

**V-DANA
COMMUNITY DEVELOPMENT DISTRICT**

JUNE 18, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

V-Dana Community Development District

Board of Supervisors:

Joseph Cameratta, Chairman
Anthony Cameratta, Vice Chairman
Russell Cameratta, Assistant Secretary
Cheryl Smith, Assistant Secretary
Laura Youmans, Assistant Secretary

Staff:

Brian Lamb, District Manager
Bryan Radcliff, District Manager
Greg Urbancic, District Counsel
Carl A. Barraco, District Engineer

Regular Meeting Agenda Wednesday, June 18, 2025 – 1:00 p.m.

The Regular Meeting of V-Dana Community Development District will be held at the **Cameratta Companies' offices located at 21101 Design Parc Lane, Suite 103, Estero, FL 33928.**

Microsoft Teams Meeting: [Join the meeting now](#)

Meeting ID: 270 073 255 961 4

Call in (audio only): +1 (646) 838-1601

Passcode: eP2va6tp

Phone Conference ID: 218 012 651#

1. Call to Order/Roll Call

2. Public Comment Period

3. Business Items

- A. Consideration of Resolution 2025-04; Acceptance of Responsibility for Ownership, O&M of Infrastructure Within the Boundaries of the Plat of Verdana Village Phase 4A

4. Consent Agenda Items

- A. Approval of Meeting Minutes (*May 21, 2025 Regular Meeting Minutes*)

- B. Acceptance of Financials

- 1. April 2025

- 2. May 2025

- C. Acceptance of the Check Registers (*May 2025*)

- D. Consideration of Operations and Maintenance Report (*May 2025*)

5. Staff Reports

- A. District Counsel

- B. District Engineer

- C. District Manager

6. Other Business, Updates, and Supervisor Comments

7. Adjournment

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 21101 Design Parc Lane, Suite 103, Estero, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)

Meeting ID: 270 073 255 961 4

Passcode: eP2va6tp

Third Order of Business

3A

RESOLUTION NO 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF V-DANA COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ACCEPTANCE OF RESPONSIBILITY FOR OWNERSHIP, OPERATION AND MAINTENANCE OF DISTRICT INFRASTRUCTURE WITHIN THE BOUNDARIES OF THE PLAT OF VERDANA VILLAGE PHASE 4A; PROVIDING AN EFFECTIVE DATE.

WHEREAS, V-Dana Community Development District (the "District"), was established by Ordinance No. 20-03 adopted by the Board of County Commissioners of Lee County, Florida on March 3, 2020 pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, Chapter 190, Florida Statutes grants to the District the authority to own, operate and maintain surface water management systems, roads and other infrastructure; and

WHEREAS, the District has the authority to construct, acquire and/or maintain improvements within the District, including surface water management systems, roads and other District infrastructure; and

WHEREAS, Lee County requires affirmation of the District's intention to maintain the tracts or easements dedicated to the District, and the District's acknowledgment of its duty and responsibility to operate and maintain the "backbone" (i.e. master) surface water management system and other District infrastructure and improvements within the boundaries of the plat of Verdana Village Phase 4A (the "Plat"), a true and correct copy of which is recorded as Instrument No. _____, of the Public Records of Lee County, Florida; and

WHEREAS, this Resolution will be relied upon by Lee County in reviewing the Plat.

NOW, THEREFORE, be it resolved by the Board of Supervisors of V-Dana Community Development District that:

1. This Resolution is adopted pursuant to the provisions of Chapter 190, Florida Statutes.
2. The District hereby acknowledges and affirms that it will accept maintenance responsibility for all tracts and easements dedicated to the District, with maintenance responsibility appearing within the Plat.
3. Provided, however, that the District's responsibility for maintenance and operation of the surface water management systems and other facilities and improvements will not commence unless and until the following events: (a) tracts or easements for the surface water management system and other facilities and improvements, as applicable, have been dedicated or conveyed to the District and (b) Lee County has issued Certificate(s) of Compliance (or their equivalent) for the applicable surface water management system and/or other facilities and improvements.
4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 18th DAY OF JUNE, 2025

**V-DANA COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

Secretary/Assistant Secretary

Chairman/Assistant Chairman

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ____ day of _____, 202__ by Joseph Cameratta, as Chairman of V-Dana Community Development District. He is personally known to me.

Notary Public

Printed Name: _____

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this ____ day of _____, 202__ by Brian Lamb, as Secretary of V-Dana Community Development District. He is personally known to me.

Notary Public

Printed Name: _____

**EXHIBIT “A”
DESCRIPTION**

TRACT “F” of the record plat of “VERDANA VILLAGE PHASE 3C”, recorded in Instrument Number 2024000173126, of the Public Records of Lee County, Florida.

Fourth Order of Business

4A

**MINUTES OF MEETING
V-DANA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the V-Dana Community Development District was held on Wednesday, May 21, 2025, at 1:00 p.m. at the offices of Cameratta Companies located at 21101 Design Parc Lane Suite #103, Estero, Florida 33928.

Present and constituting a quorum were:

Joseph Cameratta	Chairperson
Anthony Cameratta	Vice Chairperson
Russell Cameratta	Assistant Secretary
Cheryl Smith	Assistant Secretary

Also present were:

Brian Lamb	District Manager
Brian Radcliff	District Manager (<i>via phone</i>)
Greg Urbancic	District Counsel (<i>via phone</i>)
Frank Savage	Barraco & Associates (<i>via phone</i>)

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Lamb called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of the V-Dana FY2026 Proposed Budget

Mr. Lamb presented the Fiscal Year 2026 Proposed Budget to the Board.

B. Consideration of Resolution 2025-03; Approving a Proposed Budget for FY2026 and Setting Public Hearing

On MOTION by Mr. A. Cameratta seconded by Ms. Smith, with all in favor, Resolution 2025-03, Approving a Proposed Budget for FY2026 and Setting Public Hearing for Wednesday August 20, 2025 at 1:00 pm at the offices of Cameratta Companies located at 21101 Design Parc Lane Suite #103, Estero, Florida 33928, was adopted. 4-0

B. Consideration of Registered Voter Count

Mr. Lamb announced that as of April 15, 2025 the District had one thousand three hundred and sixty-nine (1,369) registered voters.

C. Consideration of Facilities Maintenance Agreement

On MOTION by Mr. A. Cameratta seconded by Ms. Smith, with all in favor, Facilities Maintenance Agreement, in substantial form, was approved. 4-0

D. Ratification of Temporary Access, Drainage and Utility Easement

On MOTION by Mr. A. Cameratta seconded by Ms. Smith, with all in favor, Temporary Access, Drainage and Utility Easement, in substantial form, was ratified. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Meeting Minutes

1. November 20, 2024 Regular Meeting Minutes
2. November 20, 2024 Landowners' Meeting Minutes
3. February 19, 2025 Regular Meeting Minutes

B. Acceptance of Financials (*December 2024 – April 2025*)

C. Acceptance of the Check Registers (*December 2024 – March 2025*)

D. Consideration of Operations and Maintenance Invoices (*December 2024 – March 2025*)

On MOTION by Mr. A. Cameratta seconded by Ms. Smith, with all in favor, the Consent Agenda, was approved. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Urbancic reminded the Board of their Ethics Training requirements and Form 1 responsibilities.

B. District Engineer

C. District Manager

There being no additional reports, the next order of business followed.

SIXTH ORDER OF BUSINESS

Other Business, Updates and Supervisor Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. A. Cameratta seconded by Mr. J. Cameratta, with all in favor, the meeting was adjourned 1:17 pm. 4-0
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Brian Lamb/Bryan Radcliff
District Manager

Joseph Cameratta
Chairperson

Fourth Order of Business

4B

V-Dana Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

V-DANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

		SERIES 2020	SERIES 2021	SERIES 2023	SERIES 2025	SERIES 2020	SERIES 2021	SERIES 2023	SERIES 2025			
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	TOTAL
											DEBT FUND	
ASSETS												
Cash - Operating Account	\$ 344,908	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344,908
Due From Other Funds	-	36,304	35,343	39,160	-	-	-	-	4	-	-	110,811
Investments:												
Acquisition & Construction Account	-	-	-	-	-	45,980	44,369	61,916	17,988,097	-	-	18,140,362
Cost of Issuance Fund	-	-	-	-	-	-	-	-	3,000	-	-	3,000
Interest Account	-	-	-	13,417	972,536	-	-	-	-	-	-	985,953
Prepayment Account	-	-	-	1,523,251	-	-	-	-	-	-	-	1,523,251
Reserve Fund	-	482,158	469,317	606,271	885,862	-	-	-	-	-	-	2,443,608
Revenue Fund	-	1,017,518	1,035,210	1,026,479	4,240	-	-	-	-	-	-	3,083,447
Fixed Assets												
Water Management & Drainage	-	-	-	-	-	-	-	-	-	8,355,163	-	8,355,163
On-Site Roadway	-	-	-	-	-	-	-	-	-	2,429,715	-	2,429,715
Infrastructure	-	-	-	-	-	-	-	-	-	16,824,455	-	16,824,455
Construction Work In Process	-	-	-	-	-	-	-	-	-	19,340,454	-	19,340,454
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	-	2,200,484	2,200,484
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	49,159,516	49,159,516
TOTAL ASSETS	\$ 344,908	\$ 1,535,980	\$ 1,539,870	\$ 3,208,578	\$ 1,862,638	\$ 45,980	\$ 44,369	\$ 61,916	\$ 17,991,101	\$ 46,949,787	\$ 51,360,000	\$ 124,945,127
LIABILITIES												
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Bonds Payable	-	-	-	-	-	-	-	-	-	-	31,860,000	31,860,000
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	-	-	19,500,000	19,500,000
Due To Other Funds	74,463	-	-	-	4	10,880	10,320	15,144	-	-	-	110,811
TOTAL LIABILITIES	74,463	-	-	-	4	10,880	10,320	15,144	-	-	51,360,000	51,470,811

V-DANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

		SERIES 2020	SERIES 2021	SERIES 2023	SERIES 2025	SERIES 2020	SERIES 2021	SERIES 2023	SERIES 2025			
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	TOTAL
											DEBT FUND	
FUND BALANCES												
Restricted for:												
Debt Service	-	1,535,980	1,539,870	3,208,578	1,862,634	-	-	-	-	-	-	8,147,062
Capital Projects	-	-	-	-	-	35,100	34,049	46,772	17,991,101	-	-	18,107,022
Unassigned:	270,445	-	-	-	-	-	-	-	-	46,949,787	-	47,220,232
TOTAL FUND BALANCES	270,445	1,535,980	1,539,870	3,208,578	1,862,634	35,100	34,049	46,772	17,991,101	46,949,787	-	73,474,316
TOTAL LIABILITIES & FUND BALANCES	\$ 344,908	\$ 1,535,980	\$ 1,539,870	\$ 3,208,578	\$ 1,862,638	\$ 45,980	\$ 44,369	\$ 61,916	\$ 17,991,101	\$ 46,949,787	\$ 51,360,000	\$ 124,945,127

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	292,342	124,342	174.01%
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	313,812	145,812	186.79%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	13,500	5,118	8,382	37.91%
Disclosure Report	8,400	8,700	(300)	103.57%
District Counsel	12,650	1,986	10,664	15.70%
District Engineer	12,500	9,053	3,447	72.42%
District Manager	45,000	22,500	22,500	50.00%
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%
Misc-Non Ad Valorem Taxes	-	1,727	(1,727)	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	50,226	58,538	46.18%
<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	56,243	111,757	33.48%
Excess (deficiency) of revenues				
Over (under) expenditures	-	257,569	257,569	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		12,876		
FUND BALANCE, ENDING		\$ 270,445		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 21,469	\$ 21,469	0.00%
Special Assmnts- Tax Collector	959,700	911,372	(48,328)	94.96%
TOTAL REVENUES	959,700	932,841	(26,859)	97.20%
<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	-	622,903	622,903	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		913,077		
FUND BALANCE, ENDING		\$ 1,535,980		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 21,904	\$ 21,904	0.00%
Special Assmnts- Tax Collector	934,284	887,177	(47,107)	94.96%
TOTAL REVENUES	934,284	909,081	(25,203)	97.30%
<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	-	612,197	612,197	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		927,673		
FUND BALANCE, ENDING		\$ 1,539,870		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 49,284	\$ 49,284	0.00%
Special Assmnts- Tax Collector	1,311,518	870,748	(440,770)	66.39%
Special Assmnts- Prepayment	-	912,077	912,077	0.00%
Special Assmnts- CDD Collected	-	1,300,771	1,300,771	0.00%
TOTAL REVENUES	1,311,518	3,132,880	1,821,362	238.87%
<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	-	1,021,053	1,021,053	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,187,525		
FUND BALANCE, ENDING		\$ 3,208,578		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>				
Interest - Investments	\$ -	\$ 6,984	\$ 6,984	0.00%
TOTAL REVENUES	-	6,984	6,984	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	6,984	6,984	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	10	10	0.00%
Bond Proceeds	-	1,855,640	1,855,640	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,855,650	1,855,650	0.00%
Net change in fund balance	\$ -	\$ 1,862,634	\$ 1,862,634	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 1,862,634		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 931	\$ 931	0.00%
TOTAL REVENUES	-	931	931	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	931	931	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		34,169		
FUND BALANCE, ENDING		<u>\$ 35,100</u>		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 1,217	\$ 1,217	0.00%
TOTAL REVENUES	-	1,217	1,217	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,217	1,217	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		32,832		
FUND BALANCE, ENDING		<u>\$ 34,049</u>		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 847	\$ 847	0.00%
TOTAL REVENUES	-	847	847	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	20,412	(20,412)	0.00%
Total Debt Service	-	20,412	(20,412)	0.00%
TOTAL EXPENDITURES	-	20,412	(20,412)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(19,565)	(19,565)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		66,337		
FUND BALANCE, ENDING		\$ 46,772		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>				
Interest - Investments	\$ -	\$ 73,205	\$ 73,205	0.00%
TOTAL REVENUES	-	73,205	73,205	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%
<u>Construction In Progress</u>				
Construction in Progress	-	5,520,904	(5,520,904)	0.00%
Total Construction In Progress	-	5,520,904	(5,520,904)	0.00%
TOTAL EXPENDITURES	-	5,735,854	(5,735,854)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(5,662,649)	(5,662,649)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	23,653,760	23,653,760	0.00%
Interfund Transfers-Out	-	(10)	(10)	0.00%
TOTAL FINANCING SOURCES (USES)	-	23,653,750	23,653,750	0.00%
Net change in fund balance	\$ -	\$ 17,991,101	\$ 17,991,101	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 17,991,101		

V-Dana CDD

Statement Date 04/30/2025

Statement Balance	344,907.70
Outstanding Deposits	0.00
	<hr/>
Subtotal	344,907.70
Outstanding Checks	0.00
	<hr/>
Ending Balance	344,907.70

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/11/2025		JE000839	Interest - Tax Collector	Interest	82,618.89	82,618.89	0.00
Total Deposits					82,618.89	82,618.89	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

V-Dana Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

V-DANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 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
ASSETS												
Cash - Operating Account	\$ 280,715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280,715
Cash in Transit	-	5,019	4,889	4,795	-	-	-	-	-	-	-	14,703
Due From Other Funds	-	15,898	15,480	19,665	-	-	-	-	4	-	-	51,047
Investments:												
Acquisition & Construction Account	-	-	-	-	-	46,130	44,513	62,184	15,725,402	-	-	15,878,229
Cost of Issuance Fund	-	-	-	-	-	-	-	-	3,000	-	-	3,000
Interest Account	-	-	-	-	697,436	-	-	-	-	-	-	697,436
Prepayment Account	-	-	-	884,527	-	-	-	-	-	-	-	884,527
Reserve Fund	-	485,263	472,339	610,297	888,723	-	-	-	-	-	-	2,456,622
Revenue Fund	-	391,308	421,435	327,091	7,420	-	-	-	-	-	-	1,147,254
Fixed Assets												
Water Management & Drainage	-	-	-	-	-	-	-	-	-	8,355,163	-	8,355,163
On-Site Roadway	-	-	-	-	-	-	-	-	-	2,429,715	-	2,429,715
Infrastructure	-	-	-	-	-	-	-	-	-	16,824,455	-	16,824,455
Construction Work In Process	-	-	-	-	-	-	-	-	-	19,340,454	-	19,340,454
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	-	2,200,484	2,200,484
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	71,774,516	71,774,516
TOTAL ASSETS	\$ 280,715	\$ 897,488	\$ 914,143	\$ 1,846,375	\$ 1,593,579	\$ 46,130	\$ 44,513	\$ 62,184	\$ 15,728,406	\$ 46,949,787	\$ 73,975,000	\$ 142,338,320
LIABILITIES												
Accounts Payable	\$ 22,452	\$ 5,019	\$ 4,889	\$ 4,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	37,155
Bonds Payable	-	-	-	-	-	-	-	-	-	-	31,170,000	31,170,000
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	-	-	16,775,000	16,775,000
Bonds Payable - Series 2025	-	-	-	-	-	-	-	-	-	-	26,030,000	26,030,000
Due To Other Funds	14,699	-	-	-	4	10,880	10,320	15,144	-	-	-	51,047
TOTAL LIABILITIES	37,151	5,019	4,889	4,795	4	10,880	10,320	15,144	-	-	73,975,000	74,063,202
FUND BALANCES												
Restricted for:												
Debt Service	-	892,469	909,254	1,841,580	1,593,575	-	-	-	-	-	-	5,236,878
Capital Projects	-	-	-	-	-	35,250	34,193	47,040	15,728,406	-	-	15,844,889
Unassigned:	243,564	-	-	-	-	-	-	-	-	46,949,787	-	47,193,351
TOTAL FUND BALANCES	243,564	892,469	909,254	1,841,580	1,593,575	35,250	34,193	47,040	15,728,406	46,949,787	-	68,275,118
TOTAL LIABILITIES & FUND BALANCES	\$ 280,715	\$ 897,488	\$ 914,143	\$ 1,846,375	\$ 1,593,579	\$ 46,130	\$ 44,513	\$ 62,184	\$ 15,728,406	\$ 46,949,787	\$ 73,975,000	\$ 142,338,320

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	293,952	125,952	174.97%
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	315,422	147,422	187.75%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	13,500	5,118	8,382	37.91%
Disclosure Report	8,400	10,800	(2,400)	128.57%
District Counsel	12,650	6,854	5,796	54.18%
District Engineer	12,500	14,278	(1,778)	114.22%
District Manager	45,000	33,750	11,250	75.00%
Auditing Services	7,500	3,500	4,000	46.67%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	200	4	196	2.00%
Public Officials Insurance	2,879	-	2,879	0.00%
Legal Advertising	2,000	964	1,036	48.20%
Misc-Non Ad Valorem Taxes	-	1,727	(1,727)	0.00%
Bank Fees	360	-	360	0.00%
Website Administration	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	775	221	554	28.52%
Total Administration	108,764	78,716	30,048	72.37%
<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	84,733	83,267	50.44%
Excess (deficiency) of revenues				
Over (under) expenditures	-	230,689	230,689	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		12,875		
FUND BALANCE, ENDING		\$ 243,564		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 27,877	\$ 27,877	0.00%
Special Assmnts- Tax Collector	959,700	916,390	(43,310)	95.49%
TOTAL REVENUES	959,700	944,267	(15,433)	98.39%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	345,000	345,000	-	100.00%
Interest Expense	614,700	619,875	(5,175)	100.84%
Total Debt Service	959,700	964,875	(5,175)	100.54%
TOTAL EXPENDITURES	959,700	964,875	(5,175)	100.54%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(20,608)	(20,608)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		913,077		
FUND BALANCE, ENDING		\$ 892,469		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 28,333	\$ 28,333	0.00%
Special Assmnts- Tax Collector	934,284	892,062	(42,222)	95.48%
TOTAL REVENUES	934,284	920,395	(13,889)	98.51%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	345,000	345,000	-	100.00%
Interest Expense	589,284	593,769	(4,485)	100.76%
Total Debt Service	934,284	938,769	(4,485)	100.48%
TOTAL EXPENDITURES	934,284	938,769	(4,485)	100.48%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(18,374)	(18,374)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		927,628		
FUND BALANCE, ENDING		\$ 909,254		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 60,326	\$ 60,326	0.00%
Special Assmnts- Tax Collector	1,311,518	875,543	(435,975)	66.76%
Special Assmnts- Prepayment	-	912,077	912,077	0.00%
Special Assmnts- CDD Collected	-	1,537,413	1,537,413	0.00%
TOTAL REVENUES	1,311,518	3,385,359	2,073,841	258.13%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	285,000	2,725,000	(2,440,000)	956.14%
Interest Expense	1,026,518	1,006,304	20,214	98.03%
Total Debt Service	1,311,518	3,731,304	(2,419,786)	284.50%
TOTAL EXPENDITURES	1,311,518	3,731,304	(2,419,786)	284.50%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(345,945)	(345,945)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,187,525		
FUND BALANCE, ENDING		\$ 1,841,580		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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>				
Interest - Investments	\$ -	\$ 13,015	\$ 13,015	0.00%
TOTAL REVENUES	-	13,015	13,015	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	275,100	(275,100)	0.00%
Total Debt Service	-	275,100	(275,100)	0.00%
TOTAL EXPENDITURES	-	275,100	(275,100)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(262,085)	(262,085)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	20	20	0.00%
Bond Proceeds	-	1,855,640	1,855,640	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,855,660	1,855,660	0.00%
Net change in fund balance	\$ -	\$ 1,593,575	\$ 1,593,575	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 1,593,575		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 1,081	\$ 1,081	0.00%
TOTAL REVENUES	-	1,081	1,081	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,081	1,081	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		34,169		
FUND BALANCE, ENDING		<u>\$ 35,250</u>		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 1,316	\$ 1,316	0.00%
TOTAL REVENUES	-	1,316	1,316	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,316	1,316	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		32,877		
FUND BALANCE, ENDING		\$ 34,193		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 1,115	\$ 1,115	0.00%
TOTAL REVENUES	-	1,115	1,115	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	20,412	(20,412)	0.00%
Total Debt Service	-	20,412	(20,412)	0.00%
TOTAL EXPENDITURES	-	20,412	(20,412)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(19,297)	(19,297)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		66,337		
FUND BALANCE, ENDING		\$ 47,040		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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>				
Interest - Investments	\$ -	\$ 141,152	\$ 141,152	0.00%
TOTAL REVENUES	-	141,152	141,152	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%
<u>Construction In Progress</u>				
Construction in Progress	-	7,851,536	(7,851,536)	0.00%
Total Construction In Progress	-	7,851,536	(7,851,536)	0.00%
TOTAL EXPENDITURES	-	8,066,486	(8,066,486)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(7,925,334)	(7,925,334)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	23,653,760	23,653,760	0.00%
Interfund Transfers-Out	-	(20)	(20)	0.00%
TOTAL FINANCING SOURCES (USES)	-	23,653,740	23,653,740	0.00%
Net change in fund balance	\$ -	\$ 15,728,406	\$ 15,728,406	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 15,728,406		

V-Dana CDD

Statement Date 05/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/15/2025		JE000877	Interest - Tax Collector	Interest - Tax Collector	16,309.24	16,309.24	0.00
Total Deposits					16,309.24	16,309.24	0.00
Checks							
							0.00
05/13/2025	Payment	1210	V-DANA CDD	Check for Vendor V00016	-74,463.60	-74,463.60	0.00
Total Checks					-74,463.60	-74,463.60	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
05/29/2025	Payment	1211	COLEMAN, YOVANOVICH	Check for Vendor V00005			-4,038.00
05/29/2025	Payment	1212	GRAU AND ASSOCIATES	Check for Vendor V00012			-2,000.00
Total Outstanding Checks							-6,038.00
Outstanding Deposits							
Total Outstanding Deposits							

Fourth Order of Business

4C

V-DANA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2025 to 05/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1211	05/29/25	COLEMAN, YOVANOVICH	1	Legal through 05/16	LEGAL COUNSEL	531146-51401	\$3,208.50
001	1211	05/29/25	COLEMAN, YOVANOVICH	48	Legal through 05/16	LEGAL COUNSEL	531146-51401	\$829.50
001	1212	05/29/25	GRAU AND ASSOCIATES	27566	Audit Services - FYE 09/30/24	Auditing Services - FYE 09/30/24	532002-51301	\$2,000.00
Fund Total								<u>\$6,038.00</u>

SERIES 2020 DEBT SERVICE FUND - 200

200	1210	05/13/25	V-DANA CDD	05112025-392	FY25 TAX DIST ID 392	SERIES 2020 TAX DIST ID 392	103200	\$25,423.94
Fund Total								<u>\$25,423.94</u>

SERIES 2021 DEBT SERVICE FUND - 201

201	1210	05/13/25	V-DANA CDD	05112025-392	FY25 TAX DIST ID 392	SERIES 2021 FY 25 TAX DIST ID 392	103200	\$24,748.98
Fund Total								<u>\$24,748.98</u>

SERIES 2023 DEBT SERVICE FUND - 202

202	1210	05/13/25	V-DANA CDD	05112025-392	FY25 TAX DIST ID 392	SERIES 2023 FY 25 TAX DIST ID 392	103200	\$24,290.68
Fund Total								<u>\$24,290.68</u>

Total Checks Paid	<u>\$80,501.60</u>
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Fourth Order of Business

4D

V-DANA CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	5/2/2025	149072	\$3,750.00		MAY 2025 MGMNT SVCS
INFRAMARK LLC	5/2/2025	149072	\$700.00	\$4,450.00	MAY 2025 MGMNT SVCS
INFRAMARK LLC	4/1/2025	147126	\$3,750.00		APRIL 2025 MGMNT SVCS
INFRAMARK LLC	4/1/2025	147126	\$700.00	\$4,450.00	APRIL 2025 MGMNT SVCS
INFRAMARK LLC	3/20/2025	146053	\$1.38	\$1.38	FEB 2025 MGMNT SVCS
Monthly Contract Subtotal			\$8,901.38	\$8,901.38	
Variable Contract					
ADA SITE COMPLIANCE	3/28/2025	INV8684	\$1,500.00	\$1,500.00	ADA WEBSITE COMPLIANCE
BARRACO & ASSOCIATES, INC.	4/9/2025	29406	\$5,225.00	\$5,225.00	PROFESSIONAL SERVICES - 10/10/22
COLEMAN, YOvanovich	5/16/2025	1	\$3,208.50	\$3,208.50	LEGAL COUNSEL
COLEMAN, YOvanovich	5/16/2025	48	\$829.50	\$829.50	LEGAL COUNSEL
GRAU AND ASSOCIATES	4/1/2025	27321	\$1,500.00	\$1,500.00	AUDIT FYE 09.30.2024
Variable Contract Subtotal			\$12,263.00	\$12,263.00	
Regular Services					
COLEMAN, YOvanovich	3/26/2025	46	\$355.50	\$355.50	LEGAL COUNSEL
COLEMAN, YOvanovich	4/21/2025	47	\$474.00	\$474.00	LEGAL COUNSEL
GRAU AND ASSOCIATES	5/1/2025	27566	\$2,000.00	\$2,000.00	Auditing Services - FYE 09/30/24
V-DANA CDD	5/11/2025	05112025-392	\$25,423.94		SERIES 2020 TAX DIST ID 392
V-DANA CDD	5/11/2025	05112025-392	\$24,748.98		SERIES 2021 FY 25 TAX DIST ID 392
V-DANA CDD	5/11/2025	05112025-392	\$24,290.68	\$74,463.60	SERIES 2023 FY 25 TAX DIST ID 392
Regular Services Subtotal			\$77,293.10	\$77,293.10	
Additional Services					

V-DANA CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
LEE COUNTY TAX COLLECTOR	4/21/2025	042125 0000	\$45.85	\$45.85	2024 REAL ESTATE TAXES
Additional Services Subtotal			\$45.85	\$45.85	
TOTAL			\$98,503.33	\$98,503.33	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

149072

DATE

5/2/2025

CUSTOMER ID

C2318

NET TERMS

Net 30

PO#**DUE DATE**

6/1/2025

BILL TO

V-Dana CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	3,750.00		3,750.00
Dissemination Services	2	Ea	350.00		700.00
Subtotal					4,450.00

Subtotal \$4,450.00

Tax \$0.00

Total Due \$4,450.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

147126

CUSTOMER ID

C2318

PO#

INVOICE

DATE

4/1/2025

NET TERMS

Net 30

DUE DATE

5/1/2025

BILL TO

V-Dana CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	3,750.00		3,750.00
Dissemination Services	2	Ea	350.00		700.00
Subtotal					4,450.00

Subtotal	\$4,450.00
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Tax	\$0.00
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Total Due	\$4,450.00
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Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

146053

DATE

3/20/2025

CUSTOMER ID

C2318

NET TERMS

Net 30

PO#**DUE DATE**

4/19/2025

BILL TO

V-Dana CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.69		1.38
Subtotal					1.38

Subtotal

\$1.38

Tax

\$0.00

Total Due

\$1.38

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



an
AudioEye®
company

Invoice

5210 E Williams Circle
Suite 750
Tucson AZ 85711
United States

Date	Invoice #
03/28/2025	INV8684

Bill To
V-Dana CDD 2005 Pan Am Circle, Suite 300 Tampa FL 33607 United States

Terms	Due Date	PO #
Net 14	04/11/2025	

Memo:					
Item	Quantity	Service Start	Service End	Rate	Amount
SaaS Support Services - ADA SC	1	03/20/2025	03/19/2026		\$1,500.00
Sales Tax				0%	\$0.00
				Tax Total	\$0.00
				Total	\$1,500.00

PLEASE NOTE OUR BANK DETAILS HAVE CHANGED

If you have any billing questions, contact: ar@audioeye.com

ACH / Wire Payments

Bank Account Name: Audio Eye, Inc.
Bank Name: JP Morgan
Bank City and State: New York, NY
Wire Routing Number: 021000021
ACH Routing Number: 122100024
Account Number: 729516705
SWIFT CODE: CHASUS33

Check Payments

USPS Delivery
AudioEye Inc
Dept # 880461
PO Box 29650
Phoenix, AZ 85038

Overnight Courier Service

AudioEye Inc
JP Morgan Chase (AZ1-2170)
Attn: AudioEye Inc & Dept # 880461
2108 E Elliot Rd
Tempe, AZ 85284

By paying the amount referenced in the invoice, client agrees to the renewal of the term referenced in the invoice.

Barraco & Associates, Inc.
 2271 McGregor Boulevard, Suite 100
 Fort Myers, FL 33901

Meritus Corp
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Invoice number 29406
 Date 04/09/2025

Project 23889 V Dana CDD

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
01 Miscellaneous Professional Services	0.00	0.00	85,155.00	79,930.00	5,225.00
02 Board of Supervisors Meetings	0.00	0.00	3,385.00	3,385.00	0.00
03 Legal Description AA3	0.00	0.00	1,305.00	1,305.00	0.00
04 Engineer's Report Supplement 1	0.00	0.00	10,592.50	10,592.50	0.00
05 Reimbursables	0.00	0.00	8.59	8.59	0.00
06 Cost of Issuance	6,500.00	6.62	430.00	430.00	0.00
07 Engineer's Report Supplement 2	0.00	0.00	7,080.00	7,080.00	0.00
08 Engineer's Report Supplement 3	0.00	0.00	1,860.00	1,860.00	0.00
09 Engineer's Report Supplement 4	0.00	0.00	8,352.50	8,352.50	0.00
WO 1 Stormwater Needs Analysis Assistance	6,000.00	75.00	4,500.00	4,500.00	0.00
Total	12,500.00	981.35	122,668.59	117,443.59	5,225.00

01 Miscellaneous Professional Services

	Hours	Rate	Billed Amount
CDD Manager	31.50	150.00	4,725.00
<i>Review documents provided by developer and prepare requisition supports for AA2-2025-01 and AA2-2025-02.</i> <i>Ongoing invoice review and mark-ups -Pay Requisitions AA2-2025-01 and AA2-2025-02.</i> <i>Prepare spreadsheets for requisition back-up.</i> <i>Ongoing review and preparation of Pay Requisitions AA2-2025-01 and AA2-2025-02, including coordination with developer and providing to counsel for legal additions.</i>			
Principal Professional Engineer	2.00	250.00	500.00
<i>Assist with AA2-2025-01 and AA2-2025-02</i>			
subtotal	33.50		5,225.00
Phase subtotal			5,225.00
Invoice total			5,225.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
29406	04/09/2025	5,225.00	5,225.00				
	Total	5,225.00	5,225.00	0.00	0.00	0.00	0.00

Coleman, Yovanovich & Koester, P.A.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103-3556
Telephone: (239) 435-3535
Fax: (239) 435-1218

V-Dana CDD
c/o Inframark
Brian Lamb, District Manager
2005 Pan Am Circle, Suite 120
Tampa FL 33607

Attn: Teresa Farlow

Series 2025 Requisition

Page: 1
May 16, 2025
File No: 16510-008M
Statement No: 1

Fees

03/27/2025	GLU	Review and respond to email correspondence from Frank Savage; Initial review of requisitions	158.00
04/11/2025	GLU	Continue review of requisition AA2-2025-01; Commence work on legal documents	592.50
04/13/2025	GLU	Continue work on requisition legal documents	525.00
04/14/2025	GLU	Finalize draft legal documents for AA2-2025-01; Draft temporary easement; Draft email correspondence circulating draft legal documents for AA2-2025-01; Review requisition AA2-2025-02; draft legal documents for AA2-2025-02; Draft email correspondence circulating draft legal documents for AA2-2025-02	787.50
04/16/2025	GLU	Review and respond to email correspondence from Ray Blacksmith regarding requisition; review revised easement	197.50
04/17/2025	GLU	Review and respond to email correspondence from Ray Blacksmith on easement; Review back-up on same.	158.00
04/29/2025	GLU	Review email correspondence from Frank Savage; review Requisition AA2-2025-03 and draft legal documents; review Requisition AA2-2025-04 and draft legal documents; Draft email correspondence circulating draft legal documents.	790.00
		Professional Fees through 05/16/2025	3,208.50
		Total Current Work	3,208.50
		Balance Due (includes previous balance, if any)	<u>\$3,208.50</u>

Coleman, Yovanovich & Koester, P.A.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103-3556
Telephone: (239) 435-3535
Fax: (239) 435-1218

V-Dana CDD
c/o Inframark
Brian Lamb, District Manager
2005 Pan Am Circle, Suite 120
Tampa FL 33607

Attn: Teresa Farlow

Gen Rep

Page: 1
May 16, 2025
File No: 16510-001M
Statement No: 48

SENT VIA EMAIL TO: inframarkcms@payableslockbox.com

Previous Balance \$829.50

Fees

			Hours	
04/03/2025	GLU	Review email correspondence from manager on meeting cancellation and schedule	0.10	39.50
04/16/2025	GLU	Review and respond to email correspondence from Dominic Cameratta regarding CDD-HOA agreement for Neighborhood 2; Draft agreement for Neighborhood 2	1.00	395.00
04/17/2025	GLU	Review and respond to email correspondence from Ray Blacksmith on CDD-HOA agreement; review files on questions	0.50	197.50
04/18/2025	GLU	Review and respond to email correspondence from Dominic Cameratta and Ray Blacksmith on HOA agreement	0.20	79.00
04/22/2025	GLU	Exchange multiple email correspondence with Ray Blacksmith and Brian Lamb on V-Dana agreements	0.30	118.50
		Professional Fees through 05/16/2025	2.10	829.50

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	2.10	\$395.00	\$829.50

Total Current Work 829.50

Balance Due (includes previous balance, if any) \$1,659.00

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*V-Dana Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 27321
Date 04/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>1,500.00</u>
Current Amount Due	\$ <u><u>1,500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

Coleman, Yovanovich & Koester, P.A.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103-3556
Telephone: (239) 435-3535
Fax: (239) 435-1218

V-Dana CDD
c/o Inframark
Brian Lamb, District Manager
2005 Pan Am Circle, Suite 120
Tampa FL 33607

Attn: Teresa Farlow

Gen Rep

Page: 1
March 26, 2025
File No: 16510-001M
Statement No: 46

SENT VIA EMAIL TO: inframarkcms@payableslockbox.com

Previous Balance \$217.25

Fees

			Hours	
02/13/2025	GLU	Review and respond to email correspondence from Brian Lamb on agenda; review and comment on agenda	0.30	118.50
02/18/2025	GLU	Exchange email correspondence with Dominic Cameratta regarding meeting	0.10	39.50
02/19/2025	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	0.50	197.50
		Professional Fees through 03/26/2025	0.90	355.50

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	0.90	\$395.00	\$355.50

Total Current Work 355.50

Payments

02/26/2025	Fee payment received ck # 1206 V-DANA CDD	-217.25
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Balance Due (includes previous balance, if any) \$355.50

Coleman, Yovanovich & Koester, P.A.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103-3556
Telephone: (239) 435-3535
Fax: (239) 435-1218

V-Dana CDD
c/o Inframark
Brian Lamb, District Manager
2005 Pan Am Circle, Suite 120
Tampa FL 33607

Attn: Teresa Farlow

Gen Rep

Page: 1
April 21, 2025
File No: 16510-001M
Statement No: 47

SENT VIA EMAIL TO: inframarkcms@payableslockbox.com

Previous Balance \$355.50

Fees

			Hours	
03/10/2025	GLU	Review and respond to email correspondence from Brian Lamb on meeting schedule	0.10	39.50
03/11/2025	GLU	Review multiple email correspondence regarding Board schedule	0.10	39.50
03/20/2025	GLU	Review email correspondence from Ray Blacksmith on resolution for Phase 4A plat; Brief review of proposed plat; Draft email correspondence to Ray Blacksmith on questions relating to agreement with Neighborhood HOA #2	0.30	118.50
03/27/2025	GLU	Review email correspondence from Carlyle Verne of Grau; Review correspondence from auditor and audit response request; internal review; Draft audit response letter.	0.70	276.50
		Professional Fees through 04/21/2025	1.20	474.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	1.20	\$395.00	\$474.00

Total Current Work 474.00

Balance Due (includes previous balance, if any) \$829.50

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*V-Dana Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 27566
Date 05/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>2,000.00</u>
Current Amount Due	\$ <u><u>2,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	1,500.00	0.00	0.00	0.00	3,500.00

Payment due upon receipt.

V-DANA CDD

DISTRICT CHECK REQUEST

Today's Date 4/11/2025

Payable To V-Dana CDD

Check Amount \$25,423.94

Check Description Series 2020 - FY 25 Tax Dist. ID Dist 392

Check Amount \$24,748.98

Check Description Series 2021 - FY 25 Tax Dist. ID Dist 392

Check Amount \$24,290.68

Check Description Series 2023 - FY 25 Tax Dist. ID Dist 392

Special Instructions Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Natasha Sowani

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____



Lee County Tax Collector

Noelle Branning

2024 Real Estate Tax Reminder Notice

Ad Valorem Taxes and Non-Ad Valorem Assessments for Lee County, Florida

Account Number:
30-46-27-L2-0200R.0000
Alternate Key:
2100550802
Millage Code:
079

Site Address/Legal Description:
20011/148 VERDANA VILLAGE BLVD
VERDANA VILLAGE PHASE 1A TRACT R
AS DESC IN INST 2021000064089



SCAN
THIS CODE
to pay online
or visit
Lee TC.com/pay-online

Exemptions/Values	
Market Value	113,759
Assessed Value	113,759
Wholly Exemption	113,759
Wholly Exemption	113,759
Sr Whly Exemption 1	113,759
Sr Whly Exemption 2	113,759
Wholly Exemption	113,759
Taxable Value	0

★ See message below.



77
6-29738

V-DANA CDD
2005 PAN AM CIR # 300
TAMPA FL 33607-6008



2024 Real Estate Tax Reminder Notice

If the taxes on your property are not received in our office by one of the dates below, a tax certificate will be sold for delinquent taxes.

Amount due if received by:	Amount due if received by:
April 28, 2025	May 19, 2025
\$20.15	\$45.85
eChecks, personal checks and business checks will be accepted until the above date.	eChecks, personal checks and business checks are not accepted.

If you have recently sent payment, please go to LeeTC.com/Pay-Online, click Property Taxes and check the status of your account. Taxes are considered paid when payment clears the bank and is applied to your account.



2024 Real Estate Tax Reminder Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ April 28, 2025
☐ May 19, 2025

Amount Due:

\$20.15
\$45.85

Phone/Email Contact: _____

Account: 30-46-27-L2-0200R.0000
Site Address: 20011/148 VERDANA VILLAGE BLVD
Alternate Key: 2100550802

★ If the address below is not correct, visit LeePA.org to update your address.

V-DANA CDD
2005 PAN AM CIR #300
TAMPA, FL 33607

Make check payable to:
LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS FL 33902-1609



For payment options and instructions, refer to the back of this notice.

1 304627L20200R0000 2024 8

Return with payment