

V-Dana Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2024

Prepared by:



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V-DANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020	SERIES 2021	SERIES 2023	SERIES 2020	SERIES 2021	SERIES 2023	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS										
Cash - Operating Account	\$ 6,706	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,706
Cash in Transit	-	-	248,812	168,645	-	-	-	-	-	417,457
Accounts Receivable - Other	10	-	-	-	-	-	-	-	-	10
Due From Developer	5,794	-	-	-	-	-	-	-	-	5,794
Due From Other Funds	257,243	33,155	-	192,383	-	-	-	-	-	482,781
Investments:										
Acquisition & Construction Account	-	-	-	-	34,284	32,987	66,492	-	-	133,763
Interest Account	-	-	-	537,970	-	-	-	-	-	537,970
Prepayment Account	-	-	-	1,035,620	-	-	-	-	-	1,035,620
Reserve Fund	-	486,416	473,463	665,348	-	-	-	-	-	1,625,227
Revenue Fund	-	430,235	457,796	147,165	-	-	-	-	-	1,035,196
Fixed Assets										
Equipment and Furniture	-	-	-	-	-	-	-	3,610	-	3,610
Construction Work In Process	-	-	-	-	-	-	-	28,114,338	-	28,114,338
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	2,200,484	2,200,484
Amount To Be Provided	-	-	-	-	-	-	-	-	49,849,489	49,849,489
TOTAL ASSETS	\$ 269,753	\$ 949,806	\$ 1,180,071	\$ 2,747,131	\$ 34,284	\$ 32,987	\$ 66,492	\$ 28,117,948	\$ 52,049,973	\$ 85,448,445

LIABILITIES

Accounts Payable	\$ 16,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,503
Accounts Payable - Other	3,750	-	-	-	-	-	-	-	-	3,750
Bonds Payable	-	-	-	-	-	-	-	-	32,549,973	32,549,973
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	19,500,000	19,500,000
Due To Other Funds	-	-	381,803	-	32,576	31,709	36,693	-	-	482,781
Deferred Inflow of Resources	5,794	-	-	-	-	-	-	-	-	5,794
TOTAL LIABILITIES	26,047	-	381,803	-	32,576	31,709	36,693	-	52,049,973	52,558,801

V-DANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020	SERIES 2021	SERIES 2023	SERIES 2020	SERIES 2021	SERIES 2023	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
FUND BALANCES										
Restricted for:										
Debt Service	-	949,806	798,268	2,747,131	-	-	-	-	-	4,495,205
Capital Projects	-	-	-	-	1,708	1,278	29,799	-	-	32,785
Unassigned:	243,706	-	-	-	-	-	-	28,117,948	-	28,361,654
TOTAL FUND BALANCES	243,706	949,806	798,268	2,747,131	1,708	1,278	29,799	28,117,948	-	32,889,644
TOTAL LIABILITIES & FUND BALANCES	\$ 269,753	\$ 949,806	\$ 1,180,071	\$ 2,747,131	\$ 34,284	\$ 32,987	\$ 66,492	\$ 28,117,948	\$ 52,049,973	\$ 85,448,445

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 168,000	\$ -	\$ (168,000)	0.00%
Special Assmnts- CDD Collected	-	1,470	1,470	0.00%
TOTAL REVENUES	168,000	1,470	(166,530)	0.88%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	13,500	5,118	8,382	37.91%
Disclosure Report	8,400	700	7,700	8.33%
District Counsel	12,650	116	12,534	0.92%
District Engineer	12,500	5,745	6,755	45.96%
District Manager	45,000	3,750	41,250	8.33%
Auditing Services	7,500	-	7,500	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	200	-	200	0.00%
Public Officials Insurance	2,879	-	2,879	0.00%
Legal Advertising	2,000	-	2,000	0.00%
Bank Fees	360	-	360	0.00%
Website Administration	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	775	175	600	22.58%
Total Administration	108,764	15,604	93,160	14.35%
<u>Other Physical Environment</u>				
Insurance -Property & Casualty	44,080	6,017	38,063	13.65%
Total Other Physical Environment	44,080	6,017	38,063	13.65%
<u>Reserves</u>				
Reserve - Undesignated	15,156	-	15,156	0.00%
Total Reserves	15,156	-	15,156	0.00%
TOTAL EXPENDITURES & RESERVES	168,000	21,621	146,379	12.87%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(20,151)	(20,151)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		263,857		
FUND BALANCE, ENDING		\$ 243,706		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
Series 2020 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,574	\$ 3,574	0.00%
Special Assmnts- Tax Collector	959,700	-	(959,700)	0.00%
TOTAL REVENUES	959,700	3,574	(956,126)	0.37%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	345,000	-	345,000	0.00%
Interest Expense	614,700	-	614,700	0.00%
Total Debt Service	959,700	-	959,700	0.00%
TOTAL EXPENDITURES	959,700	-	959,700	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	3,574	3,574	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		946,232		
FUND BALANCE, ENDING		\$ 949,806		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
Series 2021 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,631	\$ 3,631	0.00%
Special Assmnts- Tax Collector	934,284	-	(934,284)	0.00%
TOTAL REVENUES	934,284	3,631	(930,653)	0.39%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	345,000	-	345,000	0.00%
Interest Expense	589,284	-	589,284	0.00%
Total Debt Service	934,284	-	934,284	0.00%
TOTAL EXPENDITURES	934,284	-	934,284	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	3,631	3,631	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		794,637		
FUND BALANCE, ENDING		\$ 798,268		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
Series 2023 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7,199	\$ 7,199	0.00%
Special Assmnts- Tax Collector	1,311,518	-	(1,311,518)	0.00%
Special Assmnts- Prepayment	-	191,379	191,379	0.00%
Special Assmnts- CDD Collected	-	273,645	273,645	0.00%
TOTAL REVENUES	1,311,518	472,223	(839,295)	36.01%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	285,000	-	285,000	0.00%
Interest Expense	1,026,518	-	1,026,518	0.00%
Total Debt Service	1,311,518	-	1,311,518	0.00%
TOTAL EXPENDITURES	1,311,518	-	1,311,518	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	472,223	472,223	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,274,908		
FUND BALANCE, ENDING		<u>\$ 2,747,131</u>		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
Series 2020 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 115	\$ 115	0.00%
TOTAL REVENUES	-	115	115	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	115	115	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,593		
FUND BALANCE, ENDING		<u>\$ 1,708</u>		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
Series 2021 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 111	\$ 111	0.00%
TOTAL REVENUES	-	111	111	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	111	111	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,167		
FUND BALANCE, ENDING		<u>\$ 1,278</u>		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
Series 2023 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 155	\$ 155	0.00%
TOTAL REVENUES	-	155	155	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	155	155	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		29,644		
FUND BALANCE, ENDING		<u>\$ 29,799</u>		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,117,948		
FUND BALANCE, ENDING		<u>\$ 28,117,948</u>		

Bank Account Statement

V-Dana CDD

Bank Account No. 5599
Statement No. 24_10

Statement Date 10/31/2024

G/L Account No. 101001 Balance	6,706.42	Statement Balance	288,374.44
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	6,706.42	Subtotal	288,374.44
Negative Adjustments	0.00	Outstanding Checks	-281,668.02
Ending G/L Balance	6,706.42	Ending Balance	6,706.42

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
10/17/2024	Payment	BD00008	CK#2364 Off Roll	275,114.89	275,114.89	0.00
10/31/2024		JE000597	Excess Fees	459.15	459.15	0.00
10/31/2024		JE000599	Interest Receivable	5,596.07	5,596.07	0.00
Total Deposits				281,170.11	281,170.11	0.00
Checks						
09/19/2024	Payment	1186	Check for Vendor V00012	-3,900.00	-3,900.00	0.00
09/19/2024	Payment	1187	Check for Vendor V00015	-5,000.01	-5,000.01	0.00
10/03/2024	Payment	1188	Check for Vendor V00022	-614.50	-614.50	0.00
Total Checks				-9,514.51	-9,514.51	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
08/29/2024	Payment	1181	Check for Vendor V00005			-2,520.00
10/25/2024	Payment	1189	Check for Vendor V00005			-385.00
10/25/2024	Payment	1190	Check for Vendor V00018			-5,118.13
10/25/2024	Payment	1191	Check for Vendor V00016			-273,644.89
Total Outstanding Checks						-281,668.02
Outstanding Deposits						
Total Outstanding Deposits						