

VARREA NORTH

COMMUNITY DEVELOPMENT

DISTRICT

August 27, 2025

BOARD OF SUPERVISORS

PUBLIC HEARING

AND REGULAR

MEETING AGENDA

VARREA NORTH
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Varrea North 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 North Community Development District

Dear Board Members:

The Board of Supervisors of the Varrea North Community Development District will hold a Public Hearing and 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. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-05, 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
4. Consideration of Budget Funding Agreement Fiscal Year 2026
5. Consideration of Resolution 2025-06, Amending Resolution 2025-03 to Re-Set the Date, Time and Location of the Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
6. Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date
7. Consideration of Special Districts Performance Measures and Standards Reporting FY2026
 - Authorization of Chair to Approve Findings Related to 2025 Special Districts Performance Measures and Standards Reporting

ATTENDEES:

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

NOTE: Meeting Location

8. Acceptance of Unaudited Financial Statements as of July 31, 2025
9. Approval of June 13, 2025 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Tampa Civil Design*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 12, 2025 at 10:00 AM
 - QUORUM CHECK

SEAT 1	RYAN ZOOK	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	ANNE MIZE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	KYLE KEENAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ETHEN BROADWATER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MICHELLE GUERRIER	☐ IN PERSON	☐ PHONE	☐ NO

11. Board Members' Comments/Requests
12. Public Comments
13. 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 PASSCODE: 801 901 3513

VARREA NORTH

COMMUNITY DEVELOPMENT DISTRICT

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VARREA NORTH
COMMUNITY DEVELOPMENT DISTRICT

3A

Serial Number
25-02342H

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 North 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 on the same day the notice appeared in the newspaper.

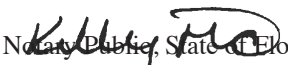


Pamela Nelson

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 NORTH 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 North 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://varreanorthcdd.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

25-02342H

VARREA NORTH
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-05
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE VARREA NORTH 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 North 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 will post 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 1st 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 NORTH 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 North 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 NORTH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A: FY 2026 Budget

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

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

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Landowner contribution	92,290	20,616	50,592	71,208	\$ 673,540
Total revenues	92,290	20,616	50,592	71,208	673,540
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	12,000	12,000	24,000	48,000
Legal	25,000	110	24,890	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	300	300	500
Dissemination agent*	1,000	-	250	250	1,000
Trustee*	-	-	-	-	5,500
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	750	777	-	777	1,500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	92,290	18,412	48,455	66,867	98,540
Field operations					
Misc. field operations	-	-	-	-	575,000
Total field operations	-	-	-	-	575,000
Total expenditures	92,290	18,412	48,455	66,867	673,540
Excess/(deficiency) of revenues over/(under) expenditures	-	2,204	2,137	4,341	-
Fund balance - beginning (unaudited)	-	(4,341)	(2,137)	(4,341)	-
Fund balance - ending (projected)	-	(2,137)	-	-	-
Unassigned	-	(2,137)	-	-	-
Fund balance - ending	\$ -	\$ (2,137)	\$ -	\$ -	\$ -

*These items will be realized when bonds are issued.

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

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

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
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Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal	25,000
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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.

Engineering	2,000
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The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit	5,500
-------	-------

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation*	500
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To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent*	1,000
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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 & Associates serves as dissemination agent.

Trustee*	5,500
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Telephone	200
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Postage	500
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Telephone and fax machine.

Printing & binding	500
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Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising	1,750
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Letterhead, envelopes, copies, agenda packages

Annual special district fee	175
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The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Insurance	5,500
-----------	-------

Contingencies/bank charges	1,500
----------------------------	-------

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance	705
-------------------------------	-----

Website ADA compliance	210
------------------------	-----

Misc. field operations	575,000
------------------------	---------

Total expenditures	<u><u>\$ 673,540</u></u>
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*These items will be realized when bonds are issued.

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

VARREA NORTH

COMMUNITY DEVELOPMENT DISTRICT

4

BUDGET FUNDING AGREEMENT
FISCAL YEAR 2026

This Agreement ("**Agreement**") is made and entered into effective as of October 1st, 2025, by and between:

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

D.R. Horton, Inc., a Delaware corporation, and the owner and/or developer of property located within the boundaries of the District ("**Developer**," and together with the District, the "**Parties**"). For purposes of this Agreement, the term "**Property**" shall refer to that certain property within the CDD owned by the Developer on the Effective Date of this Agreement.

RECITALS

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and 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, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; 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 adopted its general fund budget ("**Budget**") attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

WHEREAS, the Developer agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

WHEREAS, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

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

1. **FUNDING.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer’s consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District's general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

- a. *Contractual Lien.* The District shall have the right to file a continuing lien (“**Lien**”) upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a “Notice of Lien” in the public records of the County.

- b. *Enforcement Action.* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
- c. *Uniform Method; Direct.* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among 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.

5. **AUTHORIZATION.** 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 of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **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/or specific performance.

8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY 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.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH.** This Agreement has been negotiated fully among 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.

[SIGNATURES ON NEXT PAGE]

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

Attest:

**VARREA NORTH COMMUNITY
DEVELOPMENT**

Secretary/Assistant Secretary

By: _____
Its: _____

D.R. Horton, Inc.,
a Delaware corporation

Witness

By: _____
Its: _____

EXHIBIT A: FY 2026 Budget

VARREA NORTH

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-03 TO RE-SET THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING REGARDING THE DISTRICT’S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Varrea North Community Development District (“District”) was established by an ordinance adopted by the City Commission of the City of Plant City, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on June 13, 2025, at a duly noticed public meeting, the District’s Board of Supervisors (“Board”) adopted Resolution 2025-03, setting a public hearing regarding the District’s intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem special assessments for 11:30 a.m. on August 27, 2025, at D.R Horton Tampa North Division Office, 3501 Riga Blvd., Suite 100, Tampa, Florida 33619; and

WHEREAS, the Board desires to ratify the action of District staff to change the date of the public hearing.

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

SECTION 1. PUBLIC HEARING DATE RE-SET. Resolution 2025-03 is hereby amended to reflect that the public hearing as declared in Resolution 2025-03 is re-set to:

DATE: _____

TIME: _____

LOCATION: _____

SECTION 2. RESOLUTION 2025-03 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-03 continue in full force and effect.

SECTION 3. 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.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

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

ATTEST:

**VARREA NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

VARREA NORTH

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-04

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

WHEREAS, the Varrea North 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 NORTH 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 NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

VARREA NORTH

COMMUNITY DEVELOPMENT DISTRICT

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VARRERA NORTH 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 ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

VARREA NORTH
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	General Fund	Capital Projects Fund	Total Governmental Funds
ASSETS			
Cash	\$ 5,972	\$ -	\$ 5,972
Due from Landowner	2,138	-	2,138
Total assets	<u>\$ 8,110</u>	<u>\$ -</u>	<u>\$ 8,110</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 2,058	\$ -	\$ 2,058
Due to Landowner	-	237	237
Landowner advance	6,132	-	6,132
Total liabilities	<u>8,190</u>	<u>237</u>	<u>8,427</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	2,138	-	2,138
Total deferred inflows of resources	<u>2,138</u>	<u>-</u>	<u>2,138</u>
Fund balances:			
Restricted for:			
Capital projects	-	(237)	(237)
Unassigned	<u>(2,218)</u>	<u>-</u>	<u>(2,218)</u>
Total fund balances	<u>(2,218)</u>	<u>(237)</u>	<u>(2,455)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 8,110</u>	<u>\$ -</u>	<u>\$ 8,110</u>

**VARREA NORTH
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
REVENUES				
Landowner contribution	\$ -	\$ 31,798	\$ 92,290	34%
Total revenues	-	31,798	92,290	34%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	20,000	48,000	42%
Legal	-	1,134	25,000	5%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	1,000	0%
Telephone	16	166	200	83%
Postage	-	-	500	0%
Printing & binding	42	417	500	83%
Legal advertising	-	74	1,750	4%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	80	1,099	750	147%
Website hosting & maintenance	-	1,610	705	228%
Website ADA compliance	-	-	210	0%
Total expenditures	2,138	29,675	92,290	32%
Excess/(deficiency) of revenues over/(under) expenditures	(2,138)	2,123	-	
Fund balances - beginning	(80)	(4,341)	-	
Fund balances - ending	\$ (2,218)	\$ (2,218)	\$ -	

*These items will be realized when bonds are issued

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

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

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(237)	(237)
Fund balances - ending	<u><u>\$ (237)</u></u>	<u><u>\$ (237)</u></u>

VARREA NORTH
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the Varrea North 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 10:06 a.m.

Supervisors Zook, Guerrier, Broadwater and Keenan were present. Supervisor Mize was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-01,
Approving Proposed Budget(s) for FY 2026;
Setting a Public Hearing Thereon and
Directing Publication; Addressing
Transmittal and Posting Requirements;
Addressing Severability and Effective Date**

Mr. Kantarzhi presented Resolution 2025-01. 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 Mr. Broadwater, with all in favor, Resolution 2025-01, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon for August 27, 2025 at 11:00 a.m., at D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619 and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

The consensus was to change the Public Hearing time to 11:30 a.m.

On MOTION by Mr. Zook and seconded by Mr. Broadwater, with all in favor, Resolution 2025-01, as amended to reset the time of the Public Hearing, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon 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 and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, 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 2025-02. 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. Broadwater, with all in favor,
Resolution 2025-02, Designating Dates, Times and Locations for Regular
Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026,
as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03,
Amending Resolution 2024-24 to Re-Set
the Date, Time and Location of the Public
Hearing Regarding the District's Intent to
Use the Uniform Method for the Levy,
Collection, and Enforcement of Non-Ad
Valorem Special Assessments as
Authorized by Section 197.3632, Florida
Statutes; Providing a Severability Clause;
and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-03.

On MOTION by Mr. Zook and seconded by Mr. Broadwater, with all in favor,
Resolution 2025-03, Amending Resolution 2024-24 to Re-Set the Date, Time
and Location to August 27, 2025 at 11:30 a.m., at D.R. Horton Tampa North
Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619 for the Public
Hearing Regarding the District's Intent to Use the Uniform Method for the
Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as
Authorized by Section 197.3632, Florida Statutes; Providing a Severability
Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04,
Designating the Location of the Local
District Records Office and Providing an
Effective Date

This item was deferred.

SEVENTH ORDER OF BUSINESS

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

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

EIGHTH ORDER OF BUSINESS

**Approval of August 9, 2024 Public
Hearings, Regular Meeting and Audit
Committee Meeting Minutes**

**On MOTION by Mr. Zook and seconded by Mr. Broadwater, with all in favor,
the August 9, 2024 Public Hearings, Regular Meeting and Audit Committee
Meeting Minutes, as presented, were approved.**

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

B. District Engineer: Tampa Civil Design, LLC

There were no District Counsel or District Engineer reports.

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

- **0 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.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

150

151 No members of the public spoke.

152

153 **TWELFTH ORDER OF BUSINESS**

Adjournment

154

155 **On MOTION by Mr. Zook and seconded by Mr. Broadwater, with all in favor,**
156 **the meeting adjourned at 10:15 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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169 _____
Secretary/Assistant Secretary

Chair/Vice Chair

VARREA NORTH
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

VARREA NORTH 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>		
<i>¹D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2024 CANCELED	Regular Meeting	10:00 AM
November 8, 2024 CANCELED	Regular Meeting	10:00 AM
December 13, 2024 CANCELED	Regular Meeting	10:00 AM
January 10, 2025 CANCELED	Regular Meeting	10:00 AM
February 14, 2025 CANCELED	Regular Meeting	10:00 AM
March 14, 2025 CANCELED	Regular Meeting	10:00 AM
April 11, 2025 CANCELED	Regular Meeting	10:00 AM
May 9, 2025 CANCELED	Regular Meeting	10:00 AM
June 13, 2025 ¹	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	10:00 AM
July 11, 2025 ¹ CANCELED	Regular Meeting	10:00 AM
August 8, 2025 ¹ CANCELED	Regular Meeting	10:00 AM
August 27, 2025 ¹	Public Hearing and Regular Meeting <i>Adoption of FY2026 Budget</i>	11:30 AM
September 12, 2025 ¹	Regular Meeting	10:00 AM