

V-Dana Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



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

V-DANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	SERIES 2025 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS												
Cash - Operating Account	\$ 280,715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280,715
Cash in Transit	-	5,019	4,889	4,795	-	-	-	-	-	-	-	14,703
Due From Other Funds	-	15,898	15,480	19,665	-	-	-	-	4	-	-	51,047
Investments:												
Acquisition & Construction Account	-	-	-	-	-	46,130	44,513	62,184	15,725,402	-	-	15,878,229
Cost of Issuance Fund	-	-	-	-	-	-	-	-	3,000	-	-	3,000
Interest Account	-	-	-	-	697,436	-	-	-	-	-	-	697,436
Prepayment Account	-	-	-	884,527	-	-	-	-	-	-	-	884,527
Reserve Fund	-	485,263	472,339	610,297	888,723	-	-	-	-	-	-	2,456,622
Revenue Fund	-	391,308	421,435	327,091	7,420	-	-	-	-	-	-	1,147,254
Fixed Assets												
Water Management & Drainage	-	-	-	-	-	-	-	-	-	8,355,163	-	8,355,163
On-Site Roadway	-	-	-	-	-	-	-	-	-	2,429,715	-	2,429,715
Infrastructure	-	-	-	-	-	-	-	-	-	16,824,455	-	16,824,455
Construction Work In Process	-	-	-	-	-	-	-	-	-	19,340,454	-	19,340,454
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	-	2,200,484	2,200,484
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	71,774,516	71,774,516
TOTAL ASSETS	\$ 280,715	\$ 897,488	\$ 914,143	\$ 1,846,375	\$ 1,593,579	\$ 46,130	\$ 44,513	\$ 62,184	\$ 15,728,406	\$ 46,949,787	\$ 73,975,000	\$ 142,338,320
LIABILITIES												
Accounts Payable	\$ 22,452	\$ 5,019	\$ 4,889	\$ 4,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,155
Bonds Payable	-	-	-	-	-	-	-	-	-	-	31,170,000	31,170,000
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	-	-	16,775,000	16,775,000
Bonds Payable - Series 2025	-	-	-	-	-	-	-	-	-	-	26,030,000	26,030,000
Due To Other Funds	14,699	-	-	-	4	10,880	10,320	15,144	-	-	-	51,047
TOTAL LIABILITIES	37,151	5,019	4,889	4,795	4	10,880	10,320	15,144	-	-	73,975,000	74,063,202
FUND BALANCES												
Restricted for:												
Debt Service	-	892,469	909,254	1,841,580	1,593,575	-	-	-	-	-	-	5,236,878
Capital Projects	-	-	-	-	-	35,250	34,193	47,040	15,728,406	-	-	15,844,889
Unassigned:	243,564	-	-	-	-	-	-	-	-	46,949,787	-	47,193,351
TOTAL FUND BALANCES	243,564	892,469	909,254	1,841,580	1,593,575	35,250	34,193	47,040	15,728,406	46,949,787	-	68,275,118
TOTAL LIABILITIES & FUND BALANCES	\$ 280,715	\$ 897,488	\$ 914,143	\$ 1,846,375	\$ 1,593,579	\$ 46,130	\$ 44,513	\$ 62,184	\$ 15,728,406	\$ 46,949,787	\$ 73,975,000	\$ 142,338,320

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	168,000	293,952	125,952	174.97%
Special Assmnts- CDD Collected	-	1,470	1,470	0.00%
Developer Contribution	-	13,000	13,000	0.00%
Other Miscellaneous Revenues	-	7,000	7,000	0.00%
TOTAL REVENUES	168,000	315,422	147,422	187.75%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	13,500	5,118	8,382	37.91%
Disclosure Report	8,400	10,800	(2,400)	128.57%
District Counsel	12,650	6,854	5,796	54.18%
District Engineer	12,500	14,278	(1,778)	114.22%
District Manager	45,000	33,750	11,250	75.00%
Auditing Services	7,500	3,500	4,000	46.67%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	200	4	196	2.00%
Public Officials Insurance	2,879	-	2,879	0.00%
Legal Advertising	2,000	964	1,036	48.20%
Misc-Non Ad Valorem Taxes	-	1,727	(1,727)	0.00%
Bank Fees	360	-	360	0.00%
Website Administration	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	775	221	554	28.52%
Total Administration	108,764	78,716	30,048	72.37%
<u>Other Physical Environment</u>				
Insurance -Property & Casualty	44,080	6,017	38,063	13.65%
Total Other Physical Environment	44,080	6,017	38,063	13.65%
<u>Reserves</u>				
Reserve - Undesignated	15,156	-	15,156	0.00%
Total Reserves	15,156	-	15,156	0.00%
TOTAL EXPENDITURES & RESERVES	168,000	84,733	83,267	50.44%
Excess (deficiency) of revenues				
Over (under) expenditures	-	230,689	230,689	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		12,875		
FUND BALANCE, ENDING		\$ 243,564		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2020 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 27,877	\$ 27,877	0.00%
Special Assmnts- Tax Collector	959,700	916,390	(43,310)	95.49%
TOTAL REVENUES	959,700	944,267	(15,433)	98.39%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	345,000	345,000	-	100.00%
Interest Expense	614,700	619,875	(5,175)	100.84%
Total Debt Service	959,700	964,875	(5,175)	100.54%
TOTAL EXPENDITURES	959,700	964,875	(5,175)	100.54%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(20,608)	(20,608)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		913,077		
FUND BALANCE, ENDING		\$ 892,469		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2021 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 28,333	\$ 28,333	0.00%
Special Assmnts- Tax Collector	934,284	892,062	(42,222)	95.48%
TOTAL REVENUES	934,284	920,395	(13,889)	98.51%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	345,000	345,000	-	100.00%
Interest Expense	589,284	593,769	(4,485)	100.76%
Total Debt Service	934,284	938,769	(4,485)	100.48%
TOTAL EXPENDITURES	934,284	938,769	(4,485)	100.48%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(18,374)	(18,374)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		927,628		
FUND BALANCE, ENDING		\$ 909,254		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2023 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 60,326	\$ 60,326	0.00%
Special Assmnts- Tax Collector	1,311,518	875,543	(435,975)	66.76%
Special Assmnts- Prepayment	-	912,077	912,077	0.00%
Special Assmnts- CDD Collected	-	1,537,413	1,537,413	0.00%
TOTAL REVENUES	1,311,518	3,385,359	2,073,841	258.13%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	285,000	2,725,000	(2,440,000)	956.14%
Interest Expense	1,026,518	1,006,304	20,214	98.03%
Total Debt Service	1,311,518	3,731,304	(2,419,786)	284.50%
TOTAL EXPENDITURES	1,311,518	3,731,304	(2,419,786)	284.50%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(345,945)	(345,945)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,187,525		
FUND BALANCE, ENDING		\$ 1,841,580		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2025 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13,015	\$ 13,015	0.00%
TOTAL REVENUES	-	13,015	13,015	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	275,100	(275,100)	0.00%
Total Debt Service	-	275,100	(275,100)	0.00%
TOTAL EXPENDITURES	-	275,100	(275,100)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(262,085)	(262,085)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	20	20	0.00%
Bond Proceeds	-	1,855,640	1,855,640	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,855,660	1,855,660	0.00%
Net change in fund balance	\$ -	\$ 1,593,575	\$ 1,593,575	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 1,593,575		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2020 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,081	\$ 1,081	0.00%
TOTAL REVENUES	-	1,081	1,081	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,081	1,081	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		34,169		
FUND BALANCE, ENDING		<u>\$ 35,250</u>		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2021 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,316	\$ 1,316	0.00%
TOTAL REVENUES	-	1,316	1,316	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,316	1,316	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		32,877		
FUND BALANCE, ENDING		\$ 34,193		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2023 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,115	\$ 1,115	0.00%
TOTAL REVENUES	-	1,115	1,115	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	20,412	(20,412)	0.00%
Total Debt Service	-	20,412	(20,412)	0.00%
TOTAL EXPENDITURES	-	20,412	(20,412)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(19,297)	(19,297)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		66,337		
FUND BALANCE, ENDING		\$ 47,040		

V-DANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2025 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 141,152	\$ 141,152	0.00%
TOTAL REVENUES	-	141,152	141,152	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	-	500	(500)	0.00%
ProfServ-Trustee Fees	-	13,450	(13,450)	0.00%
Bond Counsel	-	60,000	(60,000)	0.00%
District Counsel	-	50,750	(50,750)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Underwriting Counsel	-	50,000	(50,000)	0.00%
Total Administration	-	214,950	(214,950)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	7,851,536	(7,851,536)	0.00%
Total Construction In Progress	-	7,851,536	(7,851,536)	0.00%
TOTAL EXPENDITURES	-	8,066,486	(8,066,486)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(7,925,334)	(7,925,334)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	23,653,760	23,653,760	0.00%
Interfund Transfers-Out	-	(20)	(20)	0.00%
TOTAL FINANCING SOURCES (USES)	-	23,653,740	23,653,740	0.00%
Net change in fund balance	\$ -	\$ 15,728,406	\$ 15,728,406	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 15,728,406		

V-Dana CDD

Statement Date 05/31/2025

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