

V-Dana Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2025

Prepared by:



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V-DANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020	SERIES 2021	SERIES 2023	SERIES 2025	SERIES 2020	SERIES 2021	SERIES 2023	SERIES 2025	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS												
Cash - Operating Account	\$ 261,834	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261,834
Cash in Transit	-	4,500	133,412	-	-	-	-	-	-	-	-	137,912
Accounts Receivable - Other	10	-	-	-	-	-	-	-	-	-	-	10
Due From Other Funds	53,804	27,384	-	98,097	-	-	-	-	-	-	-	179,285
Investments:												
Acquisition & Construction Account	-	-	-	-	-	42,594	41,073	57,441	23,435,810	-	-	23,576,918
Cost of Issuance Fund	-	-	-	-	-	-	-	-	3,000	-	-	3,000
Interest Account	-	-	-	13,417	972,536	-	-	-	-	-	-	985,953
Prepayment Account	-	-	-	836,262	-	-	-	-	-	-	-	836,262
Reserve Fund	-	483,607	470,729	647,394	883,104	-	-	-	-	-	-	2,484,834
Revenue Fund	-	1,003,861	1,021,629	1,008,140	-	-	-	-	-	-	-	3,033,630
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	\$ 315,648	\$ 1,519,352	\$ 1,625,770	\$ 2,603,310	\$ 1,855,640	\$ 42,594	\$ 41,073	\$ 57,441	\$ 23,438,810	\$ 28,117,948	\$ 52,049,973	\$ 111,667,559
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	-	-	70,098	-	-	31,305	50,723	27,158	-	-	-	179,284
Deferred Inflow of Resources	5,794	-	-	-	-	-	-	-	-	-	-	5,794
TOTAL LIABILITIES	9,544	-	70,098	-	-	31,305	50,723	27,158	-	-	52,049,973	52,238,801

V-DANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	SERIES 2025 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES												
Restricted for:												
Debt Service	-	1,519,352	1,555,672	2,603,310	1,855,640	-	-	-	-	-	-	7,533,974
Capital Projects	-	-	-	-	-	11,289	-	30,283	23,438,810	-	-	23,480,382
Unassigned:	306,104	-	-	-	-	-	(9,650)	-	-	28,117,948	-	28,414,402
TOTAL FUND BALANCES	306,104	1,519,352	1,555,672	2,603,310	1,855,640	11,289	(9,650)	30,283	23,438,810	28,117,948	-	59,428,758
TOTAL LIABILITIES & FUND BALANCES	\$ 315,648	\$ 1,519,352	\$ 1,625,770	\$ 2,603,310	\$ 1,855,640	\$ 42,594	\$ 41,073	\$ 57,441	\$ 23,438,810	\$ 28,117,948	\$ 52,049,973	\$ 111,667,559

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ 281,803	\$ 113,803	167.74%
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	303,273	135,273	180.52%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	13,500	5,118	8,382	37.91%
Disclosure Report	8,400	2,800	5,600	33.33%
District Counsel	12,650	1,986	10,664	15.70%
District Engineer	12,500	9,053	3,447	72.42%
District Manager	45,000	19,450	25,550	43.22%
Auditing Services	7,500	-	7,500	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	200	3	197	1.50%
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	41,276	67,488	37.95%
<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	47,293	120,707	28.15%
Excess (deficiency) of revenues				
Over (under) expenditures	-	255,980	255,980	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		50,124		
FUND BALANCE, ENDING		\$ 306,104		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 13,588	\$ 13,588	0.00%
Special Assmnts- Tax Collector	959,700	878,514	(81,186)	91.54%
TOTAL REVENUES	959,700	892,102	(67,598)	92.96%
<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	-	582,164	582,164	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		937,188		
FUND BALANCE, ENDING		\$ 1,519,352		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 13,992	\$ 13,992	0.00%
Special Assmnts- Tax Collector	934,284	855,191	(79,093)	91.53%
TOTAL REVENUES	934,284	869,183	(65,101)	93.03%
<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	-	572,299	572,299	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		983,373		
FUND BALANCE, ENDING		\$ 1,555,672		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 35,907	\$ 35,907	0.00%
Special Assmnts- Tax Collector	1,311,518	839,355	(472,163)	64.00%
Special Assmnts- Prepayment	-	912,077	912,077	0.00%
Special Assmnts- CDD Collected	-	652,886	652,886	0.00%
TOTAL REVENUES	1,311,518	2,440,225	1,128,707	186.06%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	285,000	1,580,000	(1,295,000)	554.39%
Interest Expense	1,026,518	531,827	494,691	51.81%
Total Debt Service	1,311,518	2,111,827	(800,309)	161.02%
TOTAL EXPENDITURES	1,311,518	2,111,827	(800,309)	161.02%
Excess (deficiency) of revenues Over (under) expenditures	-	328,398	328,398	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,274,912		
FUND BALANCE, ENDING		<u>\$ 2,603,310</u>		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
Series 2025 Debt Service Fund (203)
(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%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	1,855,640	1,855,640	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,855,640	1,855,640	0.00%
Net change in fund balance	\$ -	\$ 1,855,640	\$ 1,855,640	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 1,855,640		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 652	\$ 652	0.00%
TOTAL REVENUES	-	652	652	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	652	652	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		10,637		
FUND BALANCE, ENDING		\$ 11,289		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 792	\$ 792	0.00%
TOTAL REVENUES	-	792	792	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	792	792	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		9,970		
FUND BALANCE, ENDING		<u>\$ 10,762</u>		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 643	\$ 643	0.00%
TOTAL REVENUES	-	643	643	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	643	643	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		29,640		
FUND BALANCE, ENDING		<u>\$ 30,283</u>		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
Series 2025 Capital Projects Fund (303)
(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>				
<u>Administration</u>				
ProfServ-Dissemination Agent	-	500	(500)	0.00%
ProfServ-Trustee Fees	-	13,450	(13,450)	0.00%
Bond Counsel	-	60,000	(60,000)	0.00%
District Counsel	-	50,750	(50,750)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Underwriting Counsel	-	50,000	(50,000)	0.00%
Total Administration	-	214,950	(214,950)	0.00%
TOTAL EXPENDITURES	-	214,950	(214,950)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(214,950)	(214,950)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	23,653,760	23,653,760	0.00%
TOTAL FINANCING SOURCES (USES)	-	23,653,760	23,653,760	0.00%
Net change in fund balance	\$ -	\$ 23,438,810	\$ 23,438,810	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 23,438,810		

Bank Account Statement

V-Dana CDD

Bank Account No. 5599
Statement No. 25_02

Statement Date 02/28/2025

G/L Account No. 101001 Balance	261,834.23	Statement Balance	269,380.67
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	269,380.67
Subtotal	261,834.23	Outstanding Checks	-7,546.44
Negative Adjustments	0.00	Ending Balance	261,834.23
Ending G/L Balance	261,834.23		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/11/2025		JE000699	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	32,212.81	32,212.81	0.00
Total Deposits					32,212.81	32,212.81	0.00
Checks							
							0.00
12/23/2024	Payment	100005	DISCLOSURE TECHNOLOGY SERVICES, LLC	Inv: 1314	-4,500.00	-4,500.00	0.00
01/21/2025	Payment	1202	V-DANA CDD	Check for Vendor V00016	-611,893.02	-611,893.02	0.00
02/05/2025	Payment	1203	INFRAMARK LLC	Check for Vendor V00015	-4,450.00	-4,450.00	0.00
02/13/2025	Payment	1204	V-DANA CDD	Check for Vendor V00016	-29,033.09	-29,033.09	0.00
02/21/2025	Payment	1206	COLEMAN, YOVANOVICH	Check for Vendor V00005	-217.25	-217.25	0.00
Total Checks					-650,093.36	-650,093.36	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
08/29/2024	Payment	1181	COLEMAN, YOVANOVICH	Check for Vendor V00005			-2,520.00
02/21/2025	Payment	1205	BARRACO & ASSOCIATES, INC.	Check for Vendor V00008			-575.00
02/21/2025	Payment	1207	INFRAMARK LLC	Check for Vendor V00015			-4,451.44
Total Outstanding Checks							-7,546.44
Outstanding Deposits							
Total Outstanding Deposits							