



**VALENCIA ACRES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
APRIL 22, 2025
6:30 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.valenciaacrescdd.org
786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT
Cafeteria of Somerset Charter School
18491 SW 134th Avenue
Miami, Florida 33177
REGULAR BOARD MEETING & PUBLIC HEARING
April 22, 2025
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Oaths of Office
 - Supervisor Sarojini “Soma” Mohan for Seat No. 3
 - Supervisor Sandi Chamyan for Seat No. 5
- E. Election of Officers
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
 - 1. February 20, 2025 Regular Board Meeting Minutes.....Page 2
- I. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget.....Page 8
 - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 10
- J. Old Business
- K. New Business
 - 1. Consider Resolution No. 2025-04 – Adopting a FY 2025/2026 Regular Meeting Schedule.....Page 17
- L. Administrative Matters
 - 1. Financial Report.....Page 19
- M. Board Member/Staff Comments
- N. Adjourn



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142056	598060	Print Legal Ad-IPL01970530 - IPL0197053		\$588.11	2	39 L

Attention: Laura J. Archer

Valencia Acres Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Valencia Acres Community Development District will hold Regular Meetings in the Cafeteria of Somerset Academy Charter School at 18491 SW 134th Avenue, Miami, Florida 33177 at 6:30 p.m. on the following dates:

October 17, 2024
February 20, 2025
April 22, 2025
August 21, 2025

The purpose of the meetings is to conduct all business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT

www.valenciaacrescdd.org
IPL0197053
Oct 7 2024

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

10/07/24

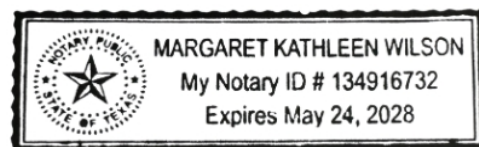
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of two years next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 7th day of October in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 20, 2025**

A. CALL TO ORDER

Mrs. Perez called the February 20, 2025, Regular Board Meeting of the Valencia Acres Community Development District (the “District”) to order at 6:31 p.m. in the Cafeteria of Somerset Charter School located at 18491 SW 134th Avenue, Miami, Florida 33177.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 7, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting: Chairperson Yvette Bishop, Vice Chairman Ramses Bonet and Supervisors Robert Perez, Sarojini “Soma” Mohan (via phone) and Sandi Rae Chamyan (via phone).

Also in attendance were District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present was Vivian Perez, a District resident.

D. DECLARE VACANCIES ON BOARD

This item was moved to the end of the meeting.

E. ELECTION OF OFFICERS

This item was tabled until the next meeting.

F. ADDITIONS OR DELETIONS TO AGENDA

There were no additions to deletions to the agenda.

G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

H. APPROVAL OF MINUTES

1. October 17, 2024, Regular Board Meeting

Mrs. Perez presented the minutes of the October 17, 2024, Regular Board Meeting and asked if there were any corrections or additions.

A **MOTION** was made by Supervisor Bonet, seconded by Supervisor Perez and unanimously passed approving the minutes of the Octboer 17, 2024, Regular Board Meeting, as presented.

I. OLD BUSINESS

There were no Old Business items to come before the Board.

J. NEW BUSINESS

1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Mrs. Perez presented Resolution No. 2025-01, entitled:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

The Debt Service Assessment is at the 2026 through 2034 Maximum Rate of \$809.51. This is an increase from the 2017 through 2025 Maximum Rate of \$704.84. The way the 2016 Bond Refunding was set-up was that the Maximum Debt Rate was \$704.84 from 2017 through 2025, and the Maximum Debt Rate was \$809.51 from 2026 through 2034. The Debt Assessment before the Refunding was \$835.59.

The O&M Budget is higher than last year, due, in part, to legal advertising costs that have increased due to the closing of the *Miami Daily Business Review*.

Estimated available funds anticipated for 9-30-25 are \$95,000, should no unexpected expenses occur. A carryover balance of \$7,250 has been applied (\$5,600 was set-up last year); so that only the Debt Assessment has increased. The assessment increase for the presented FY 2025/2026 Proposed Budget is in the amount of \$104.58.

Because the overall assessment for 2025/2026 is currently higher than the 2024/2025 assessment, letters to residents will be required. A discussion ensued after which the following motion was made:

A **MOTION** was made by Supervisor Chamyan, seconded by Supervisor Perez and unanimously passed adopting Resolution No. 2025-01, as presented, approving a Proposed Budget for FY 2025/2026 and setting the Public Hearing for finalization for April 22, 2025, at 6:30 p.m. in the Cafeteria of Somerset Charter School located at 18491 SW 134th Avenue, Miami, Florida 33177 and authorizing the required increase notices to be mailed out.

2. Consider Resolution No. 2025-02 – Registered Agent Change

Resolution No. 2025-02 was presented, entitled:

RESOLUTION 2025-02

A RESOLUTION OF THE VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

Ms. Smoker provided an explanation for the requested change of the Registered Agent noting that Dennis Lyles had retired and that Michael J. Pawelczyk, Esq. would assume this role with the Board's approval.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Bonet and passed unanimously adopting Resolution No. 2025-02, as presented.

K. ADMINISTRATIVE MATTERS

1. Financial Report

Mrs. Perez presented the financials in the meeting book and briefly reviewed them with the Board, pointing out that available funds as of January 31, 2025, were \$120,355.35.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Bonet and passed unanimously ratifying and approving the financials, as presented.

L. BOARD MEMBER/STAFF COMMENTS

Declare Vacancies followed by Appointments and Oaths of Office for Seats 3, 4 and 5

Mrs. Perez announced that Seats 3, 4 and 5 were up for election as the terms expired in November 2024, and pursuant to the 2024 General Election results, no one had qualified for said Seats 3, 4 and 5.

Seat #3

Seat #3 held by holdover Sarojini "Soma" Mohan, who respectively did not qualify. Therefore, pursuant to Section 190.006, Florida Statutes, the incumbent will serve no longer than ninety (90) days from November 5, 2024, or until an appointment to the vacancy has been made.

Mrs. Perez stated that since no candidates had qualified for Seat #3, it would be in order to declare a vacancy in said seat.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Bishop and unanimously passed declaring a vacancy in Seat No. 3.

It was determined at this time that Mrs. Mohan was a qualified candidate eligible for appointment.

A **MOTION** was made by Supervisor Bishop, seconded by Supervisor Perez and unanimously passed appointing Sarojini “Soma” Mohan to fill the vacancy and unexpired term of office in Seat No. 3, which term expires in 2028.

Supervisor Sarojini “Soma” Mohan will take her oath of office at a later date.

Seat #4

Seat #4 held by Ramses Bonet, respectively did not qualify. It was noted\ that since no candidates had qualified for Seat #4 it would be in order to declare a vacancy in said seat.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Bishop and unanimously passed declaring a vacancy in Seat No. 4.

It has been determined at this time that Mr. Bonet was a qualified candidate eligible for appointment.

A **MOTION** was made by Supervisor Bishop, seconded by Supervisor Perez and unanimously passed appointing Ramses Bonet to fill the vacancy and unexpired term of office in Seat No. 4, which term expires in 2028.

Mrs. Perez, Notary Public in the State of Florida, administered the Oath of Office to Mr. Ramses Bonet, who was provided with the standard New Board Member package outlining responsibilities and duties and containing all the appropriate forms to be completed and submitted. Information was also provided regarding the electronic Form 1-2024 which is due to the Supervisor of Elections’ Office within 30 days. An updated copy of the Florida Commission on Ethics was also provided.

Seat #5

Seat #5 held by Sandy Chamyan, whom respectively did not qualify. Therefore since no candidates had qualified for Seat #5 it would be in order to declare a vacancy in said seat.

A **MOTION** was made by Supervisor Bishop, seconded by Supervisor Perez and unanimously passed declaring a vacancy in Seat No. 5

It was determined at this time that Mrs. Chamyan was a qualified candidate eligible for appointment.

A **MOTION** was made by Supervisor Bonet, seconded by Supervisor Perez and unanimously passed appointing Sandi Chamyan to fill the vacancy and unexpired term of office in Seat No. 5, which term expires in 2028.

Supervisor Sandi Chamyan will take her oath of office at a later date.

M. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Bishop, seconded by Supervisor Bonet adjourning the Regular Board Meeting at 6:43 p.m. The **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

Notice of Public Hearing
and Regular Board Meeting of the
Valencia Acres Community Development District

The Board of Supervisors (the "Board") of the Valencia Acres Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on April 22, 2025, at 6:30 p.m., or as soon thereafter as the meeting can be heard, in the Somerset Academy Charter School Cafeteria located at 18491 SW 134th Avenue, Miami, Florida 33177.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.valenciaacrescdd.org) or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Valencia Acres Community Development District

www.valenciaacrescdd.org

IPL0224881

Apr 2,9 2025

From: Leti L <lunalet@hotmail.com>
Sent: Friday, April 4, 2025 12:31 PM
To: Gloria Perez <gperez@sdsinc.org>
Subject: PROPOSED NON-AD VALOREM ASSEMENT INCREASE

3/21/2025

Valencia Acres Community Development District
2501 A Burns Road
Palm Beach Gardens, FL 33410

Subject: Objection to Proposed Non-Ad Valorem Assessment Increase

Dear Valencia Acres Community Development District,

I am writing to formally object to the proposed increase in the **non-ad valorem annual assessment** for my property, **Folio 3069020260500**. Since purchasing my property in **2010**, I have not observed any meaningful public infrastructure improvements in our community.

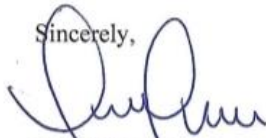
Our neighborhood lacks **sidewalks, street lighting, and well-maintained roads**. Additionally, **large construction vehicles from ongoing development projects have further damaged our streets**, yet they have not been adequately repaired. Given these conditions, I find it **unreasonable** to impose an increase in assessments on existing homeowners while **new developments, such as the Lennar properties in Valencia Acres, are being built**. If additional funds are needed, the burden should be placed on those new developments rather than long-time residents who have already endured years of neglect.

I respectfully request a detailed explanation of how the increased assessment funds will be allocated and why homeowners like me should bear this additional financial burden when **no improvements have been made over a decade**. Furthermore, I urge the board to reconsider this proposed increase and prioritize repairing and maintaining our existing infrastructure before imposing higher costs on residents.

I would appreciate a prompt response to my concerns and look forward to attending any public hearings or meetings regarding this matter. Please provide information on how residents can further express their objections.

Thank you for your time and attention to this important issue.

Sincerely,



Leticia Luna
lunalet@hotmail.com
786-218-3700

From: Marjorie P. Batista <sfip@bellsouth.net>

Sent: Thursday, April 10, 2025 12:02 PM

To: Gloria Perez <gperez@sdsinc.org>

Subject: Formal Objection to Proposed Assessment Increase – Valencia Acres CDD

Dear Valencia Acres Community Development District Board of Supervisors,

I am writing to formally express my complete disagreement and strong objection to the proposed increase in the Non-Ad Valorem assessment for the upcoming Fiscal Year 2025/2026 for my property located at **13199 SW 189 ST, Miami, FL 33177** (Folio # 30-6902-026-0540).

As a homeowner in this community, I understand the need for responsible budgeting and maintenance of community infrastructure. However, I firmly oppose the proposed **increase of \$104.67 in the Debt Assessment**, bringing the total annual increase to **\$104.58**. This is an unreasonable burden on homeowners, especially without detailed justification or transparency.

Furthermore, I have been under the impression — and hopeful — that we were approaching the **end of these assessments**, not seeing them continue to increase year after year. Instead of moving toward finalizing these charges, this ongoing rise creates financial strain and growing frustration within the community. It feels like there's no clear end in sight, which is concerning and unfair to residents who have been paying these fees for years.

I respectfully request that the Board reconsider this increase and pursue alternative strategies that do not continue to raise assessments on property owners. Please consider this letter as my formal written objection to be included in the public hearing on April 22, 2025.

Sincerely,

Maryolis Perez Batista

13199 SW 189 ST

Miami, FL 33177

Phone: 305-582-7735

RESOLUTION NO. 2025-03

A RESOLUTION OF THE VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Valencia Acres Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 22nd day of April, 2025.

ATTEST:

**VALENCIA ACRES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Valencia Acres Community Development District

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

CONTENTS

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL BUDGET
VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M Assessments	45,785
Debt Assessments	116,569
Interest Income	720
TOTAL REVENUES	\$ 163,074
EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Engineering/Inspections	1,000
Management	15,000
Legal	7,000
Assessment Roll	4,000
Audit Fees	3,500
Insurance	7,200
Legal Advertisements	2,200
Miscellaneous	350
Postage	275
Office Supplies	275
Dues & Subscriptions	175
Trustee Fees	2,550
Continuing Disclosure Fee	350
Website Management	1,750
TOTAL EXPENDITURES	\$ 51,008
REVENUES LESS EXPENDITURES	\$ 112,066
Bond Payments	(109,575)
Balance	\$ 2,491
County Appraiser & Tax Collector Fee	(3,247)
Discounts For Early Payments	(6,494)
EXCESS/ (SHORTFALL)	\$ (7,250)
Carryover From Prior Year	7,250
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O & M Assessments	46,588	45,798	45,785	Expenditures Less Interest & Carryover/.94
Debt Assessments	101,283	101,283	116,569	Bond Payments/.94
Interest Income	5,916	480	720	Projected At \$60 Per Month
TOTAL REVENUES	\$ 153,787	\$ 147,561	\$ 163,074	
EXPENDITURES				
Supervisor Fees	5,400	4,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	413	305	383	Supervisor Fees *7.65%
Engineering/Inspections	0	1,000	1,000	No Change From 2024/2025 Budget
Management	15,000	15,000	15,000	No Change From 2024/2025 Budget
Legal	6,433	7,000	7,000	No Change From 2024/2025 Budget
Assessment Roll	4,000	4,000	4,000	No Change From 2024/2025 Budget
Audit Fees	3,300	3,400	3,500	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,100	7,200	Fiscal Year 2024/2025 Expenditure was \$6,858
Legal Advertisements	2,117	1,500	2,200	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	192	375	350	\$25 Decrease From 2024/2025 Budget
Postage	190	325	275	Mailing Needed In 2025 Due To Assessment Increase
Office Supplies	85	300	275	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	2,500	2,550	2,550	No Change From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	1,750	1,750	1,750	No Change From 2024/2025 Budget
TOTAL EXPENDITURES	\$ 48,499	\$ 49,130	\$ 51,008	
REVENUES LESS EXPENDITURES	\$ 105,288	\$ 98,431	\$ 112,066	
Bond Payments	(96,612)	(95,206)	(109,575)	2026 P & I Payments Less Earned Interest
Balance	\$ 8,676	\$ 3,225	\$ 2,491	
County Appraiser & Tax Collector Fee	(1,423)	(2,942)	(3,247)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(5,365)	(5,883)	(6,494)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 1,888	\$ (5,600)	\$ (7,250)	
Carryover From Prior Year	0	5,600	7,250	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 1,888	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE BUDGET

VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	2,388	300	500	Projected Interest For 2025/2026
NAV Tax Collection	96,612	94,811	109,575	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 99,000	\$ 95,111	\$ 110,075	
EXPENDITURES				
Principal Payments	65,639	67,968	70,380	Principal Payment Due In 2026
Interest Payments	30,821	27,143	32,456	Interest Payments Due In 2026
Bond Redemption	0	0	7,239	Estimated Excess Debt Collections
Total Expenditures	\$ 96,460	\$ 95,111	\$ 110,075	
Excess/ (Shortfall)	\$ 2,540	\$ -	\$ -	

Series 2016 Bond Refunding Information

Original Par Amount =	\$1,265,410	Annual Principal Payments Due =	May 1st
Interest Rate =	3.5% - 5.8%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2016		
Maturity Date =	May 2034		

Par Amount As Of 1/1/25 = \$799,149

Valencia Acres Community Development District Assessment Comparison

	2017 through 2025	2026 through 2034	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
	Debt Service	Debt Service	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
	Assessment	Assessment	Assessment	Assessment	Assessment	Assessment	Projected Assessment
	Before Discount*	Before Discount*	Before Discount*	Before Discount*	Before Discount*	Before Discount*	Before Discount*
O & M	\$ -	\$ -	\$ 318.45	\$ 318.45	\$ 318.45	\$ 318.05	\$ 317.96
Debt	\$ 704.84	\$ 809.51	\$ 704.84	\$ 704.84	\$ 704.84	\$ 704.84	\$ 809.51
Total	\$ 704.84	\$ 809.51	\$ 1,023.29	\$ 1,023.29	\$ 1,023.29	\$ 1,022.89	\$ 1,127.47

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units	144
-------------	-----

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Valencia Acres Community Development District ("District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 22nd day of April, 2025.

ATTEST:

**VALENCIA ACRES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Valencia Acres Community Development District will hold Regular Meetings in the Cafeteria of Somerset Academy Charter School at 18491 SW 134th Avenue, Miami, Florida 33177 at 6:30 p.m. on the following dates:

October 16, 2025

March 19, 2026

May 21, 2026

August 20, 2026

The purpose of the meetings is to conduct all business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT

www.valenciaacrescdd.org

PUBLISH: MIAMI HERALD 00/00/2025

Valencia Acres
Community Development District

**Financial Report For
March 2025**

Valencia Acres Community Development District
Budget vs. Actual
October 2024 through March 2025

	Oct 24 - March 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
363.100 · O & M Assessments	43,471.22	45,798.00	-2,326.78	94.92%
363.810 · Debt Assessments	96,193.61	101,283.00	-5,089.39	94.98%
363.820 · Debt Assessment-Paid To Trustee	-76,106.41	-95,206.00	19,099.59	79.94%
363.830 · County Appraiser & Tax Coll Fee	-1,342.41	-2,942.00	1,599.59	45.63%
363.831 · Discounts For Early Payments	-5,357.97	-5,883.00	525.03	91.08%
369.401 · Interest Income	2,322.26	480.00	1,842.26	483.8%
369.402 · Carryover From Prior Year	0.00	5,600.00	-5,600.00	0.0%
Total Income	59,180.30	49,130.00	10,050.30	120.46%
Expense				
511.131 · Supervisor Fees	2,000.00	4,000.00	-2,000.00	50.0%
511.132 · Payroll Taxes	153.00	305.00	-152.00	50.16%
511.310 · Engineering/Inspections	0.00	1,000.00	-1,000.00	0.0%
511.311 · Management Fees	7,500.00	15,000.00	-7,500.00	50.0%
511.315 · Legal Fees	3,602.50	7,000.00	-3,397.50	51.46%
511.318 · Assessment/Tax Roll	0.00	4,000.00	-4,000.00	0.0%
511.320 · Audit Fees	0.00	3,400.00	-3,400.00	0.0%
511.450 · Insurance	6,858.00	7,100.00	-242.00	96.59%
511.480 · Legal Advertisements	588.11	1,500.00	-911.89	39.21%
511.512 · Miscellaneous	218.83	375.00	-156.17	58.36%
511.513 · Postage and Delivery	110.12	325.00	-214.88	33.88%
511.514 · Office Supplies	18.05	300.00	-281.95	6.02%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	2,550.00	-2,550.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	874.98	1,750.00	-875.02	50.0%
Total Expense	22,098.59	49,130.00	-27,031.41	44.98%
Net Income	37,081.71	0.00	37,081.71	100.0%

**VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Mar-25	Year To Date Actual 10/1/24 - 3/31/25
REVENUES			
O & M Assessments	45,798	954	43,471
Debt Assessments	101,283	2,115	96,194
Other Revenue	0	0	0
Interest Income	480	0	2,322
Total Revenues	\$ 147,561	\$ 3,069	\$ 141,987
EXPENDITURES			
Supervisor Fees	4,000	0	2,000
Payroll Taxes	305	0	153
Engineering/Inspections	1,000	0	0
Management	15,000	1,250	7,500
Legal	7,000	0	3,603
Assessment Roll	4,000	0	0
Audit Fees	3,400	0	0
Insurance	7,100	0	6,858
Legal Advertisements	1,500	0	588
Miscellaneous	375	6	219
Postage	325	75	110
Office Supplies	300	4	18
Dues & Subscriptions	175	0	175
Trustee Fee	2,550	0	0
Continuing Disclosure Fee	350	0	0
Website Management	1,750	145	875
Total Expenditures	\$ 49,130	\$ 1,480	\$ 22,099
Revenues Less Expenditures	\$ 98,431	\$ 1,589	\$ 119,888
Bond Payments	(95,206)	0	(76,106)
Balance	\$ 3,225	\$ 1,589	\$ 43,782
County Appraiser & Tax Collector Fee	(2,942)	(30)	(1,342)
Discounts For Early Payments	(5,883)	(31)	(5,358)
EXCESS/ (SHORTFALL)	\$ (5,600)	\$ 1,528	\$ 37,082
Carryover From Prior Year	5,600	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 1,528	\$ 37,082

Bank Balance As Of 3/31/25	\$ 146,993.91
Accounts Payable As Of 3/31/25	\$ 9,983.59
Accounts Receivable As Of 3/31/25	\$ -
Available Funds As Of 3/31/25	\$ 137,010.32

**VALENCIA ACRES CDD
TAX COLLECTIONS
2024-2025**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	O & M Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	O & M Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$ 147,296.00	\$45,799.00	\$ 101,497.00	\$45,799.00	\$ 101,497.00	
									\$ 138,256.00	\$43,050.00	\$ 95,206.00	\$43,050.00	\$ 95,206.00	\$ 95,206.00
1	1	Miami-Dade Tax Collector	12/09/24	NAV Taxes	\$ 101,266.11		\$ (972.16)	\$ (4,050.84)	\$ 96,243.11	\$ 31,486.95	\$ 69,779.16	\$ 29,925.21	\$ 66,317.90	\$ 66,317.90
2	2	Miami-Dade Tax Collector	11/25/24	NAV Taxes	\$ 9,206.01		\$ (88.38)	\$ (368.28)	\$ 8,749.35	\$ 2,862.45	\$ 6,343.56	\$ 2,720.47	\$ 6,028.88	\$ 6,028.88
3	3	Miami-Dade Tax Collector	11/26/24	NAV Taxes	\$ 11,251.79		\$ (108.01)	\$ (450.10)	\$ 10,693.68	\$ 3,498.55	\$ 7,753.24	\$ 3,325.03	\$ 7,368.65	\$ 7,368.65
4	4	Miami-Dade Tax Collector	12/04/24	NAV Taxes	\$ 1,216.18		\$ (11.50)	\$ (65.69)	\$ 1,138.99	\$ 378.11	\$ 838.07	\$ 354.11	\$ 784.88	\$ 784.88
5	5	Miami-Dade Tax Collector	01/10/25	NAV Taxes	\$ 2,338.34		\$ (22.84)	\$ (54.80)	\$ 2,260.70	\$ 726.99	\$ 1,611.35	\$ 702.85	\$ 1,557.85	\$ 1,557.85
6	6	Miami-Dade Tax Collector	12/19/24	NAV Taxes	\$ 8,183.12		\$ (79.07)	\$ (276.19)	\$ 7,827.86	\$ 2,544.13	\$ 5,638.99	\$ 2,433.68	\$ 5,394.18	\$ 5,394.18
7	7	Miami-Dade Tax Collector	02/07/25	Interest		\$ 65.94			\$ 65.94	\$ 65.94		\$ 65.94		\$ -
8	8	Miami-Dade Tax Collector	02/12/25	NAV Taxes	\$ 3,068.67		\$ (30.07)	\$ (61.38)	\$ 2,977.22	\$ 954.05	\$ 2,114.62	\$ 925.62	\$ 2,051.60	\$ 2,051.60
9	9	Miami-Dade Tax Collector	03/06/25	NAV Taxes	\$ 3,068.67		\$ (30.38)	\$ (30.69)	\$ 3,007.60	\$ 954.05	\$ 2,114.62	\$ 935.06	\$ 2,072.54	\$ 2,072.54
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
15									\$ -					\$ -
16									\$ -					\$ -
17									\$ -					\$ -
					\$ 139,598.89	\$ 65.94	\$ (1,342.41)	\$ (5,357.97)	\$ 132,964.45	\$ 43,471.22	\$ 96,193.61	\$ 41,387.97	\$ 91,576.48	\$ 91,576.48

Assessment Roll = \$147,296.16

Collections
94.77%

O&M: \$45,799.20
Debt: \$101,496.96
\$147,296.16

Note: \$147,296, \$45,799 and \$101,497 are 2024/2025 Budgeted assessments before discounts and fees.
\$138,256, \$43,050, and \$95,206 are 2024/2025 Budgeted assessments after discounts and fees.

\$ 139,598.89	
\$ 65.94	\$ 132,964.45
\$ (43,471.22)	\$ (41,387.97)
\$ (96,193.61)	\$ (91,576.48)
\$ -	\$ -