

2024

V-DANA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024

FINAL ADOPTED ANNUAL
OPERATING BUDGET



September 1, 2023

V-DANA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 FINAL ADOPTED ANNUAL OPERATING BUDGET

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September 1, 2023

V-DANA

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The V-Dana Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2020 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2021 Special Assessment Revenue Bonds
202	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2023 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

V-DANA

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 to 6/30/23	Projected Revenues & Expenditures 7/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	424,128.00	42,749.00	156.00	42,905.00	(381,223.00)
Operations & Maintenance Assmts-Off Roll	0.00	116,327.00	9,280.00	125,607.00	125,607.00
Developer Contributions	0.00	50,000.00	0.00	50,000.00	50,000.00
Discounts and Collection Fees	(256,128.00)		0.00	0.00	256,128.00
TOTAL SPECIAL ASSESSMENTS	168,000.00	209,076.00	9,436.00	218,512.00	50,512.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	168,000.00	209,076.00	9,436.00	218,512.00	50,512.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
ProfServ-Trustee Fees	8,200.00	0.00	4,213.00	4,213.00	(3,987.00)
Disclosure Report	8,400.00	0.00	8,400.00	8,400.00	0.00
District Engineer	14,000.00	26,570.00	1,425.00	27,995.00	13,995.00
District Manager	45,000.00	33,938.00	11,062.00	45,000.00	0.00
Auditing Services	7,500.00	0.00	7,400.00	7,400.00	(100.00)
Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
Postage, Phone, Faxes, Copies	200.00	16.00	10.00	26.00	(174.00)
Public Officials Insurance	2,329.00	2,504.00	0.00	2,504.00	175.00
Legal Advertising	2,000.00	887.00	500.00	1,387.00	(613.00)
Bank Fees	360.00	12.00	4.00	16.00	(344.00)
Website Administration	1,500.00	0.00	1,500.00	1,500.00	0.00
Dues, Licenses, Subscriptions	775.00	792.00	0.00	792.00	17.00
TOTAL FINANCIAL & ADMINISTRATIVE	91,764.00	66,219.00	34,514.00	100,733.00	8,969.00
LEGAL COUNSEL					
District Counsel	17,000.00	3,675.00	1,325.00	5,000.00	(12,000.00)
TOTAL LEGAL COUNSEL	17,000.00	3,675.00	1,325.00	5,000.00	(12,000.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	44,080.00	3,059.00	0.00	3,059.00	(41,021.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	44,080.00	3,059.00	0.00	3,059.00	(41,021.00)
RESERVES					
Undesignated Reserve	15,156.00	0.00	59,208.00	59,208.00	44,052.00
TOTAL RESERVES	15,156.00	0.00	59,208.00	59,208.00	44,052.00
TOTAL EXPENDITURES	168,000.00	72,953.00	95,047.00	168,000.00	0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	136,123.00	(85,611.00)	50,512.00	50,512.00

V-DANA

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 to 6/30/23	Projected Revenues & Expenditures 7/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 Final Adopted Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
REVENUES							
SPECIAL ASSESSMENTS							
Operations & Maintenance Assmts-Tax Roll	424,128.00	42,749.00	156.00	42,905.00	(381,223.00)	424,128.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	116,327.00	9,280.00	125,607.00	125,607.00	0.00	0.00
Developer Contributions	0.00	50,000.00	0.00	50,000.00	50,000.00	0.00	0.00
Discounts and Collection Fees	(256,128.00)	0.00	0.00	0.00	256,128.00	(256,128.00)	0.00
TOTAL SPECIAL ASSESSMENTS	168,000.00	209,076.00	9,436.00	218,512.00	50,512.00	168,000.00	0.00
OTHER MISCELLANEOUS REVENUES							
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	168,000.00	209,076.00	9,436.00	218,512.00	50,512.00	168,000.00	0.00
EXPENDITURES							
FINANCIAL & ADMINISTRATIVE							
ProfServ-Trustee Fees	8,200.00	0.00	4,213.00	4,213.00	(3,987.00)	13,500.00	5,300.00
Disclosure Report	8,400.00	0.00	8,400.00	8,400.00	0.00	8,400.00	0.00
District Engineer	14,000.00	26,570.00	1,425.00	27,995.00	13,995.00	12,500.00	(1,500.00)
District Manager	45,000.00	33,938.00	11,062.00	45,000.00	0.00	45,000.00	0.00
Auditing Services	7,500.00	0.00	7,400.00	7,400.00	(100.00)	7,500.00	0.00
Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00	1,500.00	0.00
Postage, Phone, Faxes, Copies	200.00	16.00	10.00	26.00	(174.00)	200.00	0.00
Public Officials Insurance	2,329.00	2,504.00	0.00	2,504.00	175.00	2,879.00	550.00
Legal Advertising	2,000.00	887.00	500.00	1,387.00	(613.00)	2,000.00	0.00
Bank Fees	360.00	12.00	4.00	16.00	(344.00)	360.00	0.00
Website Administration	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00	0.00
Dues, Licenses, Subscriptions	775.00	792.00	0.00	792.00	17.00	775.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	91,764.00	66,219.00	34,514.00	100,733.00	8,969.00	96,114.00	4,350.00
LEGAL COUNSEL							
District Counsel	17,000.00	3,675.00	1,325.00	5,000.00	(12,000.00)	12,650.00	(4,350.00)
TOTAL LEGAL COUNSEL	17,000.00	3,675.00	1,325.00	5,000.00	(12,000.00)	12,650.00	(4,350.00)
OTHER PHYSICAL ENVIRONMENT							
Property & Casualty Insurance	44,080.00	3,059.00	0.00	3,059.00	(41,021.00)	44,080.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	44,080.00	3,059.00	0.00	3,059.00	(41,021.00)	44,080.00	0.00
RESERVES							
Undesignated Reserve	15,156.00	0.00	59,208.00	59,208.00	44,052.00	15,156.00	0.00
TOTAL RESERVES	15,156.00	0.00	59,208.00	59,208.00	44,052.00	15,156.00	0.00
TOTAL EXPENDITURES	168,000.00	72,953.00	95,047.00	168,000.00	0.00	168,000.00	0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	136,123.00	(85,611.00)	50,512.00	50,512.00	0.00	0.00

FISCAL YEAR 2024
FINAL ADOPTED ANNUAL OPERATING BUDGET

V-DANA

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

V-DANA

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the Districts official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Other Physical Environment

Property & Casualty Insurance

The District carries insurance coverage on all facilities and structures based on the value of District assets.

V-DANA

COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND

SERIES 2020

REVENUES

CDD Debt Service Assessments	\$	959,900
TOTAL REVENUES	\$	959,900

EXPENDITURES

Series 2020 May Bond Interest Payment	\$	314,963
Series 2020 May Bond Principal Payment	\$	335,000
Series 2020 November Bond Interest Payment	\$	309,938
TOTAL EXPENDITURES	\$	959,900
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	16,210,000
Principal Payment Applied Toward Series 2020 Bonds	\$	335,000
Bonds Outstanding - Period Ending 11/1/2024	\$	15,875,000

FISCAL YEAR 2024
FINAL ADOPTED ANNUAL OPERATING BUDGET

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COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND

SERIES 2021

REVENUES

CDD Debt Service Assessments	\$	933,124
TOTAL REVENUES	\$	933,124

EXPENDITURES

Series 2021 May Bond Interest Payment	\$	301,239
Series 2021 May Bond Principal Payment	\$	335,000
Series 2021 November Bond Interest Payment	\$	296,884
TOTAL EXPENDITURES	\$	933,124
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	16,320,000
Principal Payment Applied Toward Series 2021 Bonds	\$	335,000
Bonds Outstanding - Period Ending 11/1/2024	\$	15,985,000

FISCAL YEAR 2024
FINAL ADOPTED ANNUAL OPERATING BUDGET

V-DANA

COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND

SERIES 2023

REVENUES

CDD Debt Service Assessments	\$	1,032,655
TOTAL REVENUES	\$	1,032,655

EXPENDITURES

Series 2021 May Bond Interest Payment	\$	516,333
Series 2021 May Bond Principal Payment	\$	-
Series 2021 November Bond Interest Payment	\$	516,323
TOTAL EXPENDITURES	\$	1,032,655
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	19,500,000
Principal Payment Applied Toward Series 2023 Bonds	\$	-
Bonds Outstanding - Period Ending 11/1/2024	\$	19,500,000

FISCAL YEAR 2024
FINAL ADOPTED ANNUAL OPERATING BUDGET

V-DANA

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

FISCAL YEAR 2023							FISCAL YEAR 2024									
Lot Size	EAU Value	Units	Debt Service Per Unit	O&M Per Unit	Discounts & Collections Costs	FY 2023 Total Assessment	PRE PAYDOWN				POST PAYDOWN					
							Debt Service Per Unit	O&M Per Unit	Discounts & Collections Costs	FY 2024 Total Assessment	Total Increase / (Decrease) in Annual Assmt	Debt Service Per Unit	O&M Per Unit	Discounts & Collections Costs	FY 2024 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2020																
Single Family 42'	1.00	76	\$1,260.00	\$70.00	\$84.90	\$1,414.90	\$1,260.00	\$70.00	\$84.90	\$1,414.90	\$0.00	\$1,260.00	\$70.00	\$84.90	\$1,414.90	\$0.00
Single Family 52'	1.19	254	\$1,500.00	\$70.00	\$100.22	\$1,670.22	\$1,500.00	\$70.00	\$100.22	\$1,670.22	\$0.00	\$1,500.00	\$70.00	\$100.22	\$1,670.22	\$0.00
Single Family 62'	1.39	157	\$1,750.00	\$70.00	\$116.18	\$1,936.18	\$1,750.00	\$70.00	\$116.18	\$1,936.18	\$0.00	\$1,750.00	\$70.00	\$116.18	\$1,936.18	\$0.00
Single Family 66'	1.47	78	\$1,850.00	\$70.00	\$122.56	\$2,042.56	\$1,850.00	\$70.00	\$122.56	\$2,042.56	\$0.00	\$1,850.00	\$70.00	\$122.56	\$2,042.56	\$0.00
Single Family 72'	1.48	34	\$1,865.00	\$70.00	\$123.52	\$2,058.52	\$1,865.00	\$70.00	\$123.52	\$2,058.52	\$0.00	\$1,865.00	\$70.00	\$123.52	\$2,058.52	\$0.00
Single Family 75'	1.49	1	\$1,875.00	\$70.00	\$124.15	\$2,069.15	\$1,875.00	\$70.00	\$124.15	\$2,069.15	\$0.00	\$1,875.00	\$70.00	\$124.15	\$2,069.15	\$0.00
Subtotal		600														
SERIES 2021																
Single Family 42'	1.00	52	\$1,260.00	\$70.00	\$84.89	\$1,414.89	\$1,260.00	\$70.00	\$84.89	\$1,414.89	\$0.00	\$1,260.00	\$70.00	\$84.89	\$1,414.89	\$0.00
Single Family 52'	1.19	284	\$1,500.00	\$70.00	\$100.21	\$1,670.21	\$1,500.00	\$70.00	\$100.21	\$1,670.21	\$0.00	\$1,500.00	\$70.00	\$100.21	\$1,670.21	\$0.00
Single Family 62'	1.39	97	\$1,750.00	\$70.00	\$116.17	\$1,936.17	\$1,750.00	\$70.00	\$116.17	\$1,936.17	\$0.00	\$1,750.00	\$70.00	\$116.17	\$1,936.17	\$0.00
Single Family 66'	1.47	114	\$1,850.00	\$70.00	\$122.55	\$2,042.55	\$1,850.00	\$70.00	\$122.55	\$2,042.55	\$0.00	\$1,850.00	\$70.00	\$122.55	\$2,042.55	\$0.00
Single Family 72'	1.48	34	\$1,865.00	\$70.00	\$123.51	\$2,058.51	\$1,865.00	\$70.00	\$123.51	\$2,058.51	\$0.00	\$1,865.00	\$70.00	\$123.51	\$2,058.51	\$0.00
Subtotal		581														
SERIES 2023																
Single Family 36'	1.00	130	\$0.00	\$70.00	\$4.47	\$74.47	\$1,685.00	\$70.00	\$112.04	\$1,867.04	\$1,792.57	\$1,170.00	\$70.00	\$79.15	\$1,319.15	\$1,244.68
Single Family 42'	1.19	39	\$0.00	\$70.00	\$4.47	\$74.47	\$1,952.00	\$70.00	\$129.04	\$2,151.04	\$2,076.57	\$1,365.00	\$70.00	\$91.60	\$1,526.60	\$1,452.13
Single Family 52'	1.39	183	\$0.00	\$70.00	\$4.47	\$74.47	\$2,416.00	\$70.00	\$158.70	\$2,644.70	\$2,570.23	\$1,690.00	\$70.00	\$112.34	\$1,872.34	\$1,797.87
Single Family 62'	1.47	96	\$0.00	\$70.00	\$4.47	\$74.47	\$2,881.00	\$70.00	\$188.36	\$3,139.36	\$3,064.89	\$2,015.00	\$70.00	\$133.00	\$2,218.00	\$2,143.62
Single Family 66'	1.48	98	\$0.00	\$70.00	\$4.47	\$74.47	\$3,067.00	\$70.00	\$200.22	\$3,337.22	\$3,262.75	\$2,145.00	\$70.00	\$141.38	\$2,356.38	\$2,281.91
Subtotal		546														
FUTURE BOND ISSUES																
Single Family 42'	1.00	77	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Single Family 52'	1.19	263	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Single Family 62'	1.39	149	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Single Family 66'	1.47	184	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Subtotal		673														
Total		2,400														

Notations:

- (1) Annual assessments are not adjusted for Lee County collection fees and statutory discounts for early payment.
- (2) Operations assessments for FY 2024 will be developer funded on actual expenses and collected only from Phase 1 (Series 2020) and Phase 2 (Series 2021). Amounts listed are for informational purposes and reflect operations assessments once the community is complete based on the current budget.
- (3) The District is actively undergoing construction to complete the capital improvement program.
- (4) The Series 2023 paydown is made at the time of the initial lot conveyance from the developer to the builder. All homes will be at the after paydown amounts provided above.