



**RIVERSIDE PARK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 19, 2018  
6:30 P.M.**

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

[www.riversideparkcdd.org](http://www.riversideparkcdd.org)

786.347.2711 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**RIVERSIDE PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Mercedes Benz of Cutler Bay  
10701 SW 211<sup>th</sup> Street  
Cutler Bay, Florida 33189  
**REGULAR BOARD MEETING**  
**March 19, 2018**  
**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. January 15, 2018 Regular Board Meeting Minutes.....Page 2
- G.** Old Business
- H.** New Business
  - 1. Consider Resolution No. 2018/01 – Adopting a Fiscal Year 2018/2019 Proposed Budget.....Page 4
  - 2. Consider Approval of Crespo Clusia Proposal.....Page 11
  - 3. Consider Approval of Crespo Mulch Proposal.....Page 12
  - 4. Discussion Regarding Miami-Dade County Street Signage
- I.** Administrative Matters
  - 1. Financial Update.....Page 13
- J.** Board Members/Staff: Additional Comments/Requests
- K.** Adjourn

**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

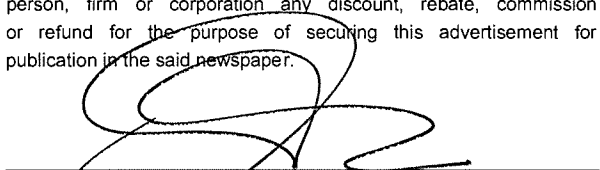
Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT -  
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

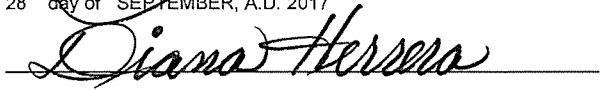
in the XXXX Court,  
was published in said newspaper in the issues of

09/28/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor 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.

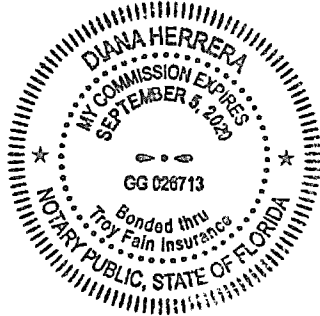


Sworn to and subscribed before me this  
28 day of SEPTEMBER, A.D. 2017



(SEAL)

MARIA MESA personally known to me



**RIVERSIDE PARK COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2017/2018 REGULAR  
MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Riverside Park Community Development District will hold Regular Meetings at 5:30 p.m. in a Meeting Room at the Mercedes Benz of Cutler Bay, located at 10701 SW 211th Street, Cutler Bay, Florida 33188, on the following dates:

- October 16, 2017
- January 15, 2018
- March 19, 2018
- May 21, 2018
- June 18, 2018
- August 20, 2018

The purpose of the meetings is to conduct any 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.

From time to time one or two Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to a time and place specified on the record.

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.

RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT

www.riversideparkccd.org  
8/28

17-44/0000261929M

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 15, 2018**

**A. CALL TO ORDER**

The January 15, 2018, Regular Board Meeting of the Riverside Park Community Development District was called to order at 6:36 p.m. a meeting room of Mercedes Benz of Cutler Bay located at 10701 SW 211<sup>th</sup> Street, Cutler Bay, Florida 33189.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on September 28, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Chairperson Lorraine Torres, Vice Chairman Lariel Torres and Supervisors Ingrid Ojeda and Daniel Alvarez constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or 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, 2017, Regular Board Meeting**

The minutes of the October 16, 2017, Regular Board Meeting were presented for approval.

A <b>MOTION</b> was made by Supervisor Ojeda, seconded by Supervisor Alvarez and unanimously passed approving the minutes of October 16, 2017, 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. Discussion Regarding Hurricane Irma Damages**

Mrs. Perez advised that the fence damage caused by Hurricane Irma have been pending, as the fencing industry has been overwhelmed since the storm and companies have been turning down

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 15, 2018**

this project due to busy schedules and accessibility difficulties at the site. Well over 15 companies have been contacted and several have turned down the opportunity to bid/price;

Mrs. Perez distributed proposals from the following contractors:

Camacho Ornamental Corp.	\$ 7,500.00 (No Workers' Comp)
Arking Solutions, Inc.	\$ 12,336.00 (Fully Insured)
Royal Plastering	\$ 14,300.00 (Fully Insured)
Cero's Fence	\$ 15,000.00 (Fully Insured)

A discussion ensued after which:

A **MOTION** was made by Vice Chairman Lariel Torres, seconded by Chairperson Lorraine Torres and unanimously passed authorizing and approving the entering into an agreement with Royal Plastering Corp. to repair and/or replace District owned fences damaged by Hurricane Irma, pursuant to their proposal dated January 15, 2018, in an amount not to exceed \$14,300, and further authorizing District Counsel to prepare an Agreement and simultaneously authorizing District management to execute said Agreement on behalf of the District.

**I. ADMINISTRATIVE MATTERS**  
**1. Financial Update**

Mrs. Perez presented the Financial Reports through December 31, 2017, indicating that finances were stable and would cover budgeted expenditures. She noted that available funds as of December 31, 2017, were \$172,169.93.

**J. BOARD MEMBER/STAFF CLOSING COMMENTS**

There were no closing comments from Board Members or Staff.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **MOTION** was made by Chairperson Lorraine Torres, seconded by Supervisor Ojeda and passed unanimously to adjourn the Regular Board Meeting at 7:09 p.m.

**ATTESTED BY:**

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

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

**RESOLUTION NO. 2018-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Riverside Park 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 2018/2019 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 21, 2018 at 6:30 p.m. in the Mercedes Benz of Cutler Bay, 10701 SW 211<sup>th</sup> Street, Cutler Bay, Florida 33189, for the purpose of receiving public comments on the Proposed Fiscal Year 2018/2019 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 19<sup>th</sup> day of March, 2018.

**ATTEST:**

**RIVERSIDE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairman/Vice Chairman

Riverside Park  
Community Development District

**Proposed Budget For  
Fiscal Year 2018/2019  
October 1, 2018 - September 30, 2019**

# CONTENTS

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



**PROPOSED BUDGET**  
**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	<b>FISCAL YEAR 2018/2019 ANNUAL BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	60,862
Maintenance Assessments	40,481
Debt Assessments	120,339
Other Revenues	0
Interest Income	120
<b>TOTAL REVENUES</b>	<b>\$ 221,802</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Lawn/Landscape Maintenance	16,500
Entrance Features	1,000
Miscellaneous Maintenance/Improvements	7,277
Border Hedge/Monument/Fence	8,275
Nutritional Control/Mulch	3,500
Engineering/Inspections	1,500
Contingency/Reserve	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 38,052</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	6,000
Employer Taxes - Payroll	480
Management	18,144
Secretarial	2,700
Legal	8,000
Assessment Roll	3,500
Audit Fees	3,700
Insurance	6,356
Legal Advertisements	575
Miscellaneous	950
Postage	275
Office Supplies	625
Dues & Subscriptions	175
Trustee Fee	4,100
Continuing Disclosure Fee	250
Website Management	1,500
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 57,330</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 95,382</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 126,420</b>
Bond Payments	(113,119)
<b>BALANCE</b>	<b>\$ 13,301</b>
County Appraiser & Tax Collector Fee	(4,434)
Discounts For Early Payments	(8,867)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover Funds From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 ANNUAL BUDGET	FISCAL YEAR 2018/2019 ANNUAL BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	59,410	60,184	60,862	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	42,048	41,159	40,481	Expenditures/.94
Debt Assessments	120,339	120,339	120,339	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	315	60	120	Estimated At \$10.00 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 222,112</b>	<b>\$ 221,742</b>	<b>\$ 221,802</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Lawn/Landscape Maintenance	12,364	16,500	16,500	No Change From 2017/2018 Budget
Entrance Features	135	1,000	1,000	No Change From 2017/2018 Budget
Miscellaneous Maintenance/Improvements	150	7,914	7,277	\$637 Decrease From 2017/2018 Budget
Border Hedge/Monument/Fence	1,350	8,275	8,275	No Change From 2017/2018 Budget
Nutritional Control/Mulch	0	3,500	3,500	No Change From 2017/2018 Budget
Engineering/Inspections	850	1,500	1,500	No Change From 2017/2018 Budget
Contingency/Reserve	0	0	0	Currently \$16,270 In Available Funds
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 14,849</b>	<b>\$ 38,689</b>	<b>\$ 38,052</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	4,000	6,000	6,000	No Change From 2017/2018 Budget
Employer Taxes - Payroll	306	480	480	Projected At 8% Of Supervisor Fees
Management	17,412	17,772	18,144	CPI Adjustment
Secretarial	2,700	2,700	2,700	No Change From 2017/2018 Budget
Legal	7,455	8,000	8,000	No Change From 2017/2018 Budget
Assessment Roll	3,500	3,500	3,500	No Change From 2017/2018 Budget
Audit Fees	3,600	3,600	3,700	\$100 Increase From 2017/2018 Budget
Insurance	5,778	6,356	6,356	Insurance Company Estimate
Legal Advertisements	374	600	575	\$25 Decrease From 2017/2018 Budget
Miscellaneous	571	950	950	No Change From 2017/2018 Budget
Postage	163	300	275	\$25 Decrease From 2017/2018 Budget
Office Supplies	450	650	625	\$25 Decrease From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	3,709	3,800	4,100	Trustee (US Bank) Increasing Fees In 2018/2019
Continuing Disclosure Fee	250	250	250	No Change From 2017/2018 Budget
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 51,943</b>	<b>\$ 56,633</b>	<b>\$ 57,330</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 66,792</b>	<b>\$ 95,322</b>	<b>\$ 95,382</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 155,320</b>	<b>\$ 126,420</b>	<b>\$ 126,420</b>	
Bond Payments	(114,559)	(113,119)	(113,119)	2019 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 40,761</b>	<b>\$ 13,301</b>	<b>\$ 13,301</b>	
County Appraiser & Tax Collector Fee	(2,133)	(4,434)	(4,434)	Two Percent Of Total Tax Roll
Discounts For Early Payments	(8,512)	(8,867)	(8,867)	Four Percent Of Total Tax Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 30,116</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 30,116</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	191	0	0	Projected Interest For FY 2018/2019
NAV Tax Collection	114,559	113,119	113,119	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 114,750</b>	<b>\$ 113,119</b>	<b>\$ 113,119</b>	
<b>EXPENDITURES</b>				
Principal Payments	65,000	65,000	65,000	Principal Payment Due In 2019
Interest Payments	47,938	44,769	42,656	Interest Payments Due In 2019
Bond Redemption	0	3,350	5,463	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 112,938</b>	<b>\$ 113,119</b>	<b>\$ 113,119</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 1,812</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2014 Bond Refunding Information**

Original Par Amount =	\$1,630,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.25% - 8.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2014		
Maturity Date =	May 2034		
Par Amount As Of 1/1/18 =	\$1,410,000		

# Riverside Park Community Development District Assessment Comparison

	Fiscal Year 2015/2016 Assessment <u>Before Discount*</u>	Fiscal Year 2016/2017 Assessment <u>Before Discount*</u>	Fiscal Year 2017/2018 Assessment <u>Before Discount*</u>	Fiscal Year 2018/2019 Projected Assessment <u>Before Discount*</u>
Administrative	\$ 289.25	\$ 289.25	\$ 293.59	\$ <b>296.89</b>
Maintenance	\$ 205.11	\$ 205.11	\$ 200.77	\$ <b>197.47</b>
<u>Debt</u>	<u>\$ 592.80</u>	<u>\$ 592.80</u>	<u>\$ 592.80</u>	<u>\$ <b>592.80</b></u>
<b>Total</b>	<b>\$ 1,087.16</b>	<b>\$ 1,087.16</b>	<b>\$ 1,087.16</b>	<b>\$ 1,087.16</b>

\* Assessments Include the Following :

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

Community Information:

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Total Units	205
<u>Prepayments</u>	<u>2</u>
Billed for Debt	203

**PROPOSAL**

**CRESPO LAWN SERVICE, INC**

544 SW 6 ST, HOMESTEAD, FL 33034  
Crespo222@aol.com  
(305) 219-5425

**TO: Riverside Park CDD  
C/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, FL 33410**

DATE: March 7, 2018

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**DESCRIPTION OF SERVICES**

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Planting of 50 (7gal) Clusias \$ 22.50 each

**INCLUDING MATERIALS AND LABOR**

**TOTAL \$ 1125.00**

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ACCEPTANCE OF PROPOSAL BY \_\_\_\_\_

PRINT NAME \_\_\_\_\_

TITLE \_\_\_\_\_

DATE \_\_\_\_\_

**PROPOSAL**

**CRESPO LAWN SERVICE, INC**

544 SW 6 ST, HOMESTEAD, FL 33034  
Crespo222@aol.com  
(305) 219-5425

**TO: Riverside Park CDD  
C/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, FL 33410**

DATE: March 7, 2018

---

**DESCRIPTION OF SERVICES**

---

Spreading of 5 pallets of Red Mulch 260.00 each

**INCLUDING MATERIALS AND LABOR**

**TOTAL \$ 1300.00**

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ACCEPTANCE OF PROPOSAL BY \_\_\_\_\_

PRINT NAME \_\_\_\_\_

TITLE \_\_\_\_\_

DATE \_\_\_\_\_

Riverside Park  
Community Development District

**Financial Report For  
February 2018**

**Riverside Park Community Development District**  
**Budget vs. Actual**  
**October 2017 through February 2018**

	<u>Oct '17 - Feb 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · Admin Assessments	56,959.48	60,184.00	-3,224.52	94.64%
363.101 · Maintenance Assessments	38,896.14	41,159.00	-2,262.86	94.5%
363.810 · Debt Assessments	113,650.10	120,339.00	-6,688.90	94.44%
363.820 · Debt Assessment-Paid To Trustee	-108,017.75	-113,119.00	5,101.25	95.49%
363.830 · County Tax Collector Fee	-2,010.55	-4,434.00	2,423.45	45.34%
363.831 · Discounts For Early Payments	-8,369.75	-8,867.00	497.25	94.39%
369.401 · Interest Income	126.67	60.00	66.67	211.12%
<b>Total Income</b>	<u>91,234.34</u>	<u>95,322.00</u>	<u>-4,087.66</u>	<u>95.71%</u>
<b>Expense</b>				
511.122 · PR Tax Expense	122.40	480.00	-357.60	25.5%
511.131 · Supervisors Fees	1,600.00	6,000.00	-4,400.00	26.67%
511.301 · Contingency/Reserve	14,300.00	0.00	14,300.00	100.0%
511.302 · Border Hedge/Monument/Fence	0.00	8,275.00	-8,275.00	0.0%
511.303 · Pesticide/Nutritional Control	0.00	3,500.00	-3,500.00	0.0%
511.307 · Lawn/Landscape Maintenance	4,320.00	16,500.00	-12,180.00	26.18%
511.308 · Miscellaneous Maintenance	0.00	7,914.00	-7,914.00	0.0%
511.309 · Entrance Features	0.00	1,000.00	-1,000.00	0.0%
511.310 · Engineering	0.00	1,500.00	-1,500.00	0.0%
511.311 · Management Fees	7,405.00	17,772.00	-10,367.00	41.67%
511.312 · Secretarial Fees	1,125.00	2,700.00	-1,575.00	41.67%
511.315 · Legal Fees	1,742.50	8,000.00	-6,257.50	21.78%
511.318 · Assessment/Tax Roll	0.00	3,500.00	-3,500.00	0.0%
511.320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
511.450 · Insurance	5,778.00	6,356.00	-578.00	90.91%
511.480 · Legal Advertisements	0.00	600.00	-600.00	0.0%
511.512 · Miscellaneous	277.10	950.00	-672.90	29.17%
511.513 · Postage and Delivery	36.67	300.00	-263.33	12.22%
511.514 · Office Supplies	125.60	650.00	-524.40	19.32%
511.516 · Website Management Fee	625.00	1,500.00	-875.00	41.67%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	3,800.00	-3,800.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	250.00	-250.00	0.0%
<b>Total Expense</b>	<u>37,632.27</u>	<u>95,322.00</u>	<u>-57,689.73</u>	<u>39.48%</u>
<b>Net Income</b>	<u><b>53,602.07</b></u>	<u><b>0.00</b></u>	<u><b>53,602.07</b></u>	<u><b>100.0%</b></u>



**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
FEBRUARY 2018**

	Annual Budget 10/1/17 - 9/30/18	Actual Feb-18	Year To Date Actual 10/1/17 - 2/28/18
<b>REVENUES</b>			
Administrative Assessments	60,184	0	56,959
Maintenance Assessments	41,159	0	38,896
Debt Assessments	120,339	0	113,650
Other Revenue	0	0	0
Interest Income	60	0	127
<b>Total Revenues</b>	<b>\$ 221,742</b>	<b>\$ -</b>	<b>\$ 209,632</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE EXPENDITURES</b>			
Lawn/Landscape Maintenance	16,500	1,050	4,320
Entrance Features	1,000	0	0
Miscellaneous Maintenance/Improvements	7,914	0	0
Border Hedge/Monument/Fence	8,275	0	0
Pesticide/Nutritional Control	3,500	0	0
Engineering/Inspections	1,500	0	0
Contingency/Reserve (\$16,270 Available)*	0	14,300	14,300
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 38,689</b>	<b>\$ 15,350</b>	<b>\$ 18,620</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	6,000	0	1,600
Payroll Taxes - Employer	480	0	122
Management	17,772	1,481	7,405
Secretarial	2,700	225	1,125
Legal	8,000	0	1,743
Assessment Roll	3,500	0	0
Audit Fees	3,600	0	0
Insurance	6,356	0	5,778
Legal Advertisements	600	0	0
Miscellaneous	950	113	277
Postage	300	25	37
Office Supplies	650	55	126
Dues & Subscriptions	175	0	175
Trustee Fee	3,800	0	0
Continuing Disclosure Fee	250	0	0
Website Management	1,500	125	625
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 56,633</b>	<b>\$ 2,024</b>	<b>\$ 19,012</b>
<b>Total Expenditures</b>	<b>\$ 95,322</b>	<b>\$ 17,374</b>	<b>\$ 37,632</b>
<b>Revenues Less Expenditures</b>	<b>\$ 126,420</b>	<b>\$ (17,374)</b>	<b>\$ 172,000</b>
Bond Payments	(113,119)	0	(108,018)
<b>Balance</b>	<b>\$ 13,301</b>	<b>\$ (17,374)</b>	<b>\$ 63,982</b>
County Appraiser & Tax Collector Fee	(4,434)	0	(2,011)
Discounts For Early Payments	(8,867)	0	(8,370)
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (17,374)</b>	<b>\$ 53,602</b>
Carryover From Prior Year	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (17,374)</b>	<b>\$ 53,602</b>

\* Contingency/Reserve Funds Can Be Used In Fiscal Year 17/18 or in Future Fiscal Years.  
Original Balance = \$36,680. Current Balance = \$16,270.

Bank Balance As Of 1/31/18	\$ 208,104.12
Funds Received: 2/1/18 - 2/28/18	\$ -
Disbursements: 2/1/18 - 2/28/18	\$ 4,118.84
Bank Balance As Of 2/28/18	\$ 203,985.28
Accounts Payable As Of 2/28/18	\$ 17,374.11
Accounts Receivable As Of 2/28/18	\$ -
Reserve Funds As Of 2/28/18	\$ 16,270.00
Available Funds As Of 2/28/18	\$ 170,341.17

**RIVERSIDE PARK CDD  
TAX COLLECTIONS  
2017-2018**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Fees	Discount	Net From Tax Collector	Admin Assessment Income (Before Discounts & Fees)	Maint Assessment Income (Before Discounts & Fees)	Debt Assessment Income (Before Discounts & Fees)	Admin Assessment Income (After Discounts & Fees)	Maint Assessment Income (After Discounts & Fees)	Debt Assessment Income (After Discounts & Fees)	Debt Assessment Paid to Trustee
									\$ 221,682	\$ 60,184	\$ 41,159	\$ 120,339	\$ 60,184	\$ 41,159	\$ 120,339	
									\$ 208,381	\$ 56,573	\$ 38,689	\$ 113,119	\$ 56,573	\$ 38,689	\$ 113,119	\$ 113,119
1	795	Miami-Dade Tax Collector	11/20/17	NAV Taxes	\$ 489.64		\$ (4.64)	\$ (25.71)	\$ 459.29	\$ 132.89	\$ 90.95	\$ 265.80	\$ 124.59	\$ 85.35	\$ 249.35	\$ 249.35
2	487	Miami-Dade Tax Collector	11/28/17	NAV Taxes	\$ 4,348.64		\$ (41.75)	\$ (173.96)	\$ 4,132.93	\$ 1,174.36	\$ 803.08	\$ 2,371.20	\$ 1,116.08	\$ 763.25	\$ 2,253.60	\$ 2,253.60
3	626	Miami-Dade Tax Collector	12/08/17	NAV Taxes	\$ 30,934.84		\$ (296.97)	\$ (1,237.44)	\$ 29,400.43	\$ 8,514.11	\$ 5,822.33	\$ 16,598.40	\$ 8,091.88	\$ 5,533.45	\$ 15,775.10	\$ 15,775.10
4	149	Miami-Dade Tax Collector	12/26/17	NAV Taxes	\$ 159,219.72		\$ (1,528.50)	\$ (6,369.19)	\$ 151,322.03	\$ 43,157.73	\$ 29,513.19	\$ 86,548.80	\$ 41,016.73	\$ 28,049.30	\$ 82,256.00	\$ 82,256.00
5	5	Miami-Dade Tax Collector	01/03/18	NAV Taxes	\$ 13,045.92		\$ (125.35)	\$ (511.01)	\$ 12,409.56	\$ 3,523.08	\$ 2,409.24	\$ 7,113.60	\$ 3,350.56	\$ 2,291.90	\$ 6,767.10	\$ 6,767.10
6	690	Miami-Dade Tax Collector	01/10/18	NAV Taxes	\$ 1,385.92		\$ (13.34)	\$ (52.44)	\$ 1,320.14	\$ 376.27	\$ 257.35	\$ 752.30	\$ 358.39	\$ 245.15	\$ 716.60	\$ 716.60
7	296	Miami-Dade Tax Collector	01/29/18	Interest		\$ 81.04			\$ 81.04	\$ 81.04			\$ 81.04			\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
19									\$ -							\$ -
20									\$ -							\$ -
					\$ 209,424.68	\$ 81.04	\$ (2,010.55)	\$ (8,369.75)	\$ 199,125.42	\$ 56,959.48	\$ 38,896.14	\$ 113,650.10	\$ 54,139.27	\$ 36,968.40	\$ 108,017.75	\$ 108,017.75

Note: \$221,682, \$60,184, \$41,159 and \$120,339 are 2017/2018 Budgeted assessments before discounts and fees.

Note: \$208,381, \$56,573, \$38,689 and \$113,119 are 2017/2018 Budgeted assessments after discounts and fees.

\$ 209,424.68	
\$ 81.04	\$ 199,125.42
\$ (56,959.48)	\$ (54,139.27)
\$ (38,896.14)	\$ (36,968.40)
\$ (113,650.10)	\$ (108,017.75)
\$ -	\$ -

**Riverside Park Community Development District  
Contingency/Reserve Expenditures  
October 2015 - February 2018**

<b>Contingency/Reserve</b>	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	10/15/2015	Inv# 10152015863	Jag Painting Contractors Inc.	Deposit for invoice 10152015863 (Cleaning & Painting)	2,450.00
	11/01/2015	Inv# 10152015863A	Jag Painting Contractors Inc.	Final Payment for invoice 10152015863 (Cleaning & Painting)	2,450.00
	12/07/2015	Inv# 8624	Crespo Lawn Service, Inc.	Installation Of 16 Solar Power Lights	1,210.00
	02/22/2018	Inv #1304	Royal Plastering Corp.	Fence Repairs & Replacement	14,300.00
					0.00
<b>Total</b>					<b>20,410.00</b>

<b>Original Funds Available For Contingency/Reserve</b>	<b>\$ 36,680.00</b>
<b>Contingency/Reserve Expenditures As Of 2/28/18</b>	<b>\$ 20,410.00</b>
<b>Contingency/Reserve Funds Balance As Of 2/28/18</b>	<b>\$ 16,270.00</b>