

Valencia Acres
Community Development District

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

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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 :

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- 4% Discount for Early Payments
 - 1% County Tax Collector Fee
 - 1% County Property Appraiser Fee

Community Information:

Total Units	144
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