



**VALENCIA ACRES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING & PUBLIC  
HEARING  
MAY 21, 2026  
6:30 P.M.**

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

[www.valenciaacrescdd.org](http://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 134<sup>th</sup> Avenue  
 Miami, Florida 33177  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
**May 21, 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. March 19, 2026 Regular Board Meeting Minutes.....Page 3
- G. Public Hearing
  - 1. Proof of Publication.....Page 6
  - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
  - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 7
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 14
- J. Administrative Matters
  - 1. Financial Report.....Page 16
  - 2. Announce the Qualified Elector (Registered Voter) Certification.....Page 20
  - 3. Announce the 2026 General Election and Candidate Qualifying Period – Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026
  - 4. Reminder of Statement of Financial Interests Disclosure 2025 Form 1, Filing Deadline: July 1, 2026
- K. Board Member/Staff Comments
- L. 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

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*Sherry Chasteen*



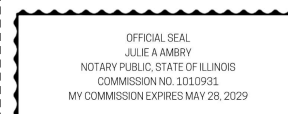
Sherry Chasteen

*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](http://www.valenciaacrescdd.org)  
IPL0276808  
Oct 3 2025**

**VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 19, 2026**

**A. CALL TO ORDER**

Mrs. Perez called the March 19, 2026, Regular Board Meeting of the Valencia Acres Community Development District (the “District”) to order at 6:33 p.m. in the Cafeteria of Somerset Charter School located at 18491 SW 134<sup>th</sup> 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 Sarojini “Soma” Mohan (via phone) 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.

**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. October 16, 2025, Regular Board Meeting**

Mrs. Perez presented the minutes of the October 16, 2025, Regular Board Meeting and asked if there were any corrections or additions.

|   |
|---|
| A <b>MOTION</b> was made by Supervisor Bonet, seconded by Supervisor Chamyan and unanimously passed approving the minutes of the October 16, 2025, Regular Board Meeting, as presented. |
|---|

**G. OLD BUSINESS**

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

**H. NEW BUSINESS**

**1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget**

Mrs. Perez presented Resolution No. 2026-01, entitled:

**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.**

The Debt Service Assessment is at the 2026 through 2034 maximum rate of \$809.51. The O&M Budget is slightly higher than last year in part due to the legal advertising costs that have increased due to the closing of the *Miami Daily Business Review*.

The estimated available funds anticipated for 9-30-2026 are expected to be approximately \$90,000, should no unexpected expenses occur. A carryover balance of \$8,775 has been applied (\$7,250 was issued last year).

Because the overall assessment for FY 2026/2027 is lower than the FY 2025/2026 assessment, letters to the residents will not be required. A discussion ensued.

A **MOTION** was made by Supervisor Ramses Bonet, seconded by Supervisor Sandi Rae Chamyan and unanimously passed adopting Resolution No. 2026-01, as presented, approving a Proposed Budget for FY 2026/2027 and Setting the Public Hearing for finalization for May 21, 2026, at 6:30 p.m. in the Cafeteria of Somerset Charter School located at 18491 SW 134th Avenue, Miami, Florida 33177 and further authorizing the required increase notices to be mailed out and the required advertisement of same.

**2. Consider Billing Cochran Rate Adjustment Request**

Presented in the meeting materials was the Billing Cochran rate adjustment request raising the current rates to as follows:

Attorneys/Partners rate from \$275.00 to \$300.00 per hour  
Attorneys/Associates rate from \$225.00 to \$250.00 per hour

A **MOTION** was made by Supervisor Chamyan, seconded by Supervisor Bonet and unanimously approving the Billing Cochran rate adjustment request, as presented.

**I. ADMINISTRATIVE MATTERS**  
**1. Financial Report**

Mrs. Perez presented the financial statement and noted that available funds as of February 28, 2026, were \$119,411.54.

A **MOTION** was made by Supervisor Sarojini “Soma” Mohan, seconded by Supervisor Bishop and passed unanimously ratifying and approving the financials, as presented.

**2. 2026 General Election and Candidate Qualifying Period**

Mrs. Perez announced that pursuant to the Miami-Dade County Supervisor of Elections’ website, the 2026 General Election and Candidate Qualifying Period runs from Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026.

|     |                      |              |
|-----|----------------------|--------------|
| AS  | Seat 1 Robert Perez  | Expires 2026 |
| CHR | Seat 2 Yvette Bishop | Expires 2026 |

**J. BOARD MEMBER/STAFF COMMENTS**

Mrs. Perez advised the Board that for this year’s filing requirement, a completed 2025 Form 1 must be submitted prior to July 1, 2026, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System floridaethics.gov. As previously noted, Board Members are no longer able to file completed Form 1 through your local Supervisor of Elections’ office.

**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 6:44 p.m. The **MOTION** carried unanimously.

**ATTESTED BY:**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chair

Publication Date  
2026-05-08

Subcategory  
Miscellaneous Notices

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 May 21, 2026, 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 2026/2027 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](http://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](http://www.valenciaacrescdd.org)

PUBLISH: MIAMI HERALD 05/01/26 & 05/08/26

IPL0334819

May 1,8 2026

**RESOLUTION NO. 2026-02**

**A RESOLUTION OF THE VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.**

**WHEREAS**, the Valencia Acres Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 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 2026/2027 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 21<sup>st</sup> day of May, 2026.

**ATTEST:**

**VALENCIA ACRES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Valencia Acres  
Community Development District

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

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- 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 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

|                                      | <b>FISCAL YEAR<br/>2026/2027<br/>BUDGET</b> |
|--------------------------------------|---|
| <b>REVENUES</b>                      |   |
| O & M Assessments                    | 45,753                                      |
| Debt Assessments                     | 116,569                                     |
| Interest Income                      | 900   |
| <b>TOTAL REVENUES</b>                | <b>\$ 163,222</b>                           |
| <b>EXPENDITURES</b>                  |   |
| 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                                       |
| <b>TOTAL EXPENDITURES</b>            | <b>\$ 52,683</b>                            |
| <b>REVENUES LESS EXPENDITURES</b>    | <b>\$ 110,539</b>                           |
| Bond Payments                        | (109,575)                                   |
| <b>Balance</b>                       | <b>\$ 964</b>                               |
| County Appraiser & Tax Collector Fee | (3,246)                                     |
| Discounts For Early Payments         | (6,493)                                     |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ (8,775)</b>                           |
| Carryover From Prior Year            | 8,775                                       |
| <b>NET EXCESS/ (SHORTFALL)</b>       | <b>\$ -</b>                                 |

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

|                                      | FISCAL YEAR<br>2024/2025<br>ACTUAL | FISCAL YEAR<br>2025/2026<br>BUDGET | FISCAL YEAR<br>2026/2027<br>BUDGET | COMMENTS                                      |
|--------------------------------------|------------------------------------|------------------------------------|------------------------------------|---|
| <b>REVENUES</b>                      |                                    |                                    |                                    |   |
| 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                   |
| <b>TOTAL REVENUES</b>                | <b>\$ 151,925</b>                  | <b>\$ 163,074</b>                  | <b>\$ 163,222</b>                  |   |
| <b>EXPENDITURES</b>                  |                                    |                                    |                                    |   |
| 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               |
| <b>TOTAL EXPENDITURES</b>            | <b>\$ 47,184</b>                   | <b>\$ 51,008</b>                   | <b>\$ 52,683</b>                   |   |
| <b>REVENUES LESS EXPENDITURES</b>    | <b>\$ 104,741</b>                  | <b>\$ 112,066</b>                  | <b>\$ 110,539</b>                  |   |
| Bond Payments                        | (96,827)                           | (109,575)                          | (109,575)                          | 2027 P & I Payments Less Earned Interest      |
| <b>Balance</b>                       | <b>\$ 7,914</b>                    | <b>\$ 2,491</b>                    | <b>\$ 964</b>                      |   |
| 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         |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ 1,136</b>                    | <b>\$ (7,250)</b>                  | <b>\$ (8,775)</b>                  |   |
| Carryover From Prior Year            | 0                                  | 7,250                              | 8,775                              | Carryover Balance From Prior Years            |
| <b>NET EXCESS/ (SHORTFALL)</b>       | <b>\$ 1,136</b>                    | <b>\$ -</b>                        | <b>\$ -</b>                        |   |

## DETAILED FINAL DEBT SERVICE BUDGET

VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

|                            | FISCAL YEAR<br>2024/2025<br><br>ACTUAL | FISCAL YEAR<br>2025/2026<br><br>BUDGET | FISCAL YEAR<br>2026/2027<br><br>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 |
| <b>Total Revenues</b>      | <b>\$ 98,631</b>                       | <b>\$ 110,075</b>                      | <b>\$ 110,175</b>                      |  |
| <b>EXPENDITURES</b>        |  |  |  |  |
| 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        |
| <b>Total Expenditures</b>  | <b>\$ 96,423</b>                       | <b>\$ 110,075</b>                      | <b>\$ 110,175</b>                      |  |
| <b>Excess/ (Shortfall)</b> | <b>\$ 2,208</b>                        | <b>\$ -</b>                            | <b>\$ -</b>                            |  |

**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            |
| Debt         | \$ 704.84         | \$ 809.51         | \$ 704.84          | \$ 704.84          | \$ 704.84          | \$ 809.51          | \$ 809.51            |
| <b>Total</b> | <b>\$ 704.84</b>  | <b>\$ 809.51</b>  | <b>\$ 1,023.29</b> | <b>\$ 1,023.29</b> | <b>\$ 1,022.89</b> | <b>\$ 1,127.47</b> | <b>\$ 1,127.25</b>   |

\* 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. 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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 2026/2027; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of May, 2026.

**ATTEST:**

**VALENCIA ACRES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**VALENCIA ACRES COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026/2027 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 134<sup>th</sup> Avenue, Miami, Florida 33177 at 6:30 p.m. on the following dates:

**October 15, 2026  
March 18, 2027  
May 20, 2027  
August 19, 2027**

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](http://www.valenciaacrescdd.org)**

**PUBLISH: MIAMI HERALD 00/00/2026**

Valencia Acres  
Community Development District

**Financial Report For  
April 2026**

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

|   | <u>Oct 25 - Apr 26</u>  | <u>25/26 Budget</u> | <u>\$ Over Budget</u>   | <u>% of Budget</u>   |
|---|-------------------------|---------------------|-------------------------|----------------------|
| <b>Income</b>                             |                         |                     |                         |                      |
| 363.100 · O & M Assessments               | 41,874.86               | 45,785.00           | -3,910.14               | 91.46%               |
| 363.810 · Debt Assessments                | 106,228.90              | 116,569.00          | -10,340.10              | 91.13%               |
| 363.820 · Debt Assessment-Paid To Trustee | -101,016.36             | -109,575.00         | 8,558.64                | 92.19%               |
| 363.830 · County Appraiser & Tax Coll Fee | -1,421.13               | -3,247.00           | 1,825.87                | 43.77%               |
| 363.831 · Discounts For Early Payments    | -5,838.69               | -6,494.00           | 655.31                  | 89.91%               |
| 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%                 |
| <b>Total Income</b>                       | <u>40,031.05</u>        | <u>51,008.00</u>    | <u>-10,976.95</u>       | <u>78.48%</u>        |
| <b>Expense</b>                            |                         |                     |                         |                      |
| 511.131 · Supervisor Fees                 | 1,800.00                | 5,000.00            | -3,200.00               | 36.0%                |
| 511.132 · Payroll Taxes                   | 137.70                  | 383.00              | -245.30                 | 35.95%               |
| 511.310 · Engineering/Inspections         | 0.00                    | 1,000.00            | -1,000.00               | 0.0%                 |
| 511.311 · Management Fees                 | 8,750.00                | 15,000.00           | -6,250.00               | 58.33%               |
| 511.315 · Legal Fees                      | 2,287.50                | 7,000.00            | -4,712.50               | 32.68%               |
| 511.318 · Assessment/Tax Roll             | 0.00                    | 4,000.00            | -4,000.00               | 0.0%                 |
| 511.320 · Audit Fees                      | 3,500.00                | 3,500.00            | 0.00                    | 100.0%               |
| 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                   | 134.61                  | 350.00              | -215.39                 | 38.46%               |
| 511.513 · Postage and Delivery            | 95.66                   | 275.00              | -179.34                 | 34.79%               |
| 511.514 · Office Supplies                 | 56.30                   | 275.00              | -218.70                 | 20.47%               |
| 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              | 1,020.81                | 1,750.00            | -729.19                 | 58.33%               |
| <b>Total Expense</b>                      | <u>26,170.92</u>        | <u>51,008.00</u>    | <u>-24,837.08</u>       | <u>51.31%</u>        |
| <b>Net Income</b>                         | <u><b>13,860.13</b></u> | <u><b>0.00</b></u>  | <u><b>13,860.13</b></u> | <u><b>100.0%</b></u> |

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

|                                      | Annual<br>Budget<br>10/1/25 - 9/30/26 | Actual<br>Apr-26  | Year<br>To Date<br>Actual<br>10/1/25 - 4/30/26 |
|--------------------------------------|---------------------------------------|-------------------|--|
| <b>REVENUES</b>                      |                                       |                   |  |
| O & M Assessments                    | 45,785                                | 0                 | 41,875   |
| Debt Assessments                     | 116,569                               | 0                 | 106,229  |
| Other Revenue                        | 0                                     | 0                 | 0  |
| Interest Income                      | 720                                   | 0                 | 203  |
| <b>Total Revenues</b>                | <b>\$ 163,074</b>                     | <b>\$ -</b>       | <b>\$ 148,307</b>                              |
| <b>EXPENDITURES</b>                  |                                       |                   |  |
| Supervisor Fees                      | 5,000                                 | 0                 | 1,800  |
| Payroll Taxes                        | 383                                   | 0                 | 138  |
| Engineering/Inspections              | 1,000                                 | 0                 | 0  |
| Management                           | 15,000                                | 1,250             | 8,750  |
| Legal                                | 7,000                                 | 0                 | 2,288  |
| Assessment Roll                      | 4,000                                 | 0                 | 0  |
| Audit Fees                           | 3,500                                 | 3,500             | 3,500  |
| Insurance                            | 7,200                                 | 0                 | 7,769  |
| Legal Advertisements                 | 2,200                                 | 0                 | 444  |
| Miscellaneous                        | 350                                   | 19                | 135  |
| Postage                              | 275                                   | 28                | 96   |
| Office Supplies                      | 275                                   | 28                | 56   |
| Dues & Subscriptions                 | 175                                   | 0                 | 175  |
| Trustee Fee                          | 2,550                                 | 0                 | 0  |
| Continuing Disclosure Fee            | 350                                   | 0                 | 0  |
| Website Management                   | 1,750                                 | 145               | 1,020  |
| <b>Total Expenditures</b>            | <b>\$ 51,008</b>                      | <b>\$ 4,970</b>   | <b>\$ 26,171</b>                               |
| <b>Revenues Less Expenditures</b>    | <b>\$ 112,066</b>                     | <b>\$ (4,970)</b> | <b>\$ 122,136</b>                              |
| Bond Payments                        | (109,575)                             | 0                 | (101,016)                                      |
| <b>Balance</b>                       | <b>\$ 2,491</b>                       | <b>\$ (4,970)</b> | <b>\$ 21,120</b>                               |
| County Appraiser & Tax Collector Fee | (3,247)                               | 0                 | (1,421)  |
| Discounts For Early Payments         | (6,494)                               | 0                 | (5,839)  |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ (7,250)</b>                     | <b>\$ (4,970)</b> | <b>\$ 13,860</b>                               |
| Carryover From Prior Year            | 7,250                                 | 0                 | 0  |
| <b>NET EXCESS/ (SHORTFALL)</b>       | <b>\$ -</b>                           | <b>\$ (4,970)</b> | <b>\$ 13,860</b>                               |

|  |                      |
|--|----------------------|
| <b>Bank Balance As Of 4/30/26</b>        | <b>\$ 125,078.58</b> |
| <b>Accounts Payable As Of 4/30/26</b>    | <b>\$ 10,153.39</b>  |
| <b>Accounts Receivable As Of 4/30/26</b> | <b>\$ -</b>          |
| <b>Available Funds As Of 4/30/26</b>     | <b>\$ 114,925.19</b> |

**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  | 5        | Miami-Dade Tax Collector | 12/31/25 | NAV Taxes | \$ 7,892.29          |                   | \$ (75.99)       | \$ (293.14)   | \$ 7,523.16            | \$ 2,225.63                                      | \$ 5,666.66                                     | \$ 2,121.53                                     | \$ 5,401.63                                    | \$ 5,401.63                      |
| 6  | Int. - 1 | Miami-Dade Tax Collector | 01/26/26 | Interest  |                      | \$ 152.62         |                  |               | \$ 152.62              | \$ 152.62  |   | \$ 152.62                                       |  | \$ -                             |
| 7  | 6        | Miami-Dade Tax Collector | 03/11/26 | NAV Taxes | \$ 1,127.47          |                   | \$ (11.17)       | \$ (11.28)    | \$ 1,105.02            | \$ 317.95  | \$ 809.52                                       | \$ 311.62                                       | \$ 793.40                                      | \$ 793.40                        |
| 8  | 7        | Miami-Dade Tax Collector | 01/09/26 | NAV Taxes | \$ 4,800.64          |                   | \$ (46.45)       | \$ (155.29)   | \$ 4,598.90            | \$ 1,353.78                                      | \$ 3,446.86                                     | \$ 1,296.89                                     | \$ 3,302.01                                    | \$ 3,302.01                      |
| 9  |          |                          |          |           |                      |                   |                  |               | \$ -                   |  |   |   |  | \$ -                             |
| 10 |          |                          |          |           |                      |                   |                  |               | \$ -                   |  |   |   |  | \$ -                             |
| 11 |          |                          |          |           |                      |                   |                  |               | \$ -                   |  |   |   |  | \$ -                             |
| 12 |          |                          |          |           |                      |                   |                  |               | \$ -                   |  |   |   |  | \$ -                             |
| 13 |          |                          |          |           |                      |                   |                  |               | \$ -                   |  |   |   |  | \$ -                             |
| 14 |          |                          |          |           |                      |                   |                  |               | \$ -                   |  |   |   |  | \$ -                             |
| 15 |          |                          |          |           |                      |                   |                  |               | \$ -                   |  |   |   |  | \$ -                             |
| 16 |          |                          |          |           |                      |                   |                  |               | \$ -                   |  |   |   |  | \$ -                             |
| 17 |          |                          |          |           |                      |                   |                  |               | \$ -                   |  |   |   |  | \$ -                             |
|    |          |                          |          |           | \$ 147,951.14        | \$ 152.62         | \$ (1,421.13)    | \$ (5,838.69) | \$ 140,843.94          | \$ 41,874.86                                     | \$ 106,228.90                                   | \$ 39,827.58                                    | \$ 101,016.36                                  | \$ 101,016.36                    |

Assessment Roll : \$162,355.68      Collections  
91.13%

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.

|                 |                 |
|-----------------|-----------------|
| \$ 147,951.14   |                 |
| \$ 152.62       | \$ 140,843.94   |
| \$ (41,874.86)  | \$ (39,827.58)  |
| \$ (106,228.90) | \$ (101,016.36) |
| \$ -            | \$ -            |

**Alina Garcia**  
Supervisor of Elections  
2700 NW 87th Ave  
Miami, FL 33172



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## CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that Valencia Acres Community Development District, as described in the attached MAP, has 389 voters.

Alina Garcia  
Supervisor of Elections

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 29<sup>th</sup> DAY OF  
APRIL, 2026

*Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.*