

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
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**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 01/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 1,171,049				\$ 1,170,419
Allowable discounts (4%)	(46,842)				(46,817)
Assessment levy: on-roll - net	1,124,207	\$1,090,126	\$ 34,081	\$ 1,124,207	1,123,602
Landowner contribution	461,000	-	468,925	468,925	-
Total revenues	1,585,207	1,090,126	503,006	1,593,132	1,123,602
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	16,000	32,000	48,000	48,000
Legal	25,000	1,833	23,167	25,000	25,000
Engineering	4,000	1,578	2,422	4,000	4,000
Audit	6,500	-	6,500	6,500	7,500
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent	2,000	667	1,333	2,000	2,000
DSF accounting	5,500	-	5,500	5,500	-
EMMA software services	1,000	1,000	-	1,000	2,000
Trustee	11,000	-	11,000	11,000	11,000
Telephone	200	67	133	200	200
Postage	500	21	479	500	500
Printing & binding	500	167	333	500	500
Legal advertising	6,500	335	6,165	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	7,250	6,340	910	7,250	7,250
Contingencies/bank charges	1,500	305	1,195	1,500	1,500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Tax collector	46,842	21,783	25,059	46,842	46,817
Total professional & administrative	168,882	51,247	117,635	168,882	165,357

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 01/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>Field operations</b>					
Property insurance	25,000	22,996	2,004	25,000	25,000
Field operations management	53,712	13,642	40,070	53,712	-
Landscape maintenance	350,000	112,345	237,655	350,000	280,000
Landscape replacement	150,000	92,941	57,059	150,000	75,000
Mulch replacement	75,000	16,050	58,950	75,000	50,000
Streetlights	195,470	39,899	155,571	195,470	195,471
Fountains	6,000	725	5,275	6,000	6,000
Fountains electric	24,000	5,970	18,030	24,000	24,000
Ponds	35,305	9,290	26,015	35,305	35,280
Entrance monuments	24,000	16,259	7,741	24,000	24,000
<b>Amenity center</b>					
Miscellaneous	25,000	-	25,000	25,000	15,000
HVAC	5,000	-	5,000	5,000	5,000
Wi-Fi	2,100	760	1,340	2,100	2,100
CCTV & access control	5,000	1,062	3,938	5,000	5,000
Janitorial	2,200	10,125	-	10,125	2,200
Pools & slides	55,000	19,762	35,238	55,000	55,000
Repairs	10,000	2,143	7,857	10,000	10,000
Pest control	1,500	380	1,120	1,500	1,500
Reclaim water	150,000	53,071	96,929	150,000	75,000
Gym equipment	-	-	-	-	1,500
<b>Electric</b>					
Amenity	24,000	7,044	16,956	24,000	24,000
Monuments	12,000	3,767	8,233	12,000	12,000
Irrigation timers	4,000	667	3,333	4,000	4,000
Other/misc.	15,038	-	15,038	15,038	32,596
Pressure washing	32,000	7,880	24,120	32,000	20,000
Events and decorations	25,000	9,236	15,764	25,000	25,000
Security	5,000	4,888	112	5,000	5,000
Lifeguard	50,000	6,618	43,382	50,000	50,000
On-site staff	50,000	410	49,590	50,000	40,000
Irrigation	5,000	2,497	2,503	5,000	5,000
Total field operations	<u>1,416,325</u>	<u>460,427</u>	<u>963,823</u>	<u>1,424,250</u>	<u>1,104,647</u>
Total expenditures	<u>1,585,207</u>	<u>511,674</u>	<u>1,081,458</u>	<u>1,593,132</u>	<u>1,270,004</u>
<b>OTHER FINANCING SOURCES/(USES)</b>					
Intergovernmental transfer from VNCDD	-	-	-	-	146,402
Total other financing sources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>146,402</u>
Net increase/(decrease) of fund balance	-	578,452	(578,452)	-	-
Fund balance - beginning (unaudited)	<u>220,355</u>	<u>-</u>	<u>578,452</u>	<u>-</u>	<u>-</u>
Committed					
Working capital	220,355	220,355	-	-	-
Unassigned	-	358,097	-	-	-
Fund balance - ending (projected)	<u>\$ 220,355</u>	<u>\$ 578,452</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**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	7,500
<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>	
EMMA software services	2,000
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	
Hosting & maintenance	705
ADA compliance	210
Tax collector	46,817

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

**Expenditures (continued)**

**Field operations**

Property insurance	25,000
Landscape maintenance	280,000
Landscape replacement	75,000
Mulch replacement	50,000
Streetlights	195,471
Fountains	6,000
Fountains electric	24,000
Ponds	35,280
Entrance monuments	24,000

**Amenity center**

Miscellaneous	15,000
HVAC	5,000
Wi-Fi	2,100
CCTV & access control	5,000
Janitorial	2,200
Pools & slides	55,000
Repairs	10,000
Pest control	1,500
Reclaim water	75,000
Gym equipment	1,500

**Electric**

Amenity	24,000
Monuments	12,000
Irrigation timers	4,000
Other/misc.	32,596
Pressure washing	20,000
Events and decorations	25,000
Security	5,000
Lifeguard	50,000
On-site staff	40,000
Irrigation	5,000

**Total expenditures**

\$1,270,004

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2023  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 01/31/2026	Projected through 9/30/2026	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	\$ 598,117	\$ 18,698	\$ 616,815	616,815
Interest	-	4,339	-	4,339	-
Total revenues	616,815	602,456	18,698	621,154	616,815
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	145,000	-	145,000	145,000	150,000
Interest	446,050	223,025	223,025	446,050	439,888
Total debt service	591,050	223,025	368,025	591,050	589,888
<b>Other fees &amp; charges</b>					
Tax collector	25,701	11,952	13,749	25,701	25,701
Total other fees & charges	25,701	11,952	13,749	25,701	25,701
Total expenditures	616,751	234,977	381,774	616,751	615,589
Excess/(deficiency) of revenues over/(under) expenditures	64	367,479	(363,076)	4,403	1,226
Fund balance:					
Beginning fund balance (unaudited)	424,470	457,258	824,737	457,258	461,661
Ending fund balance (projected)	\$ 424,534	\$ 824,737	\$ 461,661	\$ 461,661	462,887
Use of fund balance:					
Debt service reserve account balance (required)					(147,779)
Principal and Interest expense - November 1, 2027					(216,756)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 98,352

**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 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 01/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 492,616				\$ 492,616
Allowable discounts (4%)	(19,705)				(19,705)
Assessment levy: net	472,911	\$ 458,574	\$ 14,337	\$ 472,911	472,911
Interest	-	2,551	-	2,551	-
Total revenues	472,911	461,125	14,337	475,462	472,911
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	90,000	-	90,000	90,000	95,000
Interest	314,338	134,144	180,194	314,338	356,450
Total debt service	404,338	134,144	270,194	404,338	451,450
<b>Other fees &amp; charges</b>					
Tax collector	19,705	9,163	10,542	19,705	19,705
Total other fees & charges	19,705	9,163	10,542	19,705	19,705
Total expenditures	424,043	143,307	280,736	424,043	471,155
Excess/(deficiency) of revenues over/(under) expenditures	48,868	317,818	(266,399)	51,419	1,756
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out		(88)	-	(88)	-
Total other financing sources/(uses)	-	(88)	-	(88)	-
Fund balance:					
Net increase/(decrease) in fund balance	48,868	317,730	(266,399)	51,331	1,756
Beginning fund balance (unaudited)	247,446	249,690	567,420	249,690	301,021
Ending fund balance (projected)	\$ 296,314	\$ 567,420	\$ 301,021	\$ 301,021	302,777
Use of fund balance:					
Debt service reserve account balance (required)					(113,302)
Principal and Interest expense - November 1, 2027					(176,147)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 13,328</u>

**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 2027 ASSESSMENTS**

<b>On-Roll Assessments</b>
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<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&amp;M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
<b><u>Assessment Area One</u></b>					
TH 20'	113	\$ 1,573.14	\$ 706.45	\$ 2,279.59	\$ 2,280.44
PV 35'	62	1,573.14	1,236.29	2,809.43	2,810.27
SF 40'	86	1,573.14	1,412.90	2,986.04	2,986.89
SF 50'	156	1,573.14	1,766.13	3,339.27	3,340.11
SF 60'	42	1,573.14	2,119.35	3,692.49	3,693.34
<b>Total</b>	<b>459</b>				

<b>On-Roll Assessments</b>
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<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&amp;M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
<b><u>2025 Assessment Area</u></b>					
PV 35'	52	\$ 1,573.14	\$ 1,235.95	\$ 2,809.09	\$ 2,809.94
SF 40'	12	1,573.14	1,412.52	2,985.66	2,986.51
SF 50'	161	1,573.14	1,765.65	3,338.79	3,339.64
SF 60'	60	1,573.14	2,118.78	3,691.92	3,692.77
<b>Total</b>	<b>285</b>				