

V-Dana Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

Prepared by:



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V-DANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(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 | \$ 268,348 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 268,348 |
| Cash in Transit | - | 213,417 | 441,783 | 94,605 | - | - | - | - | - | 749,805 |
| Accounts Receivable - Other | 10 | - | - | - | - | - | - | - | - | 10 |
| Due From Other Funds | 53,804 | 27,384 | - | 203,023 | - | - | - | - | - | 284,211 |
| Investments: | | | | | | | | | | |
| Acquisition & Construction Account | - | - | - | - | 42,449 | 40,934 | 57,245 | - | - | 140,628 |
| Interest Account | - | - | - | 28,921 | - | - | - | - | - | 28,921 |
| Prepayment Account | - | - | - | 1,549,444 | - | - | - | - | - | 1,549,444 |
| Reserve Fund | - | 481,934 | 469,101 | 645,155 | - | - | - | - | - | 1,596,190 |
| Revenue Fund | - | 782,573 | 806,065 | 791,234 | - | - | - | - | - | 2,379,872 |
| 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 | \$ 322,162 | \$ 1,505,308 | \$ 1,716,949 | \$ 3,312,382 | \$ 42,449 | \$ 40,934 | \$ 57,245 | \$ 28,117,948 | \$ 52,049,973 | \$ 87,165,350 |
| LIABILITIES | | | | | | | | | | |
| Accounts Payable | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 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 | - | - | 175,098 | - | 31,305 | 50,723 | 27,085 | - | - | 284,211 |
| Deferred Inflow of Resources | 5,794 | - | - | - | - | - | - | - | - | 5,794 |
| TOTAL LIABILITIES | 9,544 | - | 175,098 | - | 31,305 | 50,723 | 27,085 | - | 52,049,973 | 52,343,728 |

V-DANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(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 | - | 1,505,308 | 1,541,851 | 3,312,382 | - | - | - | - | - | 6,359,541 |
| Capital Projects | - | - | - | - | 11,144 | - | 30,160 | - | - | 41,304 |
| Unassigned: | 312,618 | - | - | - | - | (9,789) | - | 28,117,948 | - | 28,420,777 |
| TOTAL FUND BALANCES | 312,618 | 1,505,308 | 1,541,851 | 3,312,382 | 11,144 | (9,789) | 30,160 | 28,117,948 | - | 34,821,622 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 322,162 | \$ 1,505,308 | \$ 1,716,949 | \$ 3,312,382 | \$ 42,449 | \$ 40,934 | \$ 57,245 | \$ 28,117,948 | \$ 52,049,973 | \$ 87,165,350 |

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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 | \$ 278,623 | \$ 110,623 | 165.85% |
| 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 | 300,093 | 132,093 | 178.63% |
| <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 | - | 262,494 | 262,494 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | 50,124 | | |
| FUND BALANCE, ENDING | | \$ 312,618 | | |

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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 | \$ - | \$ 9,457 | \$ 9,457 | 0.00% |
| Special Assmnts- Tax Collector | 959,700 | 868,601 | (91,099) | 90.51% |
| TOTAL REVENUES | 959,700 | 878,058 | (81,642) | 91.49% |
| <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 | - | 568,120 | 568,120 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | 937,188 | | |
| FUND BALANCE, ENDING | | \$ 1,505,308 | | |

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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 | \$ - | \$ 9,820 | \$ 9,820 | 0.00% |
| Special Assmnts- Tax Collector | 934,284 | 845,542 | (88,742) | 90.50% |
| TOTAL REVENUES | 934,284 | 855,362 | (78,922) | 91.55% |
| <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 | - | 558,478 | 558,478 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | 983,373 | | |
| FUND BALANCE, ENDING | | <u>\$ 1,541,851</u> | | |

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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 | \$ - | \$ 25,763 | \$ 25,763 | 0.00% |
| Special Assmnts- Tax Collector | 1,311,518 | 829,884 | (481,634) | 63.28% |
| Special Assmnts- Prepayment | - | 455,260 | 455,260 | 0.00% |
| Special Assmnts- CDD Collected | - | 652,886 | 652,886 | 0.00% |
| TOTAL REVENUES | 1,311,518 | 1,963,793 | 652,275 | 149.73% |
| <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 | - | 1,037,470 | 1,037,470 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | 2,274,912 | | |
| FUND BALANCE, ENDING | | \$ 3,312,382 | | |

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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 | \$ - | \$ 507 | \$ 507 | 0.00% |
| TOTAL REVENUES | - | 507 | 507 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | - | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 507 | 507 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | 10,637 | | |
| FUND BALANCE, ENDING | | <u>\$ 11,144</u> | | |

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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 | \$ - | \$ (19,759) | \$ (19,759) | 0.00% |
| TOTAL REVENUES | - | (19,759) | (19,759) | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | - | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | (19,759) | (19,759) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | 9,970 | | |
| FUND BALANCE, ENDING | | <u>\$ (9,789)</u> | | |

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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 | \$ - | \$ 520 | \$ 520 | 0.00% |
| TOTAL REVENUES | - | 520 | 520 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | - | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 520 | 520 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | 29,640 | | |
| FUND BALANCE, ENDING | | <u>\$ 30,160</u> | | |

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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_13

Statement Date 01/31/2025

| | | | |
|---------------------------------------|------------|-----------------------------|-------------|
| G/L Account No. 101001 Balance | 268,348.20 | Statement Balance | 887,261.22 |
| | | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | Subtotal | 887,261.22 |
| Subtotal | 268,348.20 | Outstanding Checks | -618,913.02 |
| Negative Adjustments | 0.00 | Ending Balance | 268,348.20 |
| Ending G/L Balance | 268,348.20 | | |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|-----------------------------------|---------------|--------------|-------------------------------|--------------------------|---------------|----------------|------------|
| Deposits | | | | | | | |
| 01/15/2025 | | JE000669 | Special Assmnts-Tax Collector | Tax Revenue/Debt Service | 678,907.81 | 678,907.81 | 0.00 |
| Total Deposits | | | | | 678,907.81 | 678,907.81 | 0.00 |
| Checks | | | | | | | |
| 12/09/2024 | Payment | 100000 | BARRACO & ASSOCIATES, INC. | Inv: 28621 | -5,745.00 | -5,745.00 | 0.00 |
| 12/23/2024 | Payment | 1200 | V-DANA CDD | Check for Vendor V00016 | -1,240,600.26 | -1,240,600.26 | 0.00 |
| 12/23/2024 | Payment | 100002 | COLEMAN, YOVANOVICH | Inv: 43, Inv: 44 | -1,653.25 | -1,653.25 | 0.00 |
| 12/23/2024 | Payment | 100003 | BARRACO & ASSOCIATES, INC. | Inv: 28893 | -2,482.50 | -2,482.50 | 0.00 |
| 12/27/2024 | Payment | 100006 | INFRAMARK LLC | Inv: 139916 | -1.38 | -1.38 | 0.00 |
| 01/02/2025 | Payment | 1201 | V-DANA CDD | Check for Vendor V00016 | -304,531.99 | -304,531.99 | 0.00 |
| Total Checks | | | | | -1,555,014.38 | -1,555,014.38 | 0.00 |
| Adjustments | | | | | | | |
| Total Adjustments | | | | | | | |
| Outstanding Checks | | | | | | | |
| 08/29/2024 | Payment | 1181 | COLEMAN, YOVANOVICH | Check for Vendor V00005 | | | -2,520.00 |
| 12/23/2024 | Payment | 100005 | TECHNOLOGY SERVICES, LLC | Inv: 1314 | | | -4,500.00 |
| 01/21/2025 | Payment | 1202 | V-DANA CDD | Check for Vendor V00016 | | | - |
| Total Outstanding Checks | | | | | | | 618,913.02 |
| Outstanding Deposits | | | | | | | |
| Total Outstanding Deposits | | | | | | | |