adoption of Rules Related to Parking on District Property</i>	11:30 AM



DATE	POTENTIAL DISCUSSION/FOCUS	TIME
September 12, 2025 <sup>1</sup>	Regular Meeting	10:00 AM