



**VALENCIA ACRES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 19, 2026
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
March 19, 2026
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. October 16, 2025 Regular Board Meeting Minutes.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Approving a Proposed Budget for FY 2026/2027.....Page 7
 - 2. Consider Approval of Billing Cochran Rate Adjustment Request.....Page 14
- I. Administrative Matters
 - 1. Financial Report.....Page 16
 - 2. Announce the 2026 General Election and Candidate Qualifying Period – Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026
- J. Board Member/Staff Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57893	IPL0276808	Legal Ad - IPL0276808	Fiscal year 2025/2026 Meeting Schedule	1.0	63.0L

ATTENTION: Valencia Acres Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

**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
 IPL0276808
 Oct 3 2025

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
 10/03/25 Print

[Print Tearsheet Link](#)

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Sherry Chasteen



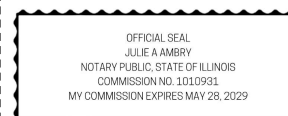
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before me on

Oct 3, 2025, 9:39 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

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

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

**VALENCIA ACRES COMMUNITY
DEVELOPMENT DISTRICT
www.valenciaacrescdd.org
IPL0276808
Oct 3 2025**

**VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 16, 2025**

A. CALL TO ORDER

Mrs. Perez called the October 16, 2025, Regular Board Meeting of the Valencia Acres Community Development District (the “District”) to order at 6:30 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 3, 2025, as part of the District’s Fiscal Year 2025/2026 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 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.

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 22, 2025, Public Hearing & Regular Board Meeting

Mrs. Perez presented the minutes of the April 22, 2025, Public Hearing & Regular Board Meeting and asked if there were any corrections or additions.

<p>A MOTION was made by Supervisor Bonet, seconded by Supervisor Bishop and unanimously passed approving the minutes of the April 22, 2025, Public Hearing & Regular Board Meeting, as presented.</p>
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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. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget

Mrs. Perez presented Resolution No. 2025-05, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 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, 2025. 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 Perez, seconded by Supervisor Chamyan and unanimously passed adopting Resolution No. 2025-05, as presented.

2. Consider Resolution No. 2025-06 - Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website and Authorizing Signatories

Mrs. Perez presented Resolution No. 2025-06, entitled:

RESOLUTION 2025-06

A RESOLUTION OF THE VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Mrs. Perez presented the Miami-Dade County Advertisement Interlocal Agreement and explained that the District requires the publication of legal ads and the costs associated with them. She further noted that due to the closing of the *Miami Daily Business Review*, the District has had to advertise in *The Miami Herald*, which costs are significantly higher than that of the *Miami Daily Business Review*.

This higher cost prompted Special District Services’ management team to seek an alternative for publications. Mrs. Perez stated that her office had been in communication with Miami-Dade County (the “County”) Communications and it has been determined that advertising on the County’s website was an option that complies with Florida Statutes. This resulted in the County Attorney’s review and

authorization of the District entering into an Interlocal Agreement with Community Development Districts. This is a great accomplishment that will save the District considerably and is estimated to cost approximately \$707 annually. The ILA has been reviewed by District Counsel and has been deemed acceptable. Miami-Dade County is now requesting that the Board allocate authorized signers therefore District Counsel has prepared the presented resolution for Board consideration.

A **MOTION** was made by Supervisor Chamyan, seconded by Supervisor Perez and unanimously passed adopting Resolution No. 2025-06, as presented.

3. Consider Resolution No. 2025-07 – Goals & Objectives Annual Report

Mrs. Perez presented Resolution No. 2025-07, entitled:

RESOLUTION 2025-07

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

An overview of the Resolution Adopting Goals and Objectives was provided.

A **MOTION** was then made by Supervisor Chamyan, seconded by Supervisor Bishop and passed unanimously adopting Resolution No. 2025-07, as presented.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Mrs. Perez presented the financial statement through September 2025 and noted that available funds as of September 30, 2025, were \$101,246.61.

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

J. BOARD MEMBER/STAFF COMMENTS

1. Legislative Update

Ms. Smoker went over the 2025 Legislative Update Memorandum that was provided in the meeting materials and addressed the Board's questions.

2. Ethics Training

Mrs. Perez reminded the Board that they are required to complete 4 hours of ethics training annually. She also noted that in order to comply with the 2025 Form 1 due July 1, 2026, the hours must be completed no later than December 31, 2025. She further noted that links to two training sessions were available on the website.

K. 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 6:47 p.m. The **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 21, 2026 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 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 19th day of March, 2026.

ATTEST:

**VALENCIA ACRES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Valencia Acres
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

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

PROPOSED BUDGET
VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O & M Assessments	45,753
Debt Assessments	116,569
Interest Income	900
TOTAL REVENUES	\$ 163,222
EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Engineering/Inspections	1,000
Management	15,000
Legal	7,750
Assessment Roll	4,000
Audit Fees	3,600
Insurance	8,200
Legal Advertisements	2,125
Miscellaneous	325
Postage	275
Office Supplies	250
Dues & Subscriptions	175
Trustee Fees	2,500
Continuing Disclosure Fee	350
Website Management	1,750
TOTAL EXPENDITURES	\$ 52,683
REVENUES LESS EXPENDITURES	\$ 110,539
Bond Payments	(109,575)
Balance	\$ 964
County Appraiser & Tax Collector Fee	(3,246)
Discounts For Early Payments	(6,493)
EXCESS/ (SHORTFALL)	\$ (8,775)
Carryover From Prior Year	8,775
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O & M Assessments	46,092	45,785	45,753	Expenditures Less Interest & Carryover/.94
Debt Assessments	101,497	116,569	116,569	Bond Payments/.94
Interest Income	4,336	720	900	Projected At \$75 Per Month
TOTAL REVENUES	\$ 151,925	\$ 163,074	\$ 163,222	
EXPENDITURES				
Supervisor Fees	2,800	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	214	383	383	Supervisor Fees *7.65%
Engineering/Inspections	0	1,000	1,000	No Change From 2025/2026 Budget
Management	15,000	15,000	15,000	No Change From 2025/2026 Budget
Legal	7,520	7,000	7,750	\$750 Increase From 2025/2026 Budget
Assessment Roll	4,000	4,000	4,000	No Change From 2025/2026 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2025/2026 Audit
Insurance	6,858	7,200	8,200	Fiscal Year 2024/2025 Expenditure was \$7,769
Legal Advertisements	1,988	2,200	2,125	\$75 Decrease From 2025/2026 Budget
Miscellaneous	276	350	325	\$25 Decrease From 2025/2026 Budget
Postage	331	275	275	No Change From 2025/2026 Budget
Office Supplies	22	275	250	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	2,500	2,550	2,500	\$50 Decrease From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	1,750	1,750	1,750	No Change From 2025/2026 Budget
TOTAL EXPENDITURES	\$ 47,184	\$ 51,008	\$ 52,683	
REVENUES LESS EXPENDITURES	\$ 104,741	\$ 112,066	\$ 110,539	
Bond Payments	(96,827)	(109,575)	(109,575)	2027 P & I Payments Less Earned Interest
Balance	\$ 7,914	\$ 2,491	\$ 964	
County Appraiser & Tax Collector Fee	(1,420)	(3,247)	(3,246)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(5,358)	(6,494)	(6,493)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 1,136	\$ (7,250)	\$ (8,775)	
Carryover From Prior Year	0	7,250	8,775	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 1,136	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET

VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,804	500	600	Projected Interest For 2026/2027
NAV Tax Collection	96,827	109,575	109,575	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 98,631	\$ 110,075	\$ 110,175	
EXPENDITURES				
Principal Payments	67,968	70,380	72,877	Principal Payment Due In 2027
Interest Payments	28,455	32,456	36,698	Interest Payments Due In 2027
Bond Redemption	0	7,239	600	Estimated Excess Debt Collections
Total Expenditures	\$ 96,423	\$ 110,075	\$ 110,175	
Excess/ (Shortfall)	\$ 2,208	\$ -	\$ -	

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 1/1/26 =	 \$731,182		

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	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
	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	\$ 318.05	\$ 317.96	\$ 317.74
<u>Debt</u>	<u>\$ 704.84</u>	<u>\$ 809.51</u>	<u>\$ 704.84</u>	<u>\$ 704.84</u>	<u>\$ 704.84</u>	<u>\$ 809.51</u>	<u>\$ 809.51</u>
Total	\$ 704.84	\$ 809.51	\$ 1,023.29	\$ 1,023.29	\$ 1,022.89	\$ 1,127.47	\$ 1,127.25

* 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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LAW OFFICES
BILLING  **COCHRAN**
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

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LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOUFLE

February 2, 2026

VIA E-MAIL ONLY- gperez@sdsinc.org

Ms. Gloria Perez
District Manager
Special District Services
Kendall Office Center
8785 SW 165th Avenue, #200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Valencia Acres Community Development District
Our File: 575.03489**

Dear Gloria:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

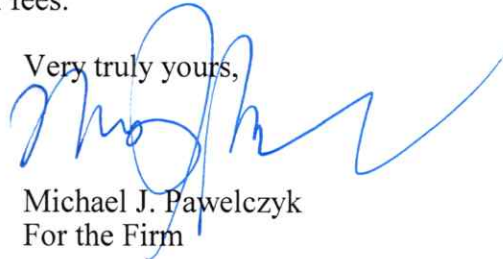
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Gloria Perez
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)

Valencia Acres
Community Development District

**Financial Report For
February 2026**

Valencia Acres Community Development District
Budget vs. Actual
October 2025 through February 2026

	<u>Oct 25 - Feb 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessments	37,824.88	45,785.00	-7,960.12	82.61%
363.810 · Debt Assessments	96,305.86	116,569.00	-20,263.14	82.62%
363.820 · Debt Assessment-Paid To Trustee	-91,519.32	-109,575.00	18,055.68	83.52%
363.830 · County Appraiser & Tax Coll Fee	-1,287.52	-3,247.00	1,959.48	39.65%
363.831 · Discounts For Early Payments	-5,378.98	-6,494.00	1,115.02	82.83%
369.401 · Interest Income	203.47	720.00	-516.53	28.26%
369.402 · Carryover From Prior Year	0.00	7,250.00	-7,250.00	0.0%
Total Income	<u>36,148.39</u>	<u>51,008.00</u>	<u>-14,859.61</u>	<u>70.87%</u>
Expense				
511.131 · Supervisor Fees	1,000.00	5,000.00	-4,000.00	20.0%
511.132 · Payroll Taxes	76.50	383.00	-306.50	19.97%
511.310 · Engineering/Inspections	0.00	1,000.00	-1,000.00	0.0%
511.311 · Management Fees	6,250.00	15,000.00	-8,750.00	41.67%
511.315 · Legal Fees	1,200.00	7,000.00	-5,800.00	17.14%
511.318 · Assessment/Tax Roll	0.00	4,000.00	-4,000.00	0.0%
511.320 · Audit Fees	0.00	3,500.00	-3,500.00	0.0%
511.450 · Insurance	7,769.00	7,200.00	569.00	107.9%
511.480 · Legal Advertisements	444.34	2,200.00	-1,755.66	20.2%
511.512 · Miscellaneous	62.65	350.00	-287.35	17.9%
511.513 · Postage and Delivery	67.57	275.00	-207.43	24.57%
511.514 · Office Supplies	27.70	275.00	-247.30	10.07%
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	729.15	1,750.00	-1,020.85	41.67%
Total Expense	<u>17,801.91</u>	<u>51,008.00</u>	<u>-33,206.09</u>	<u>34.9%</u>
Net Income	<u>18,346.48</u>	<u>0.00</u>	<u>18,346.48</u>	<u>100.0%</u>

**VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
FEBRUARY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Feb-26	Year To Date Actual 10/1/25 - 2/28/26
REVENUES			
O & M Assessments	45,785	0	37,825
Debt Assessments	116,569	0	96,306
Other Revenue	0	0	0
Interest Income	720	0	203
Total Revenues	\$ 163,074	\$ -	\$ 134,334
EXPENDITURES			
Supervisor Fees	5,000	0	1,000
Payroll Taxes	383	0	76
Engineering/Inspections	1,000	0	0
Management	15,000	1,250	6,250
Legal	7,000	0	1,200
Assessment Roll	4,000	0	0
Audit Fees	3,500	0	0
Insurance	7,200	0	7,769
Legal Advertisements	2,200	0	444
Miscellaneous	350	0	63
Postage	275	0	68
Office Supplies	275	6	28
Dues & Subscriptions	175	0	175
Trustee Fee	2,550	0	0
Continuing Disclosure Fee	350	0	0
Website Management	1,750	146	729
Total Expenditures	\$ 51,008	\$ 1,402	\$ 17,802
Revenues Less Expenditures	\$ 112,066	\$ (1,402)	\$ 116,532
Bond Payments	(109,575)	0	(91,519)
Balance	\$ 2,491	\$ (1,402)	\$ 25,013
County Appraiser & Tax Collector Fee	(3,247)	0	(1,288)
Discounts For Early Payments	(6,494)	0	(5,379)
EXCESS/ (SHORTFALL)	\$ (7,250)	\$ (1,402)	\$ 18,346
Carryover From Prior Year	7,250	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (1,402)	\$ 18,346

Bank Balance As Of 2/28/26	\$ 131,179.90
Accounts Payable As Of 2/28/26	\$ 11,768.36
Accounts Receivable As Of 2/28/26	\$ -
Available Funds As Of 2/28/26	\$ 119,411.54

**VALENCIA ACRES CDD
TAX COLLECTIONS
2025-2026**

#	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
									\$ 162,355.00	\$45,786.00	\$ 116,569.00	\$45,786.00	\$ 116,569.00	
									\$ 152,613.00	\$43,038.00	\$ 109,575.00	\$43,038.00	\$ 109,575.00	\$ 109,575.00
1	1	Miami-Dade Tax Collector	11/28/25	NAV Taxes	\$ 11,274.70		\$ (108.24)	\$ (451.00)	\$ 10,715.46	\$ 3,179.47	\$ 8,095.23	\$ 3,021.77	\$ 7,693.69	\$ 7,693.69
2	2	Miami-Dade Tax Collector	12/05/25	NAV Taxes	\$ 108,237.12		\$ (1,039.08)	\$ (4,329.60)	\$ 102,868.44	\$ 30,522.87	\$ 77,714.25	\$ 29,008.89	\$ 73,859.55	\$ 73,859.55
3	3	Miami-Dade Tax Collector	11/17/25	NAV Taxes	\$ 13,529.64		\$ (129.88)	\$ (541.20)	\$ 12,858.56	\$ 3,815.36	\$ 9,714.28	\$ 3,626.11	\$ 9,232.45	\$ 9,232.45
4	4	Miami-Dade Tax Collector	11/25/25	NAV Taxes	\$ 1,089.28		\$ (10.32)	\$ (57.18)	\$ 1,021.78	\$ 307.18	\$ 782.10	\$ 288.15	\$ 733.63	\$ 733.63
5									\$ -					\$ -
6									\$ -					\$ -
7									\$ -					\$ -
8									\$ -					\$ -
9									\$ -					\$ -
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
15									\$ -					\$ -
16									\$ -					\$ -
17									\$ -					\$ -
					\$ 134,130.74	\$ -	\$ (1,287.52)	\$ (5,378.98)	\$ 127,464.24	\$ 37,824.88	\$ 96,305.86	\$ 35,944.92	\$ 91,519.32	\$ 91,519.32

Assessment Roll : \$162,355.68 Collections
82.62%

O&M: \$45,786.24
Debt: \$116,569.44

\$162,355.68

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

\$ 134,130.74	
\$ -	\$ 127,464.24
\$ (37,824.88)	\$ (35,944.92)
\$ (96,305.86)	\$ (91,519.32)
\$ -	\$ -