V-Dana Community Development District

Financial Statements (Unaudited)

Period Ending July 31, 2025

Prepared by:



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Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	ENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2021 E 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
<u>ASSETS</u>												
Cash - Operating Account	\$ 216,895	\$	- \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	216,895
Due From Other Funds	-	14,427	14,048	18,259	-	-	-	-	13	-	-	46,747
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	\$ 919,731	\$ 2,390,636	\$ 1,595,466	\$ 51,205	\$ 49,450	\$ 68,703	\$ 14,019,274	\$ 46,949,787	\$ 73,975,000 \$	141,139,106
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			-	13	10,880	10,105	15,360	-	-	-	46,747
TOTAL LIABILITIES	10.389				13	10,880	10,105	15,360		_	73,975,000	74,021,747

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	CAPITAL	CAPITAL	CAPITAL	CAPITAL	GENERAL	GENERAL	
	GENI	ERAL [EBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	PROJECTS	PROJECTS	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION	FU	ND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
FUND BALANCES													
Restricted for:													
Debt Service		-	902,959	919,731	2,390,636	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	919,731	2,390,636	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	\$ 919,731	\$ 2,390,636	\$ 1,595,466	\$ 51,205	\$ 49,450	\$ 68,703	\$ 14,019,274	\$ 46,949,787	\$ 73,975,000	\$ 141,139,106

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	
REVENUES					
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%	
Other Physical Environment					
Insurance -Property & Casualty	44,080	6,017	38,063	13.65%	
Total Other Physical Environment	44,080	6,017	38,063	13.65%	
Reserves					
Reserve - Undesignated	15,156		15,156	0.00%	
Total Reserves	15,156		15,156	0.00%	

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%
OTHER FINANCING SOURCES (USES)				
Interfund Transfers-Out	-	(10,389)	(10,389)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(10,389)	(10,389)	0.00%
Net change in fund balance	<u> </u>	\$ 193,631	\$ 193,631	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		12,875		
FUND BALANCE, ENDING		\$ 206,506		

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		ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ 31,99	3 \$	31,993	0.00%
Special Assmnts- Tax Collector	959,700	923,98	0	(35,720)	96.28%
TOTAL REVENUES	959,700	955,97	3	(3,727)	99.61%
<u>EXPENDITURES</u>					
Debt Service					
Principal Debt Retirement	345,000	345,00	0	-	100.00%
Interest Expense	614,700	619,87	5	(5,175)	100.84%
Total Debt Service	959,700	964,87	5	(5,175)	100.54%
TOTAL EXPENDITURES	959,700	964,87	5	(5,175)	100.54%
Excess (deficiency) of revenues					
Over (under) expenditures	-	(8,90	2)	(8,902)	0.00%
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	-	3,54	7	3,547	0.00%
Interfund Transfers-Out	-	(4,76	3)	(4,763)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1,21	6)	(1,216)	0.00%
Net change in fund balance	\$ -	\$ (10,11	8) \$	(10,118)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		913,07	7		
FUND BALANCE, ENDING		\$ 902,95	9		

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	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
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%
EXPENDITURES				
Debt Service				
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%
Evene (definioney) of revenues				_
Excess (deficiency) of revenues Over (under) expenditures		284,404	284,404	0.00%
Over (under) experialities		204,404	204,404	0.0076
OTHER FINANCING SOURCES (USES)				
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	:	

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 Y BUDGET		YEAR TO DATE ACTUAL		ARIANCE (\$)	YTD ACTUAL AS A % OF ADOPTED BUD
PENENNES						
REVENUES	•	•	00.000	•	00.000	0.000/
Interest - Investments	\$ -	\$	69,982	\$	69,982	0.00%
Special Assembles 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%
ever (under) experializates			(00,220)		(00,220)	0.0070
OTHER FINANCING SOURCES (USES)						
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			

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	YI	YEAR TO DATE ACTUAL		ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES							
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%	
OTHER FINANCING SOURCES (USES)							
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				

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
REVENUES							
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%
OTHER FINANCING SOURCES (USES)							
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			

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
REVENUES							
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		<u>-</u> .		1,832		1,832	0.00%
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In		-		4,636		4,636	0.00%
TOTAL FINANCING SOURCES (USES)		-		4,636		4,636	0.00%
Net change in fund balance	\$	<u> </u>	\$	6,468	\$	6,468	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				32,877			
FUND BALANCE, ENDING		:	\$	39,345			

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	
REVENUES								
Interest - Investments	\$	-	\$	1,250	\$	1,250	0.00%	
TOTAL REVENUES		-		1,250		1,250	0.00%	
<u>EXPENDITURES</u>								
Debt Service								
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%	
TO THE EXILENDITIONED						(20, 2)	0.0070	
Excess (deficiency) of revenues								
Over (under) expenditures				(19,162)		(19,162)	0.00%	
OTHER FINANCING SOURCES (USES)								
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				

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		ARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES								
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%	
Construction In Progress								
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%	
OTHER FINANCING SOURCES (USES)								
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				

Bank Account Statement

V-Dana CDD

 Bank Account No.
 5599

 Statement No.
 25_07

Statement Date 07/31/2025

G/L Account No. 101001 Balance	216,895.09	Statement Balance	216,895.09
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	216,895.09
Subtotal	216,895.09	Outstanding Checks	0.00
Negative Adjustments	0.00		216.005.00
Ending G/L Balance	216,895.09	Ending Balance	216,895.09

	Document	Document			_	Cleared	
Posting Date	Туре	No.	Vendor	Description	Amount	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 Deposit	ts				13,537.72	13,537.72	0.00
Checks							
G.1.641.15							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