

V-Dana Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2024

Prepared by:



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V-DANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 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	\$ 505,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505,865
Cash in Transit	-	532,051	762,357	399,036	-	-	-	-	-	1,693,444
Accounts Receivable - Other	10	-	-	-	-	-	-	-	-	10
Due From Developer	5,794	-	-	-	-	-	-	-	-	5,794
Due From Other Funds	-	140,404	-	302,360	-	-	-	-	-	442,764
Investments:										
Acquisition & Construction Account	-	-	-	-	42,309	40,799	57,056	-	-	140,164
Interest Account	-	-	-	28,921	-	-	-	-	-	28,921
Prepayment Account	-	-	-	1,170,203	-	-	-	-	-	1,170,203
Reserve Fund	-	480,209	467,421	642,826	-	-	-	-	-	1,590,456
Revenue Fund	-	254,499	291,854	282,430	-	-	-	-	-	828,783
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	\$ 511,669	\$ 1,407,163	\$ 1,521,632	\$ 2,825,776	\$ 42,309	\$ 40,799	\$ 57,056	\$ 28,117,948	\$ 52,049,973	\$ 86,574,325
LIABILITIES										
Accounts Payable	\$ -	\$ 103,976	\$ 101,215	\$ 99,341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 304,532
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	42,789	-	273,019	-	40,349	59,526	27,081	-	-	442,764
Deferred Inflow of Resources	5,794	-	-	-	-	-	-	-	-	5,794
TOTAL LIABILITIES	52,333	103,976	374,234	99,341	40,349	59,526	27,081	-	52,049,973	52,806,813

V-DANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 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	-	1,303,187	1,147,398	2,726,435	-	-	-	-	-	5,177,020
Capital Projects	-	-	-	-	1,960	-	29,975	-	-	31,935
Unassigned:	459,336	-	-	-	-	(18,727)	-	28,117,948	-	28,558,557
TOTAL FUND BALANCES	459,336	1,303,187	1,147,398	2,726,435	1,960	(18,727)	29,975	28,117,948	-	33,767,512
TOTAL LIABILITIES & FUND BALANCES	\$ 511,669	\$ 1,407,163	\$ 1,521,632	\$ 2,825,776	\$ 42,309	\$ 40,799	\$ 57,056	\$ 28,117,948	\$ 52,049,973	\$ 86,574,325

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ 211,608	\$ 43,608	125.96%
Special Assmnts- CDD Collected	-	1,470	1,470	0.00%
Developer Contribution	-	13,000	13,000	0.00%
Other Miscellaneous Revenues	-	7,000	7,000	0.00%
TOTAL REVENUES	168,000	233,078	65,078	138.74%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	13,500	5,118	8,382	37.91%
Disclosure Report	8,400	2,100	6,300	25.00%
District Counsel	12,650	1,769	10,881	13.98%
District Engineer	12,500	8,478	4,022	67.82%
District Manager	45,000	11,250	33,750	25.00%
Auditing Services	7,500	-	7,500	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	200	1	199	0.50%
Public Officials Insurance	2,879	-	2,879	0.00%
Legal Advertising	2,000	964	1,036	48.20%
Bank Fees	360	-	360	0.00%
Website Administration	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	775	1,902	(1,127)	245.42%
Total Administration	108,764	31,582	77,182	29.04%
<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	37,599	130,401	22.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	195,479	195,479	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		263,857		
FUND BALANCE, ENDING		\$ 459,336		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 7,209	\$ 7,209	0.00%
Special Assmnts- Tax Collector	959,700	659,684	(300,016)	68.74%
TOTAL REVENUES	959,700	666,893	(292,807)	69.49%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	345,000	-	345,000	0.00%
Interest Expense	614,700	309,938	304,762	50.42%
Total Debt Service	959,700	309,938	649,762	32.30%
TOTAL EXPENDITURES	959,700	309,938	649,762	32.30%
Excess (deficiency) of revenues				
Over (under) expenditures	-	356,955	356,955	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		946,232		
FUND BALANCE, ENDING		\$ 1,303,187		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 7,474	\$ 7,474	0.00%
Special Assmnts- Tax Collector	934,284	642,171	(292,113)	68.73%
TOTAL REVENUES	934,284	649,645	(284,639)	69.53%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	345,000	-	345,000	0.00%
Interest Expense	589,284	296,884	292,400	50.38%
Total Debt Service	934,284	296,884	637,400	31.78%
TOTAL EXPENDITURES	934,284	296,884	637,400	31.78%
Excess (deficiency) of revenues				
Over (under) expenditures	-	352,761	352,761	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		794,637		
FUND BALANCE, ENDING		\$ 1,147,398		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 18,666	\$ 18,666	0.00%
Special Assmnts- Tax Collector	1,311,518	630,279	(681,239)	48.06%
Special Assmnts- Prepayment	-	455,260	455,260	0.00%
Special Assmnts- CDD Collected	-	273,645	273,645	0.00%
TOTAL REVENUES	1,311,518	1,377,850	66,332	105.06%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	285,000	410,000	(125,000)	143.86%
Interest Expense	1,026,518	516,323	510,195	50.30%
Total Debt Service	1,311,518	926,323	385,195	70.63%
TOTAL EXPENDITURES	1,311,518	926,323	385,195	70.63%
Excess (deficiency) of revenues Over (under) expenditures	-	451,527	451,527	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,274,908		
FUND BALANCE, ENDING		<u>\$ 2,726,435</u>		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 367	\$ 367	0.00%
TOTAL REVENUES	-	367	367	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	367	367	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,593		
FUND BALANCE, ENDING		<u>\$ 1,960</u>		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ (19,894)	\$ (19,894)	0.00%
TOTAL REVENUES	-	(19,894)	(19,894)	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(19,894)	(19,894)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,167		
FUND BALANCE, ENDING		<u>\$ (18,727)</u>		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 331	\$ 331	0.00%
TOTAL REVENUES	-	331	331	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	331	331	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		29,644		
FUND BALANCE, ENDING		<u>\$ 29,975</u>		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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_12

Statement Date 12/31/2024

G/L Account No. 101001 Balance	505,865.40	Statement Balance	1,763,367.79
Positive Adjustments	0.00	Outstanding Deposits	0.00
Subtotal	505,865.40	Subtotal	1,763,367.79
Negative Adjustments	0.00	Outstanding Checks	-1,257,502.39
Ending G/L Balance	505,865.40	Ending Balance	505,865.40

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
12/06/2024		JE000629	Debt Service-Tax Revenue	1,376,471.32	1,376,471.32	0.00
12/24/2024		JE000630	Tax Revenue/Debt Service	337,884.47	337,884.47	0.00
Total Deposits				1,714,355.79	1,714,355.79	0.00
Checks						
11/20/2024	Payment	1195	Check for Vendor V00008	-250.00	-250.00	0.00
11/20/2024	Payment	1196	Check for Vendor V00015	-8,900.00	-8,900.00	0.00
12/13/2024	Payment	1198	Check for Vendor V00016	-387,001.03	-387,001.03	0.00
12/19/2024	Payment	100001	Inv: 139078	-4,450.00	-4,450.00	0.00
12/23/2024	Payment	100004	Inv: 0006818732, Inv: 6746424	-964.45	-964.45	0.00
Total Checks				-401,565.48	-401,565.48	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
08/29/2024	Payment	1181	Check for Vendor V00005			-2,520.00
12/09/2024	Payment	100000	Inv: 28621			-5,745.00
12/23/2024	Payment	1200	Check for Vendor V00016			-1,240,600.26
12/23/2024	Payment	100002	Inv: 43, Inv: 44			-1,653.25
12/23/2024	Payment	100003	Inv: 28893			-2,482.50
12/23/2024	Payment	100005	Inv: 1314			-4,500.00
12/27/2024	Payment	100006	Inv: 139916			-1.38
Total Outstanding Checks						-1,257,502.39
Outstanding Deposits						
Total Outstanding Deposits						