

# **V-Dana Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2025

Prepared by:



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**V-DANA COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2025

*(In Whole Numbers)*

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

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2025

*(In Whole Numbers)*

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

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	168,000	292,342	124,342	174.01%
Special Assmnts- CDD Collected	-	1,470	1,470	0.00%
Developer Contribution	-	13,000	13,000	0.00%
Other Miscellaneous Revenues	-	7,000	7,000	0.00%
<b>TOTAL REVENUES</b>	<b>168,000</b>	<b>313,812</b>	<b>145,812</b>	<b>186.79%</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	8,700	(300)	103.57%
District Counsel	12,650	1,986	10,664	15.70%
District Engineer	12,500	9,053	3,447	72.42%
District Manager	45,000	22,500	22,500	50.00%
Auditing Services	7,500	-	7,500	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	200	3	197	1.50%
Public Officials Insurance	2,879	-	2,879	0.00%
Legal Advertising	2,000	964	1,036	48.20%
Misc-Non Ad Valorem Taxes	-	1,727	(1,727)	0.00%
Bank Fees	360	-	360	0.00%
Website Administration	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	775	175	600	22.58%
<b>Total Administration</b>	<b>108,764</b>	<b>50,226</b>	<b>58,538</b>	<b>46.18%</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>56,243</b>	<b>111,757</b>	<b>33.48%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	257,569	257,569	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>12,876</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 270,445</b>		

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2025  
Series 2020 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 21,469	\$ 21,469	0.00%
Special Assmnts- Tax Collector	959,700	911,372	(48,328)	94.96%
<b>TOTAL REVENUES</b>	<b>959,700</b>	<b>932,841</b>	<b>(26,859)</b>	<b>97.20%</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	-	622,903	622,903	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>913,077</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,535,980</b>		

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2025  
Series 2021 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 21,904	\$ 21,904	0.00%
Special Assmnts- Tax Collector	934,284	887,177	(47,107)	94.96%
<b>TOTAL REVENUES</b>	<b>934,284</b>	<b>909,081</b>	<b>(25,203)</b>	<b>97.30%</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	-	612,197	612,197	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>927,673</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,539,870</b>		

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2025  
Series 2023 Debt Service Fund (202)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 49,284	\$ 49,284	0.00%
Special Assmnts- Tax Collector	1,311,518	870,748	(440,770)	66.39%
Special Assmnts- Prepayment	-	912,077	912,077	0.00%
Special Assmnts- CDD Collected	-	1,300,771	1,300,771	0.00%
<b>TOTAL REVENUES</b>	<b>1,311,518</b>	<b>3,132,880</b>	<b>1,821,362</b>	<b>238.87%</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	-	1,021,053	1,021,053	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>2,187,525</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 3,208,578</b>		

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2025  
Series 2025 Debt Service Fund (203)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 6,984	\$ 6,984	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>6,984</b>	<b>6,984</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	-	6,984	6,984	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	10	10	0.00%
Bond Proceeds	-	1,855,640	1,855,640	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>1,855,650</b>	<b>1,855,650</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 1,862,634	\$ 1,862,634	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,862,634</b>		



**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2025  
Series 2020 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 931	\$ 931	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>931</b>	<b>931</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	-	931	931	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>34,169</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 35,100</u></b>		

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2025  
Series 2021 Capital Projects Fund (301)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,217	\$ 1,217	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1,217</b>	<b>1,217</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	-	1,217	1,217	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>32,832</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 34,049</u></b>		

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2025  
Series 2023 Capital Projects Fund (302)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 847	\$ 847	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>847</b>	<b>847</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	-	(19,565)	(19,565)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>66,337</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 46,772</b>		

**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2025  
Series 2025 Capital Projects Fund (303)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 73,205	\$ 73,205	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>73,205</b>	<b>73,205</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><u>Construction In Progress</u></b>				
Construction in Progress	-	5,520,904	(5,520,904)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>5,520,904</b>	<b>(5,520,904)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>5,735,854</b>	<b>(5,735,854)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(5,662,649)	(5,662,649)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Bond Proceeds	-	23,653,760	23,653,760	0.00%
Interfund Transfers-Out	-	(10)	(10)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>23,653,750</b>	<b>23,653,750</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 17,991,101	\$ 17,991,101	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 17,991,101</b>		

## V-Dana CDD

**Statement Date** 04/30/2025

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

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