

# **V-Dana Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2025

Prepared by:



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**V-DANA COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
As of March 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
<b>ASSETS</b>												
Cash - Operating Account	\$ 259,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	259,769
Cash in Transit	-	4,500	133,412	-	-	-	-	-	-	-	-	137,912
Accounts Receivable - Other	10	-	-	-	-	-	-	-	-	-	-	10
Due From Other Funds	53,803	30,491	-	102,257	-	-	-	-	4	-	-	186,555
Investments:												
Acquisition & Construction Account	-	-	-	-	-	45,831	44,224	61,712	23,435,810	-	-	23,587,577
Cost of Issuance Fund	-	-	-	-	-	-	-	-	3,000	-	-	3,000
Interest Account	-	-	-	13,417	972,536	-	-	-	-	-	-	985,953
Prepayment Account	-	-	-	875,367	-	-	-	-	-	-	-	875,367
Reserve Fund	-	480,500	467,703	604,129	883,104	-	-	-	-	-	-	2,435,436
Revenue Fund	-	1,014,131	1,031,762	1,020,139	958	-	-	-	-	-	-	3,066,990
Fixed Assets												
Equipment and Furniture	-	-	-	-	-	-	-	-	-	3,610	-	3,610
Construction Work In Process	-	-	-	-	-	-	-	-	-	28,114,338	-	28,114,338
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	-	2,200,484	2,200,484
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	49,849,489	49,849,489
<b>TOTAL ASSETS</b>	<b>\$ 313,582</b>	<b>\$ 1,529,622</b>	<b>\$ 1,632,877</b>	<b>\$ 2,615,309</b>	<b>\$ 1,856,598</b>	<b>\$ 45,831</b>	<b>\$ 44,224</b>	<b>\$ 61,712</b>	<b>\$ 23,438,814</b>	<b>\$ 28,117,948</b>	<b>\$ 52,049,973</b>	<b>\$ 111,706,490</b>
<b>LIABILITIES</b>												
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Accounts Payable - Other	3,750	-	-	-	-	-	-	-	-	-	-	3,750
Bonds Payable	-	-	-	-	-	-	-	-	-	-	32,549,973	32,549,973
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	-	-	19,500,000	19,500,000
Due To Other Funds	-	-	67,072	-	4	34,411	33,226	51,841	-	-	-	186,554
Deferred Inflow of Resources	5,794	-	-	-	-	-	-	-	-	-	-	5,794
<b>TOTAL LIABILITIES</b>	<b>9,544</b>	<b>-</b>	<b>67,072</b>	<b>-</b>	<b>4</b>	<b>34,411</b>	<b>33,226</b>	<b>51,841</b>	<b>-</b>	<b>-</b>	<b>52,049,973</b>	<b>52,246,071</b>
<b>FUND BALANCES</b>												
Restricted for:												
Debt Service	-	1,529,622	1,565,805	2,615,309	1,856,594	-	-	-	-	-	-	7,567,330
Capital Projects	-	-	-	-	-	11,420	10,998	9,871	23,438,814	-	-	23,471,103
Unassigned:	304,038	-	-	-	-	-	-	-	-	28,117,948	-	28,421,986
<b>TOTAL FUND BALANCES</b>	<b>304,038</b>	<b>1,529,622</b>	<b>1,565,805</b>	<b>2,615,309</b>	<b>1,856,594</b>	<b>11,420</b>	<b>10,998</b>	<b>9,871</b>	<b>23,438,814</b>	<b>28,117,948</b>	<b>-</b>	<b>59,460,419</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 313,582</b>	<b>\$ 1,529,622</b>	<b>\$ 1,632,877</b>	<b>\$ 2,615,309</b>	<b>\$ 1,856,598</b>	<b>\$ 45,831</b>	<b>\$ 44,224</b>	<b>\$ 61,712</b>	<b>\$ 23,438,814</b>	<b>\$ 28,117,948</b>	<b>\$ 52,049,973</b>	<b>\$ 111,706,490</b>

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 168,000	\$ 284,187	\$ 116,187	169.16%
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%
<b>TOTAL REVENUES</b>	<b>168,000</b>	<b>305,657</b>	<b>137,657</b>	<b>181.94%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Trustee Fees	13,500	5,118	8,382	37.91%
Disclosure Report	8,400	2,800	5,600	33.33%
District Counsel	12,650	1,986	10,664	15.70%
District Engineer	12,500	9,053	3,447	72.42%
District Manager	45,000	23,900	21,100	53.11%
Auditing Services	7,500	-	7,500	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	200	3	197	1.50%
Public Officials Insurance	2,879	-	2,879	0.00%
Legal Advertising	2,000	964	1,036	48.20%
Misc-Non Ad Valorem Taxes	-	1,727	(1,727)	0.00%
Bank Fees	360	-	360	0.00%
Website Administration	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	775	175	600	22.58%
<b>Total Administration</b>	<b>108,764</b>	<b>45,726</b>	<b>63,038</b>	<b>42.04%</b>
<b><u>Other Physical Environment</u></b>				
Insurance -Property & Casualty	44,080	6,017	38,063	13.65%
<b>Total Other Physical Environment</b>	<b>44,080</b>	<b>6,017</b>	<b>38,063</b>	<b>13.65%</b>
<b><u>Reserves</u></b>				
Reserve - Undesignated	15,156	-	15,156	0.00%
<b>Total Reserves</b>	<b>15,156</b>	<b>-</b>	<b>15,156</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>168,000</b>	<b>51,743</b>	<b>116,257</b>	<b>30.80%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	253,914	253,914	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>50,124</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 304,038</b>		

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 16,424	\$ 16,424	0.00%
Special Assmnts- Tax Collector	959,700	885,948	(73,752)	92.32%
<b>TOTAL REVENUES</b>	<b>959,700</b>	<b>902,372</b>	<b>(57,328)</b>	<b>94.03%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	345,000	-	345,000	0.00%
Interest Expense	614,700	309,938	304,762	50.42%
<b>Total Debt Service</b>	<b>959,700</b>	<b>309,938</b>	<b>649,762</b>	<b>32.30%</b>
<b>TOTAL EXPENDITURES</b>	<b>959,700</b>	<b>309,938</b>	<b>649,762</b>	<b>32.30%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	592,434	592,434	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>937,188</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,529,622</b>		

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 16,888	\$ 16,888	0.00%
Special Assmnts- Tax Collector	934,284	862,428	(71,856)	92.31%
<b>TOTAL REVENUES</b>	<b>934,284</b>	<b>879,316</b>	<b>(54,968)</b>	<b>94.12%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	345,000	-	345,000	0.00%
Interest Expense	589,284	296,884	292,400	50.38%
<b>Total Debt Service</b>	<b>934,284</b>	<b>296,884</b>	<b>637,400</b>	<b>31.78%</b>
<b>TOTAL EXPENDITURES</b>	<b>934,284</b>	<b>296,884</b>	<b>637,400</b>	<b>31.78%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	582,432	582,432	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>983,373</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,565,805</b>		

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 40,804	\$ 40,804	0.00%
Special Assmnts- Tax Collector	1,311,518	846,457	(465,061)	64.54%
Special Assmnts- Prepayment	-	912,077	912,077	0.00%
Special Assmnts- CDD Collected	-	652,886	652,886	0.00%
<b>TOTAL REVENUES</b>	<b>1,311,518</b>	<b>2,452,224</b>	<b>1,140,706</b>	<b>186.98%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	285,000	1,580,000	(1,295,000)	554.39%
Interest Expense	1,026,518	531,827	494,691	51.81%
<b>Total Debt Service</b>	<b>1,311,518</b>	<b>2,111,827</b>	<b>(800,309)</b>	<b>161.02%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,311,518</b>	<b>2,111,827</b>	<b>(800,309)</b>	<b>161.02%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	340,397	340,397	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>2,274,912</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,615,309</b>		

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 954	\$ 954	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>954</b>	<b>954</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	954	954	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Bond Proceeds	-	1,855,640	1,855,640	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>1,855,640</b>	<b>1,855,640</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 1,856,594	\$ 1,856,594	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,856,594</b>		

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 783	\$ 783	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>783</b>	<b>783</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	783	783	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>10,637</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 11,420</u></b>		



**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,028	\$ 1,028	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1,028</b>	<b>1,028</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,028	1,028	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>9,970</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 10,998</u></b>		

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 643	\$ 643	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>643</b>	<b>643</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Interest Expense	-	20,412	(20,412)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>20,412</b>	<b>(20,412)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>20,412</b>	<b>(20,412)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(19,769)	(19,769)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>29,640</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 9,871</b>		

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4	\$ 4	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>4</b>	<b>4</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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%
<b>Total Administration</b>	<b>-</b>	<b>214,950</b>	<b>(214,950)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>214,950</b>	<b>(214,950)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(214,946)	(214,946)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Bond Proceeds	-	23,653,760	23,653,760	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>23,653,760</b>	<b>23,653,760</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 23,438,814	\$ 23,438,814	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 23,438,814</b>		

## V-Dana CDD

**Statement Date** 03/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/11/2025		JE000745	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	24,157.57	24,157.57	0.00
Total Deposits					24,157.57	24,157.57	0.00
Checks							
							0.00
02/21/2025	Payment	1205	BARRACO & ASSOCIATES, INC.	Check for Vendor V00008	-575.00	-575.00	0.00
02/21/2025	Payment	1207	INFRAMARK LLC	Check for Vendor V00015	-4,451.44	-4,451.44	0.00
03/04/2025	Payment	1208	INFRAMARK LLC	Check for Vendor V00015	-4,450.00	-4,450.00	0.00
03/17/2025	Payment	1209	V-DANA CDD	Check for Vendor V00016	-21,772.99	-21,772.99	0.00
Total Checks					-31,249.43	-31,249.43	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
08/29/2024	Payment	1181	COLEMAN, YOVANOVICH	Check for Vendor V00005			-2,520.00
Total Outstanding Checks							-2,520.00
Outstanding Deposits							
Total Outstanding Deposits							