



**VALENCIA ACRES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 20, 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
February 20, 2025
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Declare Vacancies followed by Appointments and Oaths of Office for Seats 3, 4 and 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. October 17, 2024 Regular Board Meeting Minutes.....Page 2
- I. Old Business
- J. New Business
 - 1. Consider Resolution No. 2025-01 – Approving a Proposed Budget for FY 2025/2026.....Page 5
 - 2. Consider Resolution No. 2025-02 – Registered Agent Change.....Page 12
- K. Administrative Matters
 - 1. Financial Report.....Page 14
- L. Board Member/Staff Comments
- M. 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

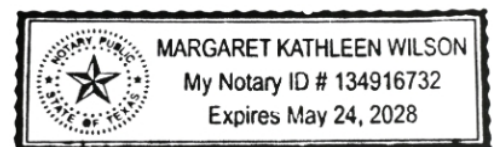
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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
OCTOBER 17, 2024**

A. CALL TO ORDER

Mrs. Perez called the October 17, 2024, 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 (via phone), Vice Chairman Ramses Bonet and Supervisors Robert Perez, Sarojini “Soma” Mohan and Sandi Rae Chamyan.

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 Luis Cassanova, a member of the public.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions to deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. April 18, 2024, Public Hearing & Regular Board Meeting

Mrs. Perez presented the minutes of the April 18, 2024, Public Hearing & Regular Board Meeting and asked if there were any corrections or additions.

A MOTION was made by Supervisor Chamyan, seconded by Supervisor Perez and unanimously passed approving the minutes of the April 18, 2024, Public Hearing & Regular Board Meeting, as presented.
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G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget

Mrs. Perez presented Resolution No. 2024-05, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2024. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Bonet, seconded by Supervisor Chamyan and unanimously passed adopting Resolution No. 2024-05, adopting a Fiscal Year 2023/2024 Amended Budget.

2. Consider Resolution No. 2024-06 – Adopting Goals and Objectives

Mrs. Perez presented Resolution No. 2024-06, entitled:

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Smoker provided an overview of the resolution.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Bishop and unanimously passed adopting Resolution No. 2024-06, as presented.

I. 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 September 30, 2024, were \$99,932.68.

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

2. Update on Miami-Dade County Supervisor of Elections' Qualified Candidates

Mrs. Perez advised, pursuant to the Miami-Dade County Supervisor of Elections' website (https://www.voterfocus.com/CampaignFinance/candidate_pr.php?c=miamidade) that no one had qualified for Seats 3, 4, and 5. These seats are currently held by the following:

Seat 3 Sarojini "Soma" Mohan
Seat 4 Ramses Bonet
Seat 5 Sandi Chamyan

J. BOARD MEMBER/STAFF COMMENTS

1. District Counsel Update on 2024 Legislative Session

Ms. Smoker provided an overview of the 2024 Florida Legislative Session Memorandum that was presented in the meeting materials.

2. District Counsel Supplement to Legislative Session Update

Ms. Smoker went over the Supplement to the Legislative Session Memorandum and elaborated on the newly required affidavit as well as providing a reminder for the required ethics training due prior to the end of the year.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Bonet, seconded by Supervisor Bishop adjourning the Regular Board Meeting at 6:41 p.m. The **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

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.

WHEREAS, the Board of Supervisors (“Board”) of the Valencia Acres Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for April 22, 2025 at 6:30 p.m. in the Cafeteria of Somerset Charter School, 18491 SW 134th Avenue, Miami, Florida 33177, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 20th day of February, 2025.

ATTEST:

**VALENCIA ACRES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Valencia Acres
Community Development District

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

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- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

PROPOSED 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 PROPOSED 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 PROPOSED 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
<u>Debt</u>	<u>\$ 704.84</u>	<u>\$ 809.51</u>	<u>\$ 704.84</u>	<u>\$ 704.84</u>	<u>\$ 704.84</u>	<u>\$ 704.84</u>	<u>\$ 809.51</u>
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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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**

WHEREAS, Section 189.014, Florida Statutes requires that the Valencia Acres Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS _____20th_____ DAY OF
____February_____, 2025.**

**VALENCIA ACRES
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors

Valencia Acres
Community Development District

**Financial Report For
January 2025**

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

	<u>Oct '24 - Jan 25</u>	<u>24/25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessments	38,226.06	45,798.00	-7,571.94	83.47%
363.810 · Debt Assessments	84,714.03	101,283.00	-16,568.97	83.64%
363.820 · Debt Assessment-Paid To Trustee	-80,500.31	-95,206.00	14,705.69	84.55%
363.830 · County Appraiser & Tax Coll Fee	-1,180.05	-2,942.00	1,761.95	40.11%
363.831 · Discounts For Early Payments	-4,934.91	-5,883.00	948.09	83.88%
369.401 · Interest Income	638.02	480.00	158.02	132.92%
369.402 · Carryover From Prior Year	0.00	5,600.00	-5,600.00	0.0%
Total Income	<u>36,962.84</u>	<u>49,130.00</u>	<u>-12,167.16</u>	<u>75.24%</u>
Expense				
511.131 · Supervisor Fees	1,000.00	4,000.00	-3,000.00	25.0%
511.132 · Payroll Taxes	76.50	305.00	-228.50	25.08%
511.310 · Engineering/Inspections	0.00	1,000.00	-1,000.00	0.0%
511.311 · Management Fees	5,000.00	15,000.00	-10,000.00	33.33%
511.315 · Legal Fees	2,145.00	7,000.00	-4,855.00	30.64%
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	72.58	375.00	-302.42	19.36%
511.513 · Postage and Delivery	23.54	325.00	-301.46	7.24%
511.514 · Office Supplies	14.05	300.00	-285.95	4.68%
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	583.32	1,750.00	-1,166.68	33.33%
Total Expense	<u>16,536.10</u>	<u>49,130.00</u>	<u>-32,593.90</u>	<u>33.66%</u>
Net Income	<u><u>20,426.74</u></u>	<u><u>0.00</u></u>	<u><u>20,426.74</u></u>	<u><u>100.0%</u></u>

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

	Annual Budget 10/1/24 - 9/30/25	Actual Jan-25	Year To Date Actual 10/1/24 - 1/31/25
REVENUES			
O & M Assessments	45,798	0	38,226
Debt Assessments	101,283	0	84,714
Other Revenue	0	0	0
Interest Income	480	0	638
Total Revenues	\$ 147,561	\$ -	\$ 123,578
EXPENDITURES			
Supervisor Fees	4,000	0	1,000
Payroll Taxes	305	0	77
Engineering/Inspections	1,000	0	0
Management	15,000	1,250	5,000
Legal	7,000	0	2,145
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	0	73
Postage	325	3	24
Office Supplies	300	0	14
Dues & Subscriptions	175	0	175
Trustee Fee	2,550	0	0
Continuing Disclosure Fee	350	0	0
Website Management	1,750	146	582
Total Expenditures	\$ 49,130	\$ 1,399	\$ 16,536
Revenues Less Expenditures	\$ 98,431	\$ (1,399)	\$ 107,042
Bond Payments	(95,206)	0	(80,500)
Balance	\$ 3,225	\$ (1,399)	\$ 26,542
County Appraiser & Tax Collector Fee	(2,942)	0	(1,180)
Discounts For Early Payments	(5,883)	0	(4,935)
EXCESS/ (SHORTFALL)	\$ (5,600)	\$ (1,399)	\$ 20,427
Carryover From Prior Year	5,600	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (1,399)	\$ 20,427

Bank Balance As Of 1/31/25	\$ 202,654.49
Accounts Payable As Of 1/31/25	\$ 82,299.14
Accounts Receivable As Of 1/31/25	\$ -
Available Funds As Of 1/31/25	\$ 120,355.35

**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									\$ -					\$ -
6									\$ -					\$ -
7									\$ -					\$ -
8									\$ -					\$ -
9									\$ -					\$ -
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
15									\$ -					\$ -
16									\$ -					\$ -
17									\$ -					\$ -
					\$ 122,940.09	\$ -	\$ (1,180.05)	\$ (4,934.91)	\$ 116,825.13	\$ 38,226.06	\$ 84,714.03	\$ 36,324.82	\$ 80,500.31	\$ 80,500.31

Assessment Roll = \$147,296.16

Collections
83.46%

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.

\$ 122,940.09	
\$ -	\$ 116,825.13
\$ (38,226.06)	\$ (36,324.82)
\$ (84,714.03)	\$ (80,500.31)
\$ -	\$ -