

**V-DANA
COMMUNITY DEVELOPMENT DISTRICT**

AUGUST 20, 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

Public Hearing and Regular Meeting Agenda Wednesday, August 20, 2025 – 1:00 p.m.

The Public Hearing and Regular Meetings of V-Dana Community Development District will be held at the **Offices of Cameratta Companies 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. Public Hearing on Adopting FY2026 Proposed Operations Budget

A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget

1. V-Dana Approved FY2026 Proposed Operating Budget

B. Staff Presentations

C. Public Comment

D. Consideration of Resolution 2025-05; Adopting the FY2026 Budget

E. Consideration of Resolution 2025-06; Levying O&M Assessments

F. Close Public Hearing on Adopting FY2026 Proposed Budget

4. Business Items

A. Consideration of Resolution 2025-07; Setting the FY2026 Meeting Schedule

B. Acceptance of FY2024 Audit

C. Consideration of FY2026 Goals & Objectives

D. Consideration of Resolution 2025-08; Re-Designating the Officers

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

5. Consent Agenda Items

- A. Approval of Meeting Minutes (*June 18, 2025 Regular Meeting Minutes*)
- B. Acceptance of Financials (*July 2025*)
- C. Acceptance of the Check Registers (*July 2025*)
- D. Consideration of Operations and Maintenance Invoices (*July 2025*)

6. Staff Reports

- A. District Counsel
- B. District Engineer
- C. District Manager

7. Other Business, Updates, and Supervisor Comments

8. Adjournment

Third Order of Business

3A

V-Dana
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved FY2026 Proposed Operations Budget

Prepared by:



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V-Dana
Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET FY 2025	THRU 1/30/25	February- 10/1/2025	PROJECTED FY 2025	% +/-) Budget	BUDGET FY 2026
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Operations & Maintenance Assmts - On Roll	424,128	131,447	292,681	424,128	0%	424,128
Special Assmnts- CDD Collected	-	54,096	-	54,096	0%	-
Special Assmnts - Discounts	(256,128)	(47,591)	-	(47,591)	-81%	(256,128)
TOTAL REVENUES	\$ 168,000	\$ 137,952	\$ 292,681	\$ 430,633		\$ 168,000
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	0%	\$ -
District Management	45,000	22,500	22,500	45,000	0%	45,000
Website Admin Services	1,500	-	1,500	1,500	0%	1,500
District Engineer	12,500	10,700	1,800	12,500	0%	12,500
District Counsel	12,650	865	11,785	12,650	0%	12,650
Trustees Fees	13,500	-	13,500	13,500	0%	13,500
Auditing Services	7,500	-	7,500	7,500	0%	7,500
Postage, Phone, Faxes, Copies	200	19	181	200	0%	200
Legal Advertising	2,000	2,266	-	2,266	13%	2,000
Bank Fees	360	10	350	360	0%	360
Dues, Licenses & Fees	775	193	582	775	0%	775
Website ADA Compliance	1,500	1,500	-	1,500	0%	1,500
Disclosure Report	8,400	2,500	5,900	8,400	0%	8,400
Total Financial and Administrative	\$ 105,885	\$ 40,553	\$ 65,598	\$ 106,151		\$ 105,885
Insurance						
General Liability	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Public Officials Insurance	2,879	2,604	275	2,879	0%	2,879
Property & Casualty Insurance	44,080	3,182	40,898	44,080	0%	44,080
Total Insurance	\$ 46,959	\$ 5,786	\$ 41,173	\$ 46,959		\$ 46,959
Total Amenity	\$ -	\$ -	\$ -	\$ -		\$ -
Landscape and Pond Maintenance						
Landscape Maintenance - Contract	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Reserve - Undesignated	15,156	-	15,156	15,156	0%	15,156
Total Landscape and Pond Maintenance	\$ 15,156	\$ -	\$ 15,156	\$ 15,156		\$ 15,156
TOTAL EXPENDITURES	\$ 168,000	\$ 46,339	\$ 121,927	\$ 168,266		\$ 168,000
Excess (deficiency) of revenues	\$ -	\$ 91,613	\$ 170,754	\$ 262,367		\$ -
Net change in fund balance	\$ -	\$ 91,613	\$ 170,754	\$ 262,367		\$ -
FUND BALANCE, BEGINNING	\$ 213,729	\$ 213,729	\$ 305,342	\$ 213,729		\$ 476,096
FUND BALANCE, ENDING	\$ 213,729	\$ 305,342	\$ 476,096	\$ 476,096		\$ 476,096

Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	213,729
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		262,367

Estimated Funds Available - 9/30/2025	476,096
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FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	476,096
Less: First Quarter Operating Reserve		(42,000) ⁽¹⁾
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-

Estimated Remaining Undesignated Cash as of 9/30/2026	434,096
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

V-Dana
Community Development District

Debt Service Budgets

Fiscal Year 2026

Series 2020 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	\$	959,700
TOTAL REVENUES	\$	959,700
EXPENDITURES		
Series 2020 May Bond Interest Payment	\$	309,938
Series 2020 May Bond Principal Payment	\$	345,000
Series 2020 November Bond Interest Payment	\$	304,763
TOTAL EXPENDITURES	\$	959,700
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2024	\$	15,875,000
Principal Payment Applied Toward Series 2020 Bonds	\$	345,000
Bonds Outstanding - Period Ending 11/1/2025	\$	15,530,000

V-Dana Community Development District Special Assessment Bonds, Series 2020 (Assessment Area One - 2020 Project Area)					
Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2020	\$ 16,850,000			\$ 119,006	\$ 119,006
5/1/2021	\$ 16,850,000			\$ 324,563	\$ 324,563
11/1/2021	\$ 16,850,000			\$ 324,563	\$ 324,563
5/1/2022	\$ 16,850,000	\$ 315,000	3.000%	\$ 324,563	\$ 639,563
11/1/2022	\$ 16,535,000			\$ 319,838	\$ 319,838
5/1/2023	\$ 16,535,000	\$ 325,000	3.000%	\$ 319,838	\$ 644,838
11/1/2023	\$ 16,210,000			\$ 314,963	\$ 314,963
5/1/2024	\$ 16,210,000	\$ 335,000	3.000%	\$ 314,963	\$ 649,963
11/1/2024	\$ 15,875,000			\$ 309,938	\$ 309,938
5/1/2025	\$ 15,875,000	\$ 345,000	3.000%	\$ 309,938	\$ 654,938
11/1/2025	\$ 15,530,000			\$ 304,763	\$ 304,763
5/1/2026	\$ 15,530,000	\$ 355,000	3.500%	\$ 304,763	\$ 659,763
11/1/2026	\$ 15,175,000			\$ 298,550	\$ 298,550
5/1/2027	\$ 15,175,000	\$ 370,000	3.500%	\$ 298,550	\$ 668,550
11/1/2027	\$ 14,805,000			\$ 292,075	\$ 292,075
5/1/2028	\$ 14,805,000	\$ 380,000	3.500%	\$ 292,075	\$ 672,075
11/1/2028	\$ 14,425,000			\$ 285,425	\$ 285,425
5/1/2029	\$ 14,425,000	\$ 395,000	3.500%	\$ 285,425	\$ 680,425
11/1/2029	\$ 14,030,000			\$ 278,513	\$ 278,513
5/1/2030	\$ 14,030,000	\$ 410,000	3.500%	\$ 278,513	\$ 688,513
11/1/2030	\$ 13,620,000			\$ 271,338	\$ 271,338
5/1/2031	\$ 13,620,000	\$ 425,000	3.500%	\$ 271,338	\$ 696,338
11/1/2031	\$ 13,195,000			\$ 263,900	\$ 263,900
5/1/2032	\$ 13,195,000	\$ 440,000	4.000%	\$ 263,900	\$ 703,900
11/1/2032	\$ 12,755,000			\$ 255,100	\$ 255,100
5/1/2033	\$ 12,755,000	\$ 460,000	4.000%	\$ 255,100	\$ 715,100
11/1/2033	\$ 12,295,000			\$ 245,900	\$ 245,900
5/1/2034	\$ 12,295,000	\$ 475,000	4.000%	\$ 245,900	\$ 720,900
11/1/2034	\$ 11,820,000			\$ 236,400	\$ 236,400
5/1/2035	\$ 11,820,000	\$ 495,000	4.000%	\$ 236,400	\$ 731,400
11/1/2035	\$ 11,325,000			\$ 226,500	\$ 226,500
5/1/2036	\$ 11,325,000	\$ 515,000	4.000%	\$ 226,500	\$ 741,500
11/1/2036	\$ 10,810,000			\$ 216,200	\$ 216,200
5/1/2037	\$ 10,810,000	\$ 535,000	4.000%	\$ 216,200	\$ 751,200
11/1/2037	\$ 10,275,000			\$ 205,500	\$ 205,500
5/1/2038	\$ 10,275,000	\$ 560,000	4.000%	\$ 205,500	\$ 765,500
11/1/2038	\$ 9,715,000			\$ 194,300	\$ 194,300
5/1/2039	\$ 9,715,000	\$ 580,000	4.000%	\$ 194,300	\$ 774,300
11/1/2039	\$ 9,135,000			\$ 182,700	\$ 182,700
5/1/2040	\$ 9,135,000	\$ 605,000	4.000%	\$ 182,700	\$ 787,700
11/1/2040	\$ 8,530,000			\$ 170,600	\$ 170,600
5/1/2041	\$ 8,530,000	\$ 630,000	4.000%	\$ 170,600	\$ 800,600
11/1/2041	\$ 7,900,000			\$ 158,000	\$ 158,000
5/1/2042	\$ 7,900,000	\$ 655,000	4.000%	\$ 158,000	\$ 813,000
11/1/2042	\$ 7,245,000			\$ 144,900	\$ 144,900
5/1/2043	\$ 7,245,000	\$ 680,000	4.000%	\$ 144,900	\$ 824,900
11/1/2043	\$ 6,565,000			\$ 131,300	\$ 131,300
5/1/2044	\$ 6,565,000	\$ 710,000	4.000%	\$ 131,300	\$ 841,300

Period Ending	Oustanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2044	\$ 5,855,000			\$ 117,100	\$ 117,100
5/1/2045	\$ 5,855,000	\$ 740,000	4.000%	\$ 117,100	\$ 857,100
11/1/2045	\$ 5,115,000			\$ 102,300	\$ 102,300
5/1/2046	\$ 5,115,000	\$ 770,000	4.000%	\$ 102,300	\$ 872,300
11/1/2046	\$ 4,345,000			\$ 86,900	\$ 86,900
5/1/2047	\$ 4,345,000	\$ 800,000	4.000%	\$ 86,900	\$ 886,900
11/1/2047	\$ 3,545,000			\$ 70,900	\$ 70,900
5/1/2048	\$ 3,545,000	\$ 835,000	4.000%	\$ 70,900	\$ 905,900
11/1/2048	\$ 2,710,000			\$ 54,200	\$ 54,200
5/1/2049	\$ 2,710,000	\$ 865,000	4.000%	\$ 54,200	\$ 919,200
11/1/2049	\$ 1,845,000			\$ 36,900	\$ 36,900
5/1/2050	\$ 1,845,000	\$ 905,000	4.000%	\$ 36,900	\$ 941,900
11/1/2050	\$ 940,000			\$ 18,800	\$ 18,800
5/1/2051	\$ 940,000	\$ 940,000	4.000%	\$ 18,800	\$ 958,800
11/1/2051	\$ -				
		\$ 16,850,000		\$ 12,680,294	\$ 29,530,294

Series 2021 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	\$	934,284
TOTAL REVENUES	\$	934,284
EXPENDITURES		
Series 2021 May Bond Interest Payment	\$	296,884
Series 2021 May Bond Principal Payment	\$	345,000
Series 2021 November Bond Interest Payment	\$	292,399
TOTAL EXPENDITURES	\$	934,284
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2024	\$	15,985,000
Principal Payment Applied Toward Series 2021 Bonds	\$	345,000
Bonds Outstanding - Period Ending 11/1/2025	\$	15,640,000

**V-Dana Community Development District
Special Assessment Bonds, Series 2021 (Assessment Area One - 2021 Project Area)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2021	\$ 16,645,000			\$ 320,738	\$ 320,738
5/1/2022	\$ 16,645,000			\$ 305,464	\$ 305,464
11/1/2022	\$ 16,645,000			\$ 305,464	\$ 305,464
5/1/2023	\$ 16,645,000	\$ 325,000	2.600%	\$ 305,464	\$ 630,464
11/1/2023	\$ 16,320,000			\$ 301,239	\$ 301,239
5/1/2024	\$ 16,320,000	\$ 335,000	2.600%	\$ 301,239	\$ 636,239
11/1/2024	\$ 15,985,000			\$ 296,884	\$ 296,884
5/1/2025	\$ 15,985,000	\$ 345,000	2.600%	\$ 296,884	\$ 641,884
11/1/2025	\$ 15,640,000			\$ 292,399	\$ 292,399
5/1/2026	\$ 15,640,000	\$ 355,000	2.600%	\$ 292,399	\$ 647,399
11/1/2026	\$ 15,285,000			\$ 287,784	\$ 287,784
5/1/2027	\$ 15,285,000	\$ 365,000	3.125%	\$ 287,784	\$ 652,784
11/1/2027	\$ 14,920,000			\$ 282,081	\$ 282,081
5/1/2028	\$ 14,920,000	\$ 375,000	3.125%	\$ 282,081	\$ 657,081
11/1/2028	\$ 14,545,000			\$ 276,222	\$ 276,222
5/1/2029	\$ 14,545,000	\$ 385,000	3.125%	\$ 276,222	\$ 661,222
11/1/2029	\$ 14,160,000			\$ 270,206	\$ 270,206
5/1/2030	\$ 14,160,000	\$ 400,000	3.125%	\$ 270,206	\$ 670,206
11/1/2030	\$ 13,760,000			\$ 263,956	\$ 263,956
5/1/2031	\$ 13,760,000	\$ 410,000	3.125%	\$ 263,956	\$ 673,956
11/1/2031	\$ 13,350,000			\$ 257,550	\$ 257,550
5/1/2032	\$ 13,350,000	\$ 425,000	3.625%	\$ 257,550	\$ 682,550
11/1/2032	\$ 12,925,000			\$ 249,847	\$ 249,847
5/1/2033	\$ 12,925,000	\$ 440,000	3.625%	\$ 249,847	\$ 689,847
11/1/2033	\$ 12,485,000			\$ 241,872	\$ 241,872
5/1/2034	\$ 12,485,000	\$ 460,000	3.625%	\$ 241,872	\$ 701,872
11/1/2034	\$ 12,025,000			\$ 233,534	\$ 233,534
5/1/2035	\$ 12,025,000	\$ 475,000	3.625%	\$ 233,534	\$ 708,534
11/1/2035	\$ 11,550,000			\$ 224,925	\$ 224,925
5/1/2036	\$ 11,550,000	\$ 490,000	3.625%	\$ 224,925	\$ 714,925
11/1/2036	\$ 11,060,000			\$ 216,044	\$ 216,044
5/1/2037	\$ 11,060,000	\$ 510,000	3.625%	\$ 216,044	\$ 726,044
11/1/2037	\$ 10,550,000			\$ 206,800	\$ 206,800
5/1/2038	\$ 10,550,000	\$ 530,000	3.625%	\$ 206,800	\$ 736,800
11/1/2038	\$ 10,020,000			\$ 197,194	\$ 197,194
5/1/2039	\$ 10,020,000	\$ 550,000	3.625%	\$ 197,194	\$ 747,194
11/1/2039	\$ 9,470,000			\$ 187,225	\$ 187,225
5/1/2040	\$ 9,470,000	\$ 570,000	3.625%	\$ 187,225	\$ 757,225
11/1/2040	\$ 8,900,000			\$ 176,894	\$ 176,894
5/1/2041	\$ 8,900,000	\$ 590,000	3.625%	\$ 176,894	\$ 766,894
11/1/2041	\$ 8,310,000			\$ 166,200	\$ 166,200
5/1/2042	\$ 8,310,000	\$ 615,000	4.000%	\$ 166,200	\$ 781,200
11/1/2042	\$ 7,695,000			\$ 153,900	\$ 153,900
5/1/2043	\$ 7,695,000	\$ 640,000	4.000%	\$ 153,900	\$ 793,900
11/1/2043	\$ 7,055,000			\$ 141,100	\$ 141,100
5/1/2044	\$ 7,055,000	\$ 665,000	4.000%	\$ 141,100	\$ 806,100

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2044	\$ 6,390,000			\$ 127,800	\$ 127,800
5/1/2045	\$ 6,390,000	\$ 690,000	4.000%	\$ 127,800	\$ 817,800
11/1/2045	\$ 5,700,000			\$ 114,000	\$ 114,000
5/1/2046	\$ 5,700,000	\$ 720,000	4.000%	\$ 114,000	\$ 834,000
11/1/2046	\$ 4,980,000			\$ 99,600	\$ 99,600
5/1/2047	\$ 4,980,000	\$ 750,000	4.000%	\$ 99,600	\$ 849,600
11/1/2047	\$ 4,230,000			\$ 84,600	\$ 84,600
5/1/2048	\$ 4,230,000	\$ 780,000	4.000%	\$ 84,600	\$ 864,600
11/1/2048	\$ 3,450,000			\$ 69,000	\$ 69,000
5/1/2049	\$ 3,450,000	\$ 810,000	4.000%	\$ 69,000	\$ 879,000
11/1/2049	\$ 2,640,000			\$ 52,800	\$ 52,800
5/1/2050	\$ 2,640,000	\$ 845,000	4.000%	\$ 52,800	\$ 897,800
11/1/2050	\$ 1,795,000			\$ 35,900	\$ 35,900
5/1/2051	\$ 1,795,000	\$ 880,000	4.000%	\$ 35,900	\$ 915,900
11/1/2051	\$ 915,000			\$ 18,300	\$ 18,300
5/1/2052	\$ 915,000	\$ 915,000	4.000%	\$ 18,300	\$ 933,300
11/1/2052	\$ -				
		\$ 16,645,000		\$ 12,266,646	\$ 26,933,646

Series 2023 Bonds
Fiscal Year 2026 Budget

REVENUES	
CDD Debt Service Assessments	\$ 1,311,518
TOTAL REVENUES	\$ 1,311,518
EXPENDITURES	
Series 2023 May Bond Interest Payment	\$ 516,323
Series 2023 May Bond Principal Payment	\$ 285,000
Series 2023 November Bond Interest Payment	\$ 510,195
TOTAL EXPENDITURES	\$ 1,311,518
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2024	\$ 19,500,000
Principal Payment Applied Toward Series 2023 Bonds	\$ 285,000
Bonds Outstanding - Period Ending 11/1/2025	\$ 19,215,000

**V-Dana Community Development District
Special Assessment Bonds, Series 2023 (Assessment Area Two - 2023 Project Area)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2023	\$ 19,500,000			\$ 510,586	\$ 510,586
5/1/2024	\$ 19,500,000			\$ 516,323	\$ 516,323
11/1/2024	\$ 19,500,000			\$ 516,323	\$ 516,323
5/1/2025	\$ 19,500,000	\$ 285,000	4.300%	\$ 516,323	\$ 801,323
11/1/2025	\$ 19,215,000			\$ 510,195	\$ 510,195
5/1/2026	\$ 19,215,000	\$ 300,000	4.300%	\$ 510,195	\$ 810,195
11/1/2026	\$ 18,915,000			\$ 503,745	\$ 503,745
5/1/2027	\$ 18,915,000	\$ 310,000	4.300%	\$ 503,745	\$ 813,745
11/1/2027	\$ 18,605,000			\$ 497,080	\$ 497,080
5/1/2028	\$ 18,605,000	\$ 325,000	4.300%	\$ 497,080	\$ 822,080
11/1/2028	\$ 18,280,000			\$ 490,093	\$ 490,093
5/1/2029	\$ 18,280,000	\$ 340,000	4.300%	\$ 490,093	\$ 830,093
11/1/2029	\$ 17,940,000			\$ 482,783	\$ 482,783
5/1/2030	\$ 17,940,000	\$ 355,000	4.300%	\$ 482,783	\$ 837,783
11/1/2030	\$ 17,585,000			\$ 475,150	\$ 475,150
5/1/2031	\$ 17,585,000	\$ 370,000	5.250%	\$ 475,150	\$ 845,150
11/1/2031	\$ 17,215,000			\$ 465,438	\$ 465,438
5/1/2032	\$ 17,215,000	\$ 390,000	5.250%	\$ 465,438	\$ 855,438
11/1/2032	\$ 16,825,000			\$ 455,200	\$ 455,200
5/1/2033	\$ 16,825,000	\$ 415,000	5.250%	\$ 455,200	\$ 870,200
11/1/2033	\$ 16,410,000			\$ 444,306	\$ 444,306
5/1/2034	\$ 16,410,000	\$ 435,000	5.250%	\$ 444,306	\$ 879,306
11/1/2034	\$ 15,975,000			\$ 432,888	\$ 432,888
5/1/2035	\$ 15,975,000	\$ 460,000	5.250%	\$ 432,888	\$ 892,888
11/1/2035	\$ 15,515,000			\$ 420,813	\$ 420,813
5/1/2036	\$ 15,515,000	\$ 485,000	5.250%	\$ 420,813	\$ 905,813
11/1/2036	\$ 15,030,000			\$ 408,081	\$ 408,081
5/1/2037	\$ 15,030,000	\$ 510,000	5.250%	\$ 408,081	\$ 918,081
11/1/2037	\$ 14,520,000			\$ 394,694	\$ 394,694
5/1/2038	\$ 14,520,000	\$ 535,000	5.250%	\$ 394,694	\$ 929,694
11/1/2038	\$ 13,985,000			\$ 380,650	\$ 380,650
5/1/2039	\$ 13,985,000	\$ 565,000	5.250%	\$ 380,650	\$ 945,650
11/1/2039	\$ 13,420,000			\$ 365,819	\$ 365,819
5/1/2040	\$ 13,420,000	\$ 595,000	5.250%	\$ 365,819	\$ 960,819
11/1/2040	\$ 12,825,000			\$ 350,200	\$ 350,200
5/1/2041	\$ 12,825,000	\$ 630,000	5.250%	\$ 350,200	\$ 980,200
11/1/2041	\$ 12,195,000			\$ 333,663	\$ 333,663
5/1/2042	\$ 12,195,000	\$ 660,000	5.250%	\$ 333,663	\$ 993,663
11/1/2042	\$ 11,535,000			\$ 316,338	\$ 316,338
5/1/2043	\$ 11,535,000	\$ 700,000	5.250%	\$ 316,338	\$ 1,016,338
11/1/2043	\$ 10,835,000			\$ 297,963	\$ 297,963
5/1/2044	\$ 10,835,000	\$ 735,000	5.500%	\$ 297,963	\$ 1,032,963
11/1/2044	\$ 10,100,000			\$ 277,750	\$ 277,750
5/1/2045	\$ 10,100,000	\$ 780,000	5.500%	\$ 277,750	\$ 1,057,750
11/1/2045	\$ 9,320,000			\$ 256,300	\$ 256,300
5/1/2046	\$ 9,320,000	\$ 820,000	5.500%	\$ 256,300	\$ 1,076,300
11/1/2046	\$ 8,500,000			\$ 233,750	\$ 233,750

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2047	\$ 8,500,000	\$ 870,000	5.500%	\$ 233,750	\$ 1,103,750
11/1/2047	\$ 7,630,000			\$ 209,825	\$ 209,825
5/1/2048	\$ 7,630,000	\$ 920,000	5.500%	\$ 209,825	\$ 1,129,825
11/1/2048	\$ 6,710,000			\$ 184,525	\$ 184,525
5/1/2049	\$ 6,710,000	\$ 970,000	5.500%	\$ 184,525	\$ 1,154,525
11/1/2049	\$ 5,740,000			\$ 157,850	\$ 157,850
5/1/2050	\$ 5,740,000	\$ 1,025,000	5.500%	\$ 157,850	\$ 1,182,850
11/1/2050	\$ 4,715,000			\$ 129,663	\$ 129,663
5/1/2051	\$ 4,715,000	\$ 1,085,000	5.500%	\$ 129,663	\$ 1,214,663
11/1/2051	\$ 3,630,000			\$ 99,825	\$ 99,825
5/1/2052	\$ 3,630,000	\$ 1,145,000	5.500%	\$ 99,825	\$ 1,244,825
11/1/2052	\$ 2,485,000			\$ 68,338	\$ 68,338
5/1/2053	\$ 2,485,000	\$ 1,210,000	5.500%	\$ 68,338	\$ 1,278,338
11/1/2053	\$ 1,275,000			\$ 35,063	\$ 35,063
5/1/2054	\$ 1,275,000	\$ 1,275,000	5.500%	\$ 35,063	\$ 1,310,063
11/1/2054	\$ -				
		\$ 19,500,000		\$ 21,415,518	\$ 40,915,518

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

V-Dana
Community Development District

Supporting Budget Schedules
Fiscal Year 2026

Summary of Assessments
Fiscal Year 2026 vs 2025 Assessments

Fiscal Year 2025							Fiscal Year 2026									
							PRE PAYDOWN					POST PAYDOWN				
Lot Size	EAU Value	Units	Debt Service Per Unit	O&M Per Unit	Discounts & Collections Costs	FY 2025 Total Assessment	Debt Service Per Unit	O&M Per Unit	Discounts & Collections Costs	FY 2026 Total Assessment	Total Increase / (Decrease) in Annual	Debt Service Per Unit	O&M Per Unit	Discounts & Collections Costs	FY 2026 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2020																
Single Family 42'	1.00	76	\$1,260.00	\$70.00	\$84.90	\$1,414.90	\$1,260.00	\$70.00	\$84.90	\$1,414.90	\$0.00	\$1,260.00	\$70.00	\$84.90	\$1,414.90	\$0.00
Single Family 52'	1.19	254	\$1,500.00	\$70.00	\$100.22	\$1,670.22	\$1,500.00	\$70.00	\$100.22	\$1,670.22	\$0.00	\$1,500.00	\$70.00	\$100.22	\$1,670.22	\$0.00
Single Family 62'	1.39	157	\$1,750.00	\$70.00	\$116.18	\$1,936.18	\$1,750.00	\$70.00	\$116.18	\$1,936.18	\$0.00	\$1,750.00	\$70.00	\$116.18	\$1,936.18	\$0.00
Single Family 66'	1.47	78	\$1,850.00	\$70.00	\$122.56	\$2,042.56	\$1,850.00	\$70.00	\$122.56	\$2,042.56	\$0.00	\$1,850.00	\$70.00	\$122.56	\$2,042.56	\$0.00
Single Family 72'	1.48	34	\$1,865.00	\$70.00	\$123.52	\$2,058.52	\$1,865.00	\$70.00	\$123.52	\$2,058.52	\$0.00	\$1,865.00	\$70.00	\$123.52	\$2,058.52	\$0.00
Single Family 75'	1.49	1	\$1,875.00	\$70.00	\$124.15	\$2,069.15	\$1,875.00	\$70.00	\$124.15	\$2,069.15	\$0.00	\$1,875.00	\$70.00	\$124.15	\$2,069.15	\$0.00
Subtotal		600														
SERIES 2021																
Single Family 42'	1.00	52	\$1,260.00	\$70.00	\$84.89	\$1,414.89	\$1,260.00	\$70.00	\$84.89	\$1,414.89	\$0.00	\$1,260.00	\$70.00	\$84.89	\$1,414.89	\$0.00
Single Family 52'	1.19	284	\$1,500.00	\$70.00	\$100.21	\$1,670.21	\$1,500.00	\$70.00	\$100.21	\$1,670.21	\$0.00	\$1,500.00	\$70.00	\$100.21	\$1,670.21	\$0.00
Single Family 62'	1.39	97	\$1,750.00	\$70.00	\$116.17	\$1,936.17	\$1,750.00	\$70.00	\$116.17	\$1,936.17	\$0.00	\$1,750.00	\$70.00	\$116.17	\$1,936.17	\$0.00
Single Family 66'	1.47	114	\$1,850.00	\$70.00	\$122.55	\$2,042.55	\$1,850.00	\$70.00	\$122.55	\$2,042.55	\$0.00	\$1,850.00	\$70.00	\$122.55	\$2,042.55	\$0.00
Single Family 72'	1.48	34	\$1,865.00	\$70.00	\$123.51	\$2,058.51	\$1,865.00	\$70.00	\$123.51	\$2,058.51	\$0.00	\$1,865.00	\$70.00	\$123.51	\$2,058.51	\$0.00
Single Family 75'	1.49	0	\$1,875.00	\$70.00	\$124.15	\$2,069.15	\$1,875.00	\$70.00	\$124.15	\$2,069.15	\$0.00	\$1,875.00	\$70.00	\$124.15	\$2,069.15	\$0.00
Subtotal		581														
SERIES 2023																
Single Family 36'	1.00	130	\$1,170.00	\$70.00	\$79.15	\$1,319.15	\$1,685.00	\$70.00	\$112.04	\$1,867.04	\$547.89	\$1,170.00	\$70.00	\$79.15	\$1,319.15	\$0.00
Single Family 42'	1.19	39	\$1,365.00	\$70.00	\$91.60	\$1,526.60	\$1,952.00	\$70.00	\$129.04	\$2,151.04	\$624.44	\$1,365.00	\$70.00	\$91.60	\$1,526.60	\$0.00
Single Family 52'	1.39	183	\$1,690.00	\$70.00	\$112.34	\$1,872.34	\$2,416.00	\$70.00	\$158.70	\$2,644.70	\$772.36	\$1,690.00	\$70.00	\$112.34	\$1,872.34	\$0.00
Single Family 62'	1.47	96	\$2,015.00	\$70.00	\$133.09	\$2,218.09	\$2,881.00	\$70.00	\$188.36	\$3,139.36	\$921.27	\$2,015.00	\$70.00	\$133.09	\$2,218.09	\$0.00
Single Family 66'	1.48	98	\$2,145.00	\$70.00	\$141.38	\$2,356.38	\$3,067.00	\$70.00	\$200.22	\$3,337.22	\$980.84	\$2,145.00	\$70.00	\$141.38	\$2,356.38	\$0.00
Subtotal		546														
FUTURE BOND ISSUES																
Single Family 42'	1.00	77	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Single Family 52'	1.19	263	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Single Family 62'	1.39	149	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Single Family 66'	1.47	184	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00	\$0.00	\$70.00	\$4.47	\$74.47	\$0.00
Subtotal		673														

Third Order of Business

3D

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF V-DANA COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2025, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of V-Dana Community Development District (the “District”), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the “Proposed Budget”) the District filed a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the District further posted the Proposed Budget on its website as required pursuant to Section 189.016, Florida Statutes; and

WHEREAS, the Board set August 18, 2025 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment

bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Lee County political subdivision on a compatible electronic medium tied to the property identification number no later than September 15, 2025, so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
V-DANA COMMUNITY DEVELOPMENT DISTRICT;**

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Budget.

a. The Board has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the District's Local Records Office, and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as referenced herein.

b. The District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024-2025 and/or revised projections for

c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District's Local Records Office in addition to being posted on the District's website as may be required by Florida law and identified as "The Budget for the V-Dana Community Development District for the Fiscal Year Ending September 30, 2026, as adopted by the Board of Supervisors on August 18, 2025.

Section 3. Appropriations. There is hereby appropriated out of the revenues of the District, for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026 the sum of \$1,750,029.00 to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 93,210.00
DEBT SERVICE FUND (2016)	\$ 738,525.00
DEBT SERVICE FUND (2017)	\$ 918,294.00
Total All Funds	<u>\$ 1,750,029.00</u>

Section 4. Supplemental Appropriations.

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

b. The Board may authorize an appropriation from the unappropriated balance of any fund.

c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board.

a. The Fiscal Year 2025-26 Maintenance Special Assessment Levy (the "Assessment Levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit "A", which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. The Assessment Levy shall be distributed as follows:

General Fund O & M \$[See Assessment Levy Resolution 2025- ____]

Debt Service Fund \$[See Assessment Levy Resolution 2025- ____]

b. The designee of the Chair of the Board shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Lee County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Florida Statutes) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

Section 6. Effective Date. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of V-Dana Community Development District this 20th day of August 2025.

**V-DANA COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman/Vice Chairman

Third Order of Business

3E

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF V-DANA COMMUNITY DEVELOPMENT DISTRICT LEVYING AND IMPOSING NON AD VALOREM MAINTENANCE SPECIAL ASSESSMENTS FOR THE V-DANA COMMUNITY DEVELOPMENT DISTRICT AND CERTIFYING AN ASSESSMENT ROLL FOR FISCAL YEAR 2025/2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, V-Dana Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired certain public improvements within the District and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various operations and maintenance activities described in the District's general fund budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" and incorporated by reference herein ("Operations and Maintenance Budget"); and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Operations and Maintenance Budget for Fiscal Year 2025/2026; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously levied special assessments for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A"; and

WHEREAS, the District has previously authorized and evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the Board finds that the District's total Operations and Maintenance special assessments, taking into consideration other revenue sources during Fiscal Year 2025/2026 (defined as October 1, 2025, through September 30, 2026, will amount to \$3,205,502 (net); and

WHEREAS, the Board finds that the non-ad valorem special assessments it levies and imposes by this resolution for operation and maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the improvements, facilities, and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology as adopted by the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF V-DANA COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Benefit. The Board finds that the provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the Assessments (as defined below). The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B".

Section 3. Assessment Imposition. A special assessment for operations and maintenance as provided for in Chapter 190, Florida Statutes is hereby imposed and levied on the benefitted lands within the District in

accordance with Exhibits "A" and "B" (the "Assessments"). The lien of the Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 4. Collection. The collection of the Assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. Further, the collection of the Assessments will be together with the collection of all other debt service non-ad valorem assessments, if any, which have been levied and certified by the District. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, in the amounts as indicated on Exhibits "A" and "B."

Section 5. Assessment Roll. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The Chairperson of the Board designates the District Manager to perform the certification duties. A copy of this Resolution shall be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with the law.

Section 6. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property tax roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property tax roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the property tax roll in the District records.

Section 7. Conflict. All Resolutions, sections, or parts of sections of any Resolutions or actions of the Board in conflict are hereby repealed to the extent of such conflict.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of the District.

{Remainder of page intentionally left blank Signatures appear on the next page.}

PASSED AND ADOPTED at a meeting of the Board of Supervisors of V-Dana Community Development District this 20th day of August 2025.

**V-DANA COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman/Vice Chairman

Fourth Order of Business

4A

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF V-DANA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, V-Dana Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF V-DANA COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Lee County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST, 2025.

ATTEST:

**V-DANA
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN/VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS' MEETING DATES
V-DANA COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2025/2026

October 15, 2025	1:00 p.m.*
November 19, 2025	1:00 p.m.
December 17, 2025	1:00 p.m.*
January 21, 2026	1:00 p.m.
February 18, 2026	1:00 p.m.
March 18, 2026	1:00 p.m.
April 15, 2026	1:00 p.m.*
May 20, 2026	1:00 p.m.
June 17, 2026	1:00 p.m.
July 15, 2026	1:00 p.m.
August 19, 2026	1:00 p.m.
September 16, 2026	1:00 p.m.

All meetings will convene at:

**The Offices of Cameratta Companies
21101 Design Parc Lane Suite #103
Estero, FL 33928**

***Meeting date is subject to change due to the holiday.**

Fourth Order of Business

4B

**V-DANA
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**V-DANA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
V-Dana Community Development District
Lee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of V-Dana Community Development District, Lee County, Florida ("District") as of and for fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year ended then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 16, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 16, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of V-Dana Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$15,371,613.
- The change in the District's total net position in comparison with the prior fiscal year was \$17,642,798, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$4,179,671, a decrease of (\$13,662,106) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer revenues. The District does not have any business-type activities. The governmental activities of the District include general government (management) and physical environment functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2024	2023	
Current and other assets	\$ 4,180,671	\$ 17,869,713	
Capital assets, net of depreciation	64,796,249	32,720,289	
Total assets	68,976,920	50,590,002	
Current liabilities	936,953	966,925	
Long-term liabilities	52,668,354	51,894,262	
Total liabilities	53,605,307	52,861,187	
Net Position			
Net investment in capital assets	12,261,278	(5,158,314)	
Restricted	3,092,276	2,873,479	
Unrestricted	18,059	13,650	
Total net position	\$ 15,371,613	\$ (2,271,185)	

A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure), less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase is the result of increase in Developer contributions and prepayments received for lot sales for which the related debt payments were not made before fiscal year end and Developer contributions towards the construction projects.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 3,148,735	\$ 1,927,245
Operating grants and contributions	179,457	124,997
Capital grants and contributions	17,591,492	280,722
General revenues	5,596	-
Total revenues	20,925,280	2,332,964
Expenses:		
General government	97,989	105,494
Physical environment	923,493	3,059
Bond issuance costs	-	594,500
Interest	2,261,000	1,673,232
Total expenses	3,282,482	2,376,285
Change in net position	17,642,798	(43,321)
Net position - beginning	(2,271,185)	(2,227,864)
Net position - ending	\$ 15,371,613	\$ (2,271,185)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$3,282,482. The costs of the District's activities were funded by program revenues. Program revenues are comprised of assessments, Developer contributions, and interest revenue. The majority of the increase in program revenues is the result of resources from the Developer and an increase in prepaid assessments. The majority of the change in expenses results from depreciation expense incurred in the current fiscal year as completed assets were placed in service.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$65,716,560 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$920,311 has been taken, which resulted in a net book value of \$64,796,249. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$51,360,000 in Bonds outstanding and \$1,439,368 in Developer advances for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

Subsequent to fiscal year end, the District issued \$26,030,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2032 – May 1, 2055 and fixed interest rates ranging from 4.450% to 5.550%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

Also subsequent to fiscal year end, the District used Series 2025 Bonds proceeds to reimburse the Developer a total of \$ 7,851,536 for construction-related costs.

The general operation of the District is expected to increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the V-Dana Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**V-DANA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 7,819
Assessments receivable	459
Interest receivable	5,596
Prepaid items	5,185
Restricted assets:	
Investments	4,161,612
Capital assets:	
Nondepreciable	38,107,227
Depreciable, net	<u>26,689,022</u>
Total assets	<u>68,976,920</u>
 LIABILITIES	
Accounts payable	1,000
Accrued interest payable	935,953
Non-current liabilities:	
Due within one year	975,000
Due in more than one year	<u>51,693,354</u>
Total liabilities	<u>53,605,307</u>
 NET POSITION	
Net investment in capital assets	12,261,278
Restricted for debt service	3,092,276
Unrestricted	<u>18,059</u>
Total net position	<u><u>\$ 15,371,613</u></u>

See notes to the financial statements

**V-DANA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 97,989	\$ 99,984	\$ -	\$ -	\$ 1,995
Physical environment	923,493	-	-	17,591,492	16,667,999
Interest on long-term debt	2,261,000	3,048,751	179,457	-	967,208
Total governmental activities	3,282,482	3,148,735	179,457	17,591,492	17,637,202
General revenues:					
Unrestricted investment earnings				5,596	
Total general revenues				5,596	
Change in net position				17,642,798	
Net position - beginning				(2,271,185)	
Net position - ending				\$ 15,371,613	

See notes to the financial statements

**V-DANA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 7,819	\$ -	\$ -	\$ 7,819
Investments	-	4,028,229	133,383	4,161,612
Assessments receivable	459	-	-	459
Interest receivable	5,596	-	-	5,596
Prepaid items	5,185	-	-	5,185
Total assets	<u>\$ 19,059</u>	<u>\$ 4,028,229</u>	<u>\$ 133,383</u>	<u>\$ 4,180,671</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 1,000	\$ -	\$ -	\$ 1,000
Total liabilities	<u>1,000</u>	<u>-</u>	<u>-</u>	<u>1,000</u>
Fund balances:				
Nonspendable:				
Prepaid items	5,185	-	-	5,185
Restricted for:				
Debt service	-	4,028,229	-	4,028,229
Capital projects	-	-	133,383	133,383
Unassigned	12,874	-	-	12,874
Total fund balances	<u>18,059</u>	<u>4,028,229</u>	<u>133,383</u>	<u>4,179,671</u>
Total liabilities and fund balances	<u>\$ 19,059</u>	<u>\$ 4,028,229</u>	<u>\$ 133,383</u>	<u>\$ 4,180,671</u>

See notes to the financial statements

**V-DANA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION
SEPTEMBER 30, 2024**

Total fund balances - governmental funds \$ 4,179,671

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	65,716,560	
Accumulated depreciation	<u>(920,311)</u>	64,796,249

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(935,953)	
Discount on bonds	242,218	
Premium on bonds	(111,204)	
Bonds payable and Developer advance	<u>(52,799,368)</u>	<u>(53,604,307)</u>
Net position of governmental activities		<u>\$ 15,371,613</u>

See notes to the financial statements

**V-DANA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 99,984	3,048,751	\$ -	\$ 3,148,735
Developer contributions	-	-	2,308,687	2,308,687
Interest earnings	5,596	179,457	264,087	449,140
Total revenues	105,580	3,228,208	2,572,774	5,906,562
EXPENDITURES				
Current:				
General government	97,989	-	-	97,989
Physical environment	3,182	-	-	3,182
Debt Service:				
Principal	-	670,000	-	670,000
Interest	-	2,259,312	-	2,259,312
Capital outlay	-	-	17,977,553	17,977,553
Total expenditures	101,171	2,929,312	17,977,553	21,008,036
Excess (deficiency) of revenues over (under) expenditures	4,409	298,896	(15,404,779)	(15,101,474)
OTHER FINANCING SOURCES (USES)				
Transfer in (out)	-	(83,135)	83,135	-
Developer proceeds	-	-	1,439,368	1,439,368
Total other financing sources (uses)	-	(83,135)	1,522,503	1,439,368
Net change in fund balances	4,409	215,761	(13,882,276)	(13,662,106)
Fund balances - beginning	13,650	3,812,468	14,015,659	17,841,777
Fund balances - ending	\$ 18,059	\$ 4,028,229	\$ 133,383	\$ 4,179,671

See notes to the financial statements

**V-DANA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ (13,662,106)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	17,977,553
Governmental funds report Developer advances as financial resources when cash is received, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(1,439,368)
The statement of activities reports noncash contributions as revenues, but these revenues are not reported in the governmental fund financial statements.	15,018,718
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(920,311)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(4,724)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	670,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year recorded in the statement of activities but not in the governmental fund financial statements.	3,036
Change in net position of governmental activities	<u>\$ 17,642,798</u>

See notes to the financial statements

**V-DANA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

V-Dana Community Development District ("District") was established on March 5, 2020 by Ordinance 20-03 of Lee County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, all of the Board members are affiliated with Cam Village Development, LLC ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments, and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Water Management and Drainage	30
Infrastructure	30
On-site Roadways	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bond. Bonds payable are reported net of the applicable premium or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the period of issuance. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as capital projects fund expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer, except for money market accounts in the Bond Trust Accounts. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
First American Governments Obligation Fund - Y Class	\$ 2,542,752	S&P AAAM	Weighted average of the fund portfolio: 31 days
Busey Bank Public Money Market Account	1,618,860	N/A	N/A
	<u>\$ 4,161,612</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ -	\$ 83,135
Capital projects	83,135	-
Total	<u>\$ 83,135</u>	<u>\$ 83,135</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ -	\$ 15,018,718	\$ -	\$ 15,018,718
Infrastructure under construction	32,720,289	17,977,553	(27,609,333)	23,088,509
Total capital assets, not being depreciated	32,720,289	32,996,271	(27,609,333)	38,107,227
Capital assets, being depreciated				
Water Management and Drainage	-	8,355,163	-	8,355,163
Infrastructure	-	16,824,455	-	16,824,455
On-Site Roadways	-	2,429,715	-	2,429,715
Total capital assets, being depreciated	-	27,609,333	-	27,609,333
Less accumulated depreciation for:				
Water Management and Drainage	-	278,505	-	278,505
Infrastructure	-	560,815	-	560,815
On-Site Roadways	-	80,991	-	80,991
Total accumulated depreciation	-	920,311	-	920,311
Total capital assets, being depreciated, net	-	26,689,022	-	26,689,022
Governmental activities capital assets, net	\$ 32,720,289	\$ 59,685,293	\$ (27,609,333)	\$ 64,796,249

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$111,060,000 and is estimated to be completed in two phases. The Series 2020 Assessment Area One Project is estimated at \$32,858,000. The Series 2021 Assessment Area One Project is estimated at \$21,347,000. The Series 2023 Assessment Area Two Project is estimated at \$25,895,000. There is an estimated total shared costs amount of \$30,960,000 between the three projects. The infrastructure will include water management, water and sewer utility, roads, environmental and wildlife restoration, mitigation, and flood control. A portion of the project costs are expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer. Upon completion, certain improvements will be conveyed to other entities for ownership and maintenance.

Upon completion of the projects, certain funds available from the Bonds may be used to pay deferred obligations, as outlined in the Bond Indenture. The Developer has made the District aware of certain deferred obligations which it intends to request if funds are available. A final determination will be made upon completion of the projects. Therefore, no liability has been recognized yet.

The infrastructure in the current and prior fiscal years were acquired from the Developer. However, Developer contributions to the capital projects fund for the current fiscal year were \$2,308,687. Additionally, the Developer transferred lands to the District that cost approximately \$15 million.

During the current fiscal year, the District Engineer declared the Series 2020 and 2021 projects complete.

Depreciation expense was charged to the Physical environment function.

NOTE 7 – LONG TERM LIABILITIES

At September 30, 2024, the District had the following outstanding bonds:

Series	Issuance Date	Par Amount	Interest Rates (%)	First	First	Maturity Date
				Interest Payments	Principal Payments	
2020	8/25/2020	\$ 16,850,000	3.00 - 4.10	11/1/2020	5/1/2022	5/1/2051
2021	4/1/2021	16,645,000	2.60 - 4.00	11/1/2021	5/1/2023	5/1/2052
2023	5/5/2023	19,500,000	4.30 - 5.50	11/1/2023	5/1/2025	5/1/2054

The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. For all the bonds, interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing on the dates shown above.

The Bonds are subject to redemption at the option of the District prior to maturity. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Developer Advance

During the current fiscal year, the Developer advanced a total of \$1,439,368 to the District to fund certain construction costs. The District agreed to reimburse the Developer from proceeds of future bond issuances, should said future issuances occur. The District will reimburse the Developer until full reimbursement is made or until all funds generated by the anticipated financing are exhausted.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2020	\$ 16,210,000	\$ -	\$ (335,000)	\$ 15,875,000	\$ 345,000
Less: original issue discount	(133,654)	-	4,845	(128,809)	
Series 2021	16,320,000	-	(335,000)	15,985,000	345,000
Plus: original issue premium	115,236	-	(4,032)	111,204	
Series 2023	19,500,000	-	-	19,500,000	285,000
Less: original issue discount	(117,320)	-	3,911	(113,409)	
Developer advances	-	1,439,368		1,439,368	
Total	\$ 51,894,262	\$ 1,439,368	\$ (665,276)	\$ 52,668,354	\$ 975,000

NOTE 7 – LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 975,000	\$ 2,246,289	\$ 3,221,289
2026	1,010,000	2,214,714	3,224,714
2027	1,045,000	2,180,159	3,225,159
2028	1,080,000	2,142,473	3,222,473
2029	1,120,000	2,103,479	3,223,479
2030-2034	6,310,000	9,764,115	16,074,115
2035-2039	7,795,000	8,194,044	15,989,044
2040-2044	9,680,000	6,358,600	16,038,600
2045-2049	12,120,000	3,982,100	16,102,100
2050-2054	10,225,000	1,228,875	11,453,875
	<u>\$ 51,360,000</u>	<u>\$ 40,414,848</u>	<u>\$ 91,774,848</u>

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. Also see Notes 6 and 7 for other Developer transactions.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which would have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 12 – SUBSEQUENT EVENTS

Bond Issuance

Subsequent to fiscal year end, the District issued \$26,030,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2032 – May 1, 2055 and fixed interest rates ranging from 4.450% to 5.550%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$2,460,000 of the Series 2023 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

Developer Transactions

Subsequent to fiscal year end, the District reimbursed the Developer a total of \$7,851,536 for construction-related costs.

**V-DANA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Variance with Final Budget - Positive
	Original & Final	Actual Amounts	(Negative)
REVENUES			
Assessments	\$ 168,000	\$ 99,984	\$ (68,016)
Interest	-	5,596	5,596
Total revenues	<u>168,000</u>	<u>105,580</u>	<u>(62,420)</u>
EXPENDITURES			
Current:			
General government	108,764	97,989	10,775
Physical environment	59,236	3,182	56,054
Total expenditures	<u>168,000</u>	<u>101,171</u>	<u>66,829</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	4,409	<u>\$ 4,409</u>
Fund balance - beginning		<u>13,650</u>	
Fund balance - ending		<u>\$ 18,059</u>	

See notes to required supplementary information

**V-DANA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**V-DANA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	1
Employee compensation	\$0.00
Independent contractor compensation	\$67,045.76
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$70 - \$1,184 Debt service - \$1,260 - \$1,865
Special assessments collected	\$3,148,735.00
Outstanding Bonds:	see Note 7 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
V-Dana Community Development District
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of V-Dana Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 16, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 16, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
V-Dana Community Development District
Lee County, Florida

We have examined V-Dana Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of V-Dana Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 16, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
V-Dana Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of V-Dana Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 16, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 16, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of V-Dana Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank the District, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 16, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

Fourth Order of Business

4C

Memorandum

To: Board of Supervisors

From: District Management

Date: August 20, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**V-Dana Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

V-Dana Community Development District

District Manager: _____

Date: _____

Printed Name: _____

V-Dana Community Development District

Fourth Order of Business

4D

RESOLUTION 2025-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF V-DANA COMMUNITY
DEVELOPMENT DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, V-Dana Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Lee; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF V-DANA COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
_____	Secretary
_____	Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY OF AUGUST, 2025.

ATTEST:

**V-DANA COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair

Fifth Order of Business

5A

**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, June 18, 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

Also present were:

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

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

On MOTION by Mr. A. Cameratta seconded by Mr. R. Cameratta, with all in favor, Resolution 2025-04, Acceptance of Responsibility for Ownership, O&M of Infrastructure Within the Boundaries of the Plat of Verdana Village Phase 4A, was adopted. 3-0

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Meeting Minutes, May 21, 2025 Regular Meeting

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)*

On MOTION by Mr. R. Cameratta seconded by Mr. A. Cameratta, with all in favor, the Consent Agenda, was approved. 3-0

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
- 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. R. Cameratta, with all in favor, the meeting was adjourned 1:06 pm. 3-0
--

Brian Lamb
District Manager

Joseph Cameratta
Chairperson

Fifth Order of Business

5B

V-Dana Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 July 31, 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
						FUND	FUND	FUND	FUND	FUND	DEBT FUND	
ASSETS												
Cash - Operating Account	\$ 216,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216,895
Due From Other Funds	-	14,427	305,166	-	-	-	-	-	-	13	-	319,606
Investments:												
Acquisition & Construction Account	-	-	-	-	-	51,205	49,450	68,703	14,016,261	-	-	14,185,619
Cost of Issuance Fund	-	-	-	-	-	-	-	-	3,000	-	-	3,000
Interest Account	-	-	-	-	697,436	-	-	-	-	-	-	697,436
Prepayment Account	-	-	-	1,449,770	-	-	-	-	-	-	-	1,449,770
Reserve Fund	-	482,107	469,267	575,769	885,973	-	-	-	-	-	-	2,413,116
Revenue Fund	-	406,425	436,416	346,838	12,057	-	-	-	-	-	-	1,201,736
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	\$ 216,895	\$ 902,959	\$ 1,210,849	\$ 2,372,377	\$ 1,595,466	\$ 51,205	\$ 49,450	\$ 68,703	\$ 14,019,274	\$ 46,949,787	\$ 73,975,000	\$ 141,411,965
LIABILITIES												
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
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	10,389	-	-	272,859	13	10,880	10,105	15,360	-	-	-	319,606
TOTAL LIABILITIES	10,389	-	-	272,859	13	10,880	10,105	15,360	-	-	73,975,000	74,294,606

V-DANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 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
FUND BALANCES												
Restricted for:												
Debt Service	-	902,959	1,210,849	2,099,518	1,595,453	-	-	-	-	-	-	5,808,779
Capital Projects	-	-	-	-	-	40,325	39,345	53,343	14,019,274	-	-	14,152,287
Unassigned:	206,506	-	-	-	-	-	-	-	-	46,949,787	-	47,156,293
TOTAL FUND BALANCES	206,506	902,959	1,210,849	2,099,518	1,595,453	40,325	39,345	53,343	14,019,274	46,949,787	-	67,117,359
TOTAL LIABILITIES & FUND BALANCES	\$ 216,895	\$ 902,959	\$ 1,210,849	\$ 2,372,377	\$ 1,595,466	\$ 51,205	\$ 49,450	\$ 68,703	\$ 14,019,274	\$ 46,949,787	\$ 73,975,000	\$ 141,411,965

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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>				
Interest - Investments	\$ -	\$ 400	\$ 400	0.00%
Special Assmnts- Tax Collector	168,000	296,387	128,387	176.42%
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	318,257	150,257	189.44%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	13,500	13,591	(91)	100.67%
Disclosure Report	8,400	11,500	(3,100)	136.90%
District Counsel	12,650	10,504	2,146	83.04%
District Engineer	12,500	22,090	(9,590)	176.72%
District Manager	45,000	37,500	7,500	83.33%
Auditing Services	7,500	8,000	(500)	106.67%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	200	29	171	14.50%
Public Officials Insurance	2,879	-	2,879	0.00%
Legal Advertising	2,000	1,579	421	78.95%
Misc-Non Ad Valorem Taxes	-	1,702	(1,702)	0.00%
Bank Fees	360	4	356	1.11%
Website Administration	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	775	221	554	28.52%
Total Administration	108,764	108,220	544	99.50%
<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	114,237	53,763	68.00%

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
Excess (deficiency) of revenues				
Over (under) expenditures	-	204,020	204,020	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfers-Out	-	(10,389)	(10,389)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(10,389)	(10,389)	0.00%
Net change in fund balance	\$ -	\$ 193,631	\$ 193,631	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		12,875		
FUND BALANCE, ENDING		<u>\$ 206,506</u>		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 31,993	\$ 31,993	0.00%
Special Assmnts- Tax Collector	959,700	923,980	(35,720)	96.28%
TOTAL REVENUES	959,700	955,973	(3,727)	99.61%
<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	-	(8,902)	(8,902)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	3,547	3,547	0.00%
Interfund Transfers-Out	-	(4,763)	(4,763)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1,216)	(1,216)	0.00%
Net change in fund balance	\$ -	\$ (10,118)	\$ (10,118)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		913,077		
FUND BALANCE, ENDING		\$ 902,959		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 32,604	\$ 32,604	0.00%
Special Assmnts- Tax Collector	934,284	899,451	(34,833)	96.27%
Special Assmnts- CDD Collected	-	291,118	291,118	0.00%
TOTAL REVENUES	934,284	1,223,173	288,889	130.92%
<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	-	284,404	284,404	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	3,453	3,453	0.00%
Interfund Transfers-Out	-	(4,636)	(4,636)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1,183)	(1,183)	0.00%
Net change in fund balance	\$ -	\$ 283,221	\$ 283,221	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		927,628		
FUND BALANCE, ENDING		\$ 1,210,849		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 69,982	\$ 69,982	0.00%
Special Assmnts- Tax Collector	1,311,518	882,795	(428,723)	67.31%
Special Assmnts- Prepayment	-	912,077	912,077	0.00%
Special Assmnts- CDD Collected	-	1,781,222	1,781,222	0.00%
TOTAL REVENUES	1,311,518	3,646,076	2,334,558	278.00%
<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	-	(85,228)	(85,228)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	3,389	3,389	0.00%
Interfund Transfers-Out	-	(6,168)	(6,168)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(2,779)	(2,779)	0.00%
Net change in fund balance	\$ -	\$ (88,007)	\$ (88,007)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,187,525		
FUND BALANCE, ENDING		\$ 2,099,518		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 20,502	\$ 20,502	0.00%
TOTAL REVENUES	-	20,502	20,502	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	-	(254,598)	(254,598)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	30	30	0.00%
Bond Proceeds	-	1,855,640	1,855,640	0.00%
Interfund Transfers-Out	-	(5,619)	(5,619)	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,850,051	1,850,051	0.00%
Net change in fund balance	\$ -	\$ 1,595,453	\$ 1,595,453	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 1,595,453		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 1,393	\$ 1,393	0.00%
TOTAL REVENUES	-	1,393	1,393	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,393	1,393	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	4,763	4,763	0.00%
TOTAL FINANCING SOURCES (USES)	-	4,763	4,763	0.00%
Net change in fund balance	\$ -	\$ 6,156	\$ 6,156	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		34,169		
FUND BALANCE, ENDING		\$ 40,325		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 1,832	\$ 1,832	0.00%
TOTAL REVENUES	-	1,832	1,832	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,832	1,832	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	4,636	4,636	0.00%
TOTAL FINANCING SOURCES (USES)	-	4,636	4,636	0.00%
Net change in fund balance	\$ -	\$ 6,468	\$ 6,468	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		32,877		
FUND BALANCE, ENDING		\$ 39,345		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 1,250	\$ 1,250	0.00%
TOTAL REVENUES	-	1,250	1,250	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	-	(19,162)	(19,162)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	6,168	6,168	0.00%
TOTAL FINANCING SOURCES (USES)	-	6,168	6,168	0.00%
Net change in fund balance	\$ -	\$ (12,994)	\$ (12,994)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		66,337		
FUND BALANCE, ENDING		\$ 53,343		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 189,301	\$ 189,301	0.00%
TOTAL REVENUES	-	189,301	189,301	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	-	9,614,427	(9,614,427)	0.00%
Total Construction In Progress	-	9,614,427	(9,614,427)	0.00%
TOTAL EXPENDITURES	-	9,829,377	(9,829,377)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(9,640,076)	(9,640,076)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	5,629	5,629	0.00%
Bond Proceeds	-	23,653,760	23,653,760	0.00%
Interfund Transfers-Out	-	(39)	(39)	0.00%
TOTAL FINANCING SOURCES (USES)	-	23,659,350	23,659,350	0.00%
Net change in fund balance	\$ -	\$ 14,019,274	\$ 14,019,274	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 14,019,274		

V-Dana CDD

Statement Date 07/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/11/2025		JE000966	Special Assmnts-Tax Collector	Tax Revenue Debt Service	13,138.06	13,138.06	0.00
07/31/2025		JE000998	Interest - Investments	Interest Earned	399.66	399.66	0.00
Total Deposits					13,537.72	13,537.72	0.00
Checks							
							0.00
06/05/2025	Payment	1217	INFRAMARK LLC	Check for Vendor V00015	-13,351.38	-13,351.38	0.00
06/19/2025	Payment	1223	V-DANA CDD	Check for Vendor V00016	-25,088.79	-25,088.79	0.00
06/25/2025	Payment	1224	COLEMAN, YOVANOVICH	Check for Vendor V00005	-2,327.25	-2,327.25	0.00
06/25/2025	Payment	1225	INFRAMARK LLC	Check for Vendor V00015	-12.90	-12.90	0.00
07/02/2025	Payment	1226	INFRAMARK LLC	Check for Vendor V00015	-4,450.00	-4,450.00	0.00
07/09/2025	Payment	1227	US BANK	Check for Vendor V00018	-4,510.00	-4,510.00	0.00
07/17/2025	Payment	1228	GANNETT FLORIDA LOCALIQ	Check for Vendor V00022	-614.50	-614.50	0.00
07/17/2025	Payment	1229	V-DANA CDD	Check for Vendor V00016	-11,841.21	-11,841.21	0.00
07/23/2025	Payment	1230	BARRACO & ASSOCIATES, INC.	Check for Vendor V00008	-1,112.50	-1,112.50	0.00
07/23/2025	Payment	1231	COLEMAN, YOVANOVICH	Check for Vendor V00005	-1,323.25	-1,323.25	0.00
07/23/2025	Payment	1232	INFRAMARK LLC	Check for Vendor V00015	-11.40	-11.40	0.00
Total Checks					-64,643.18	-64,643.18	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Fifth Order of Business

5C

V-DANA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

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

001	1226	07/02/25	V00015	INFRAMARK LLC	153017	Inframark Management Inv - July 25	District Management July 25	531150-51301	\$3,750.00
001	1226	07/02/25	V00015	INFRAMARK LLC	153017	Inframark Management Inv - July 25	Dissemination Services - July 25	531012-51301	\$700.00
001	1227	07/09/25	V00018	US BANK	7799835	Trustee Payment	TRUSTEE FEE	531045-51301	\$4,510.00
001	1228	07/17/25	V00022	GANNETT FLORIDA LOCALIQ	0007197969	06/23 - 06/30 - Legal Advertising	Legal Advertising	548002-51301	\$614.50
001	1230	07/23/25	V00008	BARRACO & ASSOCIATES, INC.	29874	07/21 - District Engineer	District Engineer	531147-51301	\$1,112.50
001	1231	07/23/25	V00005	COLEMAN, YOVANOVICH	2	07/15 - District Counsel	District Counsel	531146-51401	\$711.00
001	1231	07/23/25	V00005	COLEMAN, YOVANOVICH	50	07/14 - District Counsel	District Counsel	531146-51401	\$612.25
001	1232	07/23/25	V00015	INFRAMARK LLC	154355	Inframark Management Inv - June 25	June 25 - B/W Copies	541024-51301	\$4.50
001	1232	07/23/25	V00015	INFRAMARK LLC	154355	Inframark Management Inv - June 25	June 25 - Postage	541024-51301	\$6.90
Fund Total									<u>\$12,021.65</u>

SERIES 2020 DEBT SERVICE FUND - 200

200	1229	07/17/25	V00016	V-DANA CDD	07112025 - 249	FY25 TAX DIST ID 249	SERIES 2020 FY25 TAX DIST ID 249	103200	\$4,042.92
Fund Total									<u>\$4,042.92</u>

SERIES 2021 DEBT SERVICE FUND - 201

201	1229	07/17/25	V00016	V-DANA CDD	07112025 - 249	FY25 TAX DIST ID 249	SERIES 2021 FY25 TAX DIST ID 249	103200	\$3,935.58
Fund Total									<u>\$3,935.58</u>

SERIES 2023 DEBT SERVICE FUND - 202

202	1229	07/17/25	V00016	V-DANA CDD	07112025 - 249	FY25 TAX DIST ID 249	SERIES 2023 FY25 TAX DIST ID 249	103200	\$3,862.71
Fund Total									<u>\$3,862.71</u>

Total Checks Paid	\$23,862.86
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Fifth Order of Business

5D

V-DANA CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Variable Contract					
BARRACO & ASSOCIATES, INC.	7/21/2025	29874	\$1,112.50	\$1,112.50	07/21 - District Engineer
COLEMAN, YOVANOVICH	7/15/2025	2	\$711.00	\$711.00	07/15 - District Counsel
COLEMAN, YOVANOVICH	7/14/2025	50	\$612.25	\$612.25	07/14 - District Counsel
Variable Contract Subtotal			\$2,435.75	\$2,435.75	
Regular Services					
GANNETT FLORIDA LOCALIQ	6/30/2025	0007197969	\$614.50	\$614.50	06/23 - 06/30 - Legal Advertising
INFRAMARK LLC	7/1/2025	153017	\$3,750.00		District Management July 25
INFRAMARK LLC	7/1/2025	153017	\$700.00	\$4,450.00	Dissemination Services - July 25
INFRAMARK LLC	7/16/2025	154355	\$4.50		June 25 - B/W Copies
INFRAMARK LLC	7/16/2025	154355	\$6.90	\$11.40	June 25 - Postage
US BANK	6/25/2025	7799835	\$4,510.00	\$4,510.00	TRUSTEE FEE
Regular Services Subtotal			\$9,585.90	\$9,585.90	
Additional Services					
V-DANA CDD	7/11/2025	07112025 - 249	\$4,042.92		SERIES 2020 FY25 TAX DIST ID 249
V-DANA CDD	7/11/2025	07112025 - 249	\$3,935.58		SERIES 2021 FY25 TAX DIST ID 249
V-DANA CDD	7/11/2025	07112025 - 249	\$3,862.71	\$11,841.21	SERIES 2023 FY25 TAX DIST ID 249
Additional Services Subtotal			\$11,841.21	\$11,841.21	
TOTAL			\$23,862.86	\$23,862.86	

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 29874
Date 07/21/2025

Project 23889 V Dana CDD

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
2025 Miscellaneous Professional Services	0.00	0.00	7,812.50	6,700.00	1,112.50
Total	0.00	0.00	7,812.50	6,700.00	1,112.50

2025 Miscellaneous Professional Services

	Hours	Rate	Billed Amount
CDD Manager	2.00	150.00	300.00
<i>Review legal additions. Execute engineer's portion and send to CDD for processing. Prepare for and attend BOS meeting 6/18/2025.</i>			
Senior Project Services	0.50	125.00	62.50
<i>Pay req AA2-2025-05 with signatures</i>			
Principal Professional Engineer	3.00	250.00	750.00
<i>Review and process Pay Req AA2-2025-05</i>			
subtotal	5.50		1,112.50
Phase subtotal			1,112.50
Invoice total			1,112.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
29874	07/21/2025	1,112.50	1,112.50				
Total		1,112.50	1,112.50	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
July 15, 2025
File No: 16510-008M
Statement No: 2

Previous Balance \$3,208.50

Fees

06/01/2025	GLU	Review email correspondence from Fran Savage; initial review of requisition back-up	118.50
06/12/2025	GLU	Review back-up on AA2-2025-05; Continue work on AA2-2025-05 legal documents; Draft email correspondence to team circulating draft documents	592.50
		Professional Fees through 07/15/2025	711.00
		Total Current Work	711.00

Payments

Total Payments Through 07/15/2025	-3,208.50
Balance Due (includes previous balance, if any)	<u>\$711.00</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
July 14, 2025
File No: 16510-001M
Statement No: 50

SENT VIA EMAIL TO: inframarkcms@payableslockbox.com

Previous Balance \$612.25

Fees

			Hours	
06/03/2025	GLU	Review and respond to email correspondence from Carlyle Verne on audit response update	0.20	79.00
06/09/2025	GLU	Review and respond to email correspondence from Kelly Dattler on budget and assessment notice; review and comment on same	0.75	296.25
06/18/2025	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	0.60	237.00
		Professional Fees through 07/14/2025	1.55	612.25

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	1.55	\$395.00	\$612.25

Total Current Work 612.25

Payments

07/01/2025	Fee payment received ck # 1224 V-Dana CDD	-612.25
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Balance Due (includes previous balance, if any) \$612.25



ACCOUNT NAME		ACCOUNT #	INV DATE
V-Dana Community Development District		1126754	06/30/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007197969	Jun 1- Jun 30, 2025	\$614.50	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$614.50	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: JULY 31, 2025
V-Dana Community Development District 2005 Pan Am Cir. Ste. 300 Tampa, FL 33607-6008 	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

Date	Description	Amount
6/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/23/25-6/30/25	11395938	FNP Fort Myers News-Press	11395938		\$614.50

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$614.50
Service Fee 3.99%	\$24.52
*Cash/Check/ACH Discount	-\$24.52
*Payment Amount by Cash/Check/ACH	\$614.50
Payment Amount by Credit Card	\$639.02

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
V-Dana Community Development District		1126754		0007197969		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$614.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$614.50
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$639.02
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00011267540000000000000071979690006145067174



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

153017

CUSTOMER ID

C2318

PO#**DATE**

7/1/2025

NET TERMS

Due On Receipt

DUE DATE

7/1/2025

BILL TO

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

Services provided for the Month of: July 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

INVOICE#

154355

DATE

7/16/2025

CUSTOMER ID

C2318

NET TERMS

Due On Receipt

PO#**DUE DATE**

7/16/2025

BILL TO

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

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	30	Ea	0.15		4.50
Postage	10	Ea	0.69		6.90
Subtotal					11.40

Subtotal \$11.40

Tax \$0.00

Total Due \$11.40

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.

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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.



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7799835
Account Number: 268731000
Invoice Date: 06/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807



V-Dana Community Development District
ATTN District Manager
2005 Pan AM Circle, Suite 300
Tampa, FL 33607
United States

V-DANA COMMUNITY DEVELOPMENTDISTRICT SPECIAL ASSESSMENT BONDS,SERIES
2023REVENUE FUND

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	\$4,510.00
------------------	------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

V-DANA COMMUNITY DEVELOPMENTDISTRICT
SPECIAL ASSESSMENT BONDS,SERIES
2023REVENUE FUND

Invoice Number:	7799835
Account Number:	268731000
Current Due:	\$4,510.00
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 268731000
Invoice # 7799835
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7799835
Invoice Date: 06/25/2025
Account Number: 268731000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

V-DANA COMMUNITY DEVELOPMENTDISTRICT
SPECIAL ASSESSMENT BONDS,SERIES
2023REVENUE FUND

Accounts Included 268731000 268731001 268731002 268731003 268731004 268731005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,750.00	100.00%	\$2,750.00
04341 Investment Agreement	1.00	1,250.00	100.00%	\$1,250.00
Subtotal Administration Fees - In Advance 06/01/2025 - 05/31/2026				\$4,000.00
19190 Other Amortization schedule 2024	200.00	1.00		\$200.00
Subtotal Extraordinary Services - In Arrears 06/01/2024 - 05/31/2025				\$200.00
Incidental Expenses 06/01/2025 to 05/31/2026	4,000.00	0.0775		\$310.00
Subtotal Incidental Expenses				\$310.00
TOTAL AMOUNT DUE				\$4,510.00



V-DANA CDD
DISTRICT CHECK REQUEST

Today's Date 7/11/2025

Payable To V-Dana CDD

Check Amount **\$4,042.92**

Check Description Series 2020 - FY 25 Tax Dist. ID Dist 249

Check Amount **\$3,935.58**

Check Description Series 2021 - FY 25 Tax Dist. ID Dist 249

Check Amount **\$3,862.71**

Check Description Series 2023 - FY 25 Tax Dist. ID Dist 249

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 _____

V_DANA CDD

2025

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2025, TAX YEAR 2024

Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	289,794.77	9.87%
Net DS 2020	903,429.30	30.77%
Net DS 2021	879,445.20	29.96%
Net DS 2023	863,159.70	29.40%
Net Total	2,935,828.97	100.00%

102%

Date Received	Amount Received	9.87% Raw Numbers Operations Revenue, Occupied Units	9.87% Rounded Operations Revenue, Occupied Units	30.77% Raw Numbers 2020 Debt Service Revenue	30.77% Rounded 2020 Debt Service Revenue	29.96% Raw Numbers 2021 Debt Service Revenue	29.96% Rounded 2021 Debt Service Revenue	29.40% Raw Numbers 2023 Debt Service Revenue	29.40% Rounded 2023 Debt Service Revenue	Proof
11/12/2024	6,442.77	635.96	635.96	1,982.60	1,982.60	1,929.97	1,929.97	1,894.23	1,894.23	0.01
11/26/2024	422,942.79	41,748.55	41,748.55	130,150.26	130,150.26	126,695.05	126,695.05	124,348.92	124,348.92	0.01
12/6/2024	1,376,471.32	135,871.06	135,871.06	423,575.26	423,575.26	412,330.25	412,330.25	404,694.75	404,694.75	-
12/24/2024	337,884.47	33,352.47	33,352.47	103,975.65	103,975.65	101,215.32	101,215.32	99,341.02	99,341.02	0.01
1/15/2025	678,907.81	67,014.78	67,014.78	208,917.21	208,917.21	203,370.91	203,370.91	199,604.90	199,604.90	0.01
2/11/2025	32,212.81	3,179.72	3,179.72	9,912.70	9,912.70	9,649.54	9,649.54	9,470.85	9,470.85	-
3/11/2025	24,157.57	2,384.59	2,384.59	7,433.90	7,433.90	7,236.55	7,236.55	7,102.54	7,102.54	(0.01)
4/11/2025	82,618.89	8,155.29	8,155.29	25,423.94	25,423.94	24,748.98	24,748.98	24,290.68	24,290.68	-
5/15/2025	16,309.24	1,609.88	1,609.88	5,018.77	5,018.80	4,885.53	4,885.53	4,795.06	4,795.06	(0.03)
6/9/2025	11,527.28	1,137.85	1,137.85	3,547.24	3,547.24	3,453.07	3,453.07	3,389.12	3,389.12	-
7/11/2025	13,138.06	1,296.85	1,296.85	4,042.92	4,042.92	3,935.58	3,935.58	3,862.71	3,862.71	-
		-	-		-		-	-	-	-
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
TOTAL	3,002,613.01	296,387.00	296,387.00	923,980.45	923,980.48	899,450.76	899,450.75	882,794.80	882,794.78	(0.00)
Net Total on Roll	2,935,828.97		289,794.77		903,429.30		879,445.20		863,159.70	
Collection Surplus / (Deficit)	66,784.04		6,592.23		20,551.18		20,005.55			