

Valencia Acres
Community Development District

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

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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	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	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
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