



**RIVERSIDE PARK
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MAY 20, 2024
6:30 P.M.**

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

www.riversideparkcdd.org

786.347.2711 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
RIVERSIDE PARK
COMMUNITY DEVELOPMENT DISTRICT
Meeting Room at Mercedes Benz of Cutler Bay
10701 SW 211th Street
Cutler Bay, Florida 33189
REGULAR BOARD MEETING
May 20, 2024
6:30 p.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Accept Resignation of Supervisor Alvarez.....Page 2
- E.** Additions or Deletions to Agenda
- F.** Comments from the Public for Items Not on the Agenda
- G.** Approval of Minutes
 - 1. March 18, 2024 Regular Board Meeting Minutes.....Page 3
- H.** Old Business
- I.** New Business
 - 1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Regular Meeting Schedule.....Page 6
 - 2. Consider Resolution No. 2024-04 – Amending and Resetting Public Hearing Date to Adopt Fiscal Year 2024/2025 Final Budget.....Page 8
 - 3. Ratify and Approve Actions Taken Regarding Clusia Removal at 10209 SW 224 TER and Provide Direction.....Page 10
 - 4. Consider Approval Trimscape Proposal for Clusia Replacement at 10217 SW 224 TER.....Page 17
 - 5. Consider Approval of Landscaping Maintenance Proposals.....Page 19
- J.** Administrative Matters
 - 1. Financial Update.....Page 33
- K.** Board Members/Staff: Additional Comments/Requests
 - 1. SDS Ethics Training Memo.....Page 38
 - 2. Reminder of the 2023 Form 1 – Statement of Financial Interests Due by July 1, 2024
 - 3. Announce the 2024 General Election and Candidate Qualifying Period - Noon, Monday, June 10, 2024 through Noon, Friday, June 14, 2024
- L.** Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of 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 2023/2024 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in a newspaper by print in the issues of Miami
Daily Business Review f/k/a Miami Review on

10/06/2023

Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

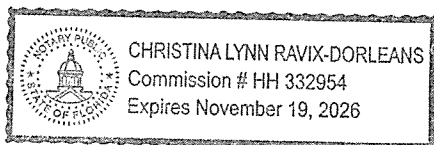
Guillermo Garcia

Sworn to and subscribed before me this
6 day of OCTOBER, A.D. 2023

C. Ravix-Dorleans

(SEAL)

GUILLERMO GARCIA personally known to me



RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Riverside Park Community Development District will hold Regular Meetings in a Meeting Room at the Mercedes Benz of Cutler Bay, located at 10701 SW 211th Street, Cutler Bay, Florida 33189 at 6:30 p.m. on the following dates:

October 16, 2023
March 18, 2024
May 20, 2024
August 19, 2024

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.riversideparkcdd.org
10/6

23-42/0000686710M

May 13, 2024

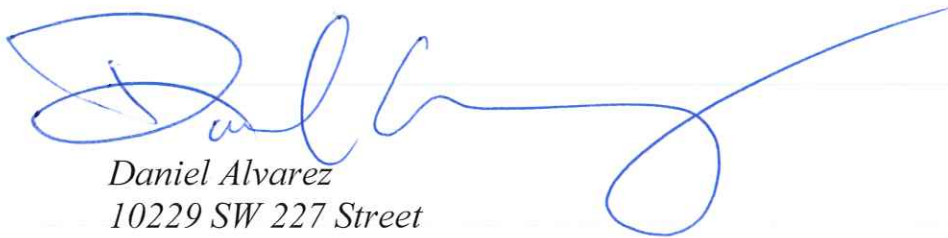
Board of Supervisors
Riverside Park Community Development District
c/o Special District Services, Inc.
8785 SW 165th Avenue
Suite 200
Miami, FL 33193

RE: Resignation Notice

Dear Board of Supervisors,

Please be advised that I Daniel Alvarez am resigning my position as Board Member and Officer holding Seat #5 of the **Riverside Park Community Development District** Board of Supervisors effective as of May 13, 2024.

Sincerely,



Daniel Alvarez
10229 SW 227 Street
Cutler Bay, FL, 33190

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 18, 2024**

A. CALL TO ORDER

The March 18, 2024, Regular Board Meeting of the Riverside Park Community Development District (the “District”) was called to order at 6:57 p.m. in a Meeting Room at Mercedes Benz of Cutler Bay located at 10701 SW 211th 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 October 6, 2023, as part of the District’s Fiscal Year 2023/2024 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 (via phone) constituted a quorum and it was in order to proceed with the meeting.

Staff also in attendance were: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Gregory George 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. November 20, 2023, Special Board Meeting

The minutes of the November 20, 2023, Special Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Ojeda, seconded by Supervisor Lorraine Torres and passed unanimously approving the minutes of the November 20, 2023, Special 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. 2024-01 – Electronic Signature Policy

Mrs. Perez presented Resolution No. 2024-01, entitled:

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN ELECTRONIC SIGNATURE POLICY, PROVIDING DISTRICT MANAGER WITH AUTHORITY AND RESPONSIBILITY FOR APPROVAL OF ELECTRONIC SIGNATURES AND IMPLEMENTATION OF CONTROL PROCESSES AND PROCEDURES TO ENSURE COMPLIANCE, INTEGRITY, AND SECURITY, IN ACCORDANCE WITH CHAPTER 688, FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

A **MOTION** was made by Supervisor Lariel Torres, seconded by Supervisor Lorraine Torres and unanimously passed adopting Resolution No. 2024-01, as presented.

2. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Proposed Budget

Mrs. Perez presented Resolution No. 2024-02, entitled:

RESOLUTION NO. 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.

As done with previous years, the Debt Service Assessment is the same (maximum) as last year. The Administrative Budget is slightly higher than last year. Legal Advertising costs will increase due to the closing of the *Miami Daily Business Review*. The Maintenance Budget is the same. Estimated available funds as of 9-30-2024 are anticipated to be \$290,000, should no unexpected expenses occur. This does not include the additional contingency/reserve funds (currently \$16,270). A carryover balance of \$1,950 has been issued (\$0.00 was set-up last year). Because the overall assessment proposed for 2024/2025 is slightly less than that of the 2023/2024 assessment, letters to residents would not be necessary.

A **MOTION** was made by Supervisor Ojeda, seconded by Supervisor Lorraine Torres approving and adopting Resolution No. 2024-02, as presented; setting the public hearing to adopt the 2024/2025 Fiscal Year Final Budget and Assessments for May 20, 2024, at 6:30 p.m. in the Meeting Room at the Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189; and further authorizing the advertising of the Public Hearing, as required by law.

3. Consider Trimscape Increase Letter

Presented in the meeting materials was the Trimscape increase letter for Board consideration. A discussion ensued and the Board directed District management to gather proposals. including one from Trimscape, for consideration at an upcoming meeting.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Mrs. Perez presented the financials in the meeting book and briefly reviewed them with the Board, pointing out that available funds as of February 29, 2024, were \$367,581.72.

A **MOTION** was made by Supervisor Ojeda, seconded by Supervisor Lorraine Torres and passed unanimously ratifying and approving the financials, as presented.

J. BOARD MEMBER/STAFF CLOSING COMMENTS

1. District Counsel's Memorandum Regarding Required Ethics Training and Financial Disclosure

Mr. George provided an overview of the memorandum Regarding Required Ethics Training and Financial Disclosure that was presented in the meeting book, noting that the Form 1 – Statement of Financial Disclosure would only be accepted via electronically beginning this year. He also directed the Board to the links for their convenience.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Lorraine Torres, seconded by Supervisor Lariel Torres and passed unanimously adjourning the Regular Board Meeting at 7:18 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Riverside Park Community Development District ("District") to establish a regular meeting schedule for fiscal year 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK 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 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 20th day of May, 2024.

ATTEST:

**RIVERSIDE PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Riverside Park Community Development District will hold Regular Meetings in a Meeting Room at the Mercedes Benz of Cutler Bay, located at 10701 SW 211th Street, Cutler Bay, Florida 33189 at 6:30 p.m. on the following dates:

October 21, 2024

March 17, 2025

May 19, 2025

August 18, 2025

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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.riversideparkcdd.org

PUBLISH: MIAMI HERALD 00/00/24

RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2024 – 02 TO RESET THE DATE OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENTS ON THE ADOPTION OF THE FISCAL YEAR 2024/2025 PROPOSED BUDGET; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Riverside Park Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2024/2025 was prepared and considered by the Board; and was approved by the Board on March 18, 2024; and,

WHEREAS, the Board has postponed the Public Hearing to meet requirements in accordance with advertisement requirements for said public hearing; and

WHEREAS, the original Public Hearing Date scheduled for May 20, 2024, now requires changing in order to establish and have a quorum of the Board to conduct the District's business; and notice of the rescheduled Public Hearing shall be advertised, as legally required.

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

Section 1. Resolution No. 2024 – 02 is hereby amended to change the date and time of the Public Hearing to June 3, 2024, at 6:30 p.m. in the Meeting Room at Mercedes Benz of Cutler Bay, 10701 SW 211th Street, Cutler Bay, Florida 33189, for the purpose of receiving public comments on the Final Fiscal Year 2024/2025 Budget.

Section 2. Except as otherwise provided herein, all of the provisions of Resolution 2024 – 02 continue in full force and effect.

Section 3. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

PASSED, ADOPTED and EFFECTIVE this 20th day of May, 2024

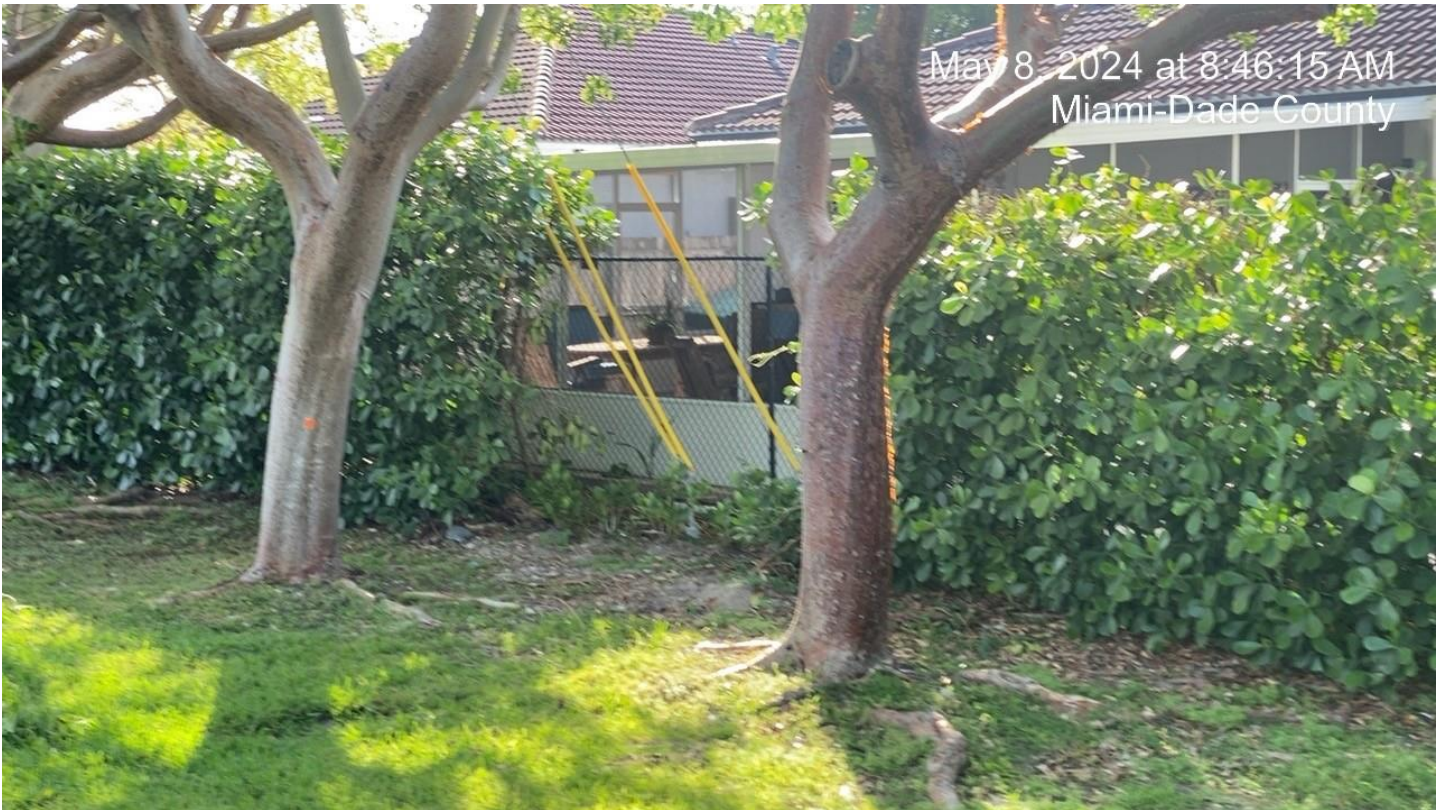
ATTEST:

**RIVERSIDE PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

PICTURES “AFTER” – Taken on May 8th, 2024.



**Riverside Park Community Development District
C/O Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410**

April 4, 2024

Ignacio Miguel Vigo
and/or Current Property Owner
10209 SW 224 TER
Cutler Bay, Florida 33190-1725

**SENT VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

RE: Request for Restoring Area to its Original Condition

Dear Property Owner,

This firm serves as property manager for the Riverside Park Community Development District (the "District"). The District believes, based on the photographs attached to this correspondence, that you or someone under your direction improperly removed vegetation (Clusias) owned and maintained by the District; in addition to improperly removed the District's Clusias, you or someone under your supervision, left debris on the property maintained by the District. Your actions have caused property damage, and the debris left behind continues to be a nuisance and must be removed immediately. **This letter serves as notice to install/add the removed Clusias and to remove all the debris you created from District maintained property by May 4, 2024.**

The District has taken the liberty of requesting an estimate from the District's landscaping maintenance contractor, Trimscape Landscape Services, for the addition of the removed vegetation (Clusias) and restoring the area to its original condition enclosed herein. Should the area not be corrected within the provided thirty (30) day time period, the District will authorize the approval of the provided estimate and charge you back for said expenses.

Your cooperation in this matter is greatly appreciated. Should you have any questions regarding this matter, please do not hesitate to contact me at 786-503-1633 or via email at rgalvis@sdsinc.org, or the District Manager, Gloria Perez at 786-347-2711 or via email at gperez@sdsinc.org.

Sincerely,

Ronald Galvis

Ronald Galvis
Field Operations Manager for
Riverside Park Community Development District

cc: Gregory F. George., Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (via email only)
Patrick Deery, Trimscape Landscape Services (via email only)
Gloria Perez, District Manager (via email only)

***Riverside Park Community Development District
C/O Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410***

ENCLOSURES



***Riverside Park Community Development District
C/O Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410***



Date	Estimate #
4/2/2024	1329

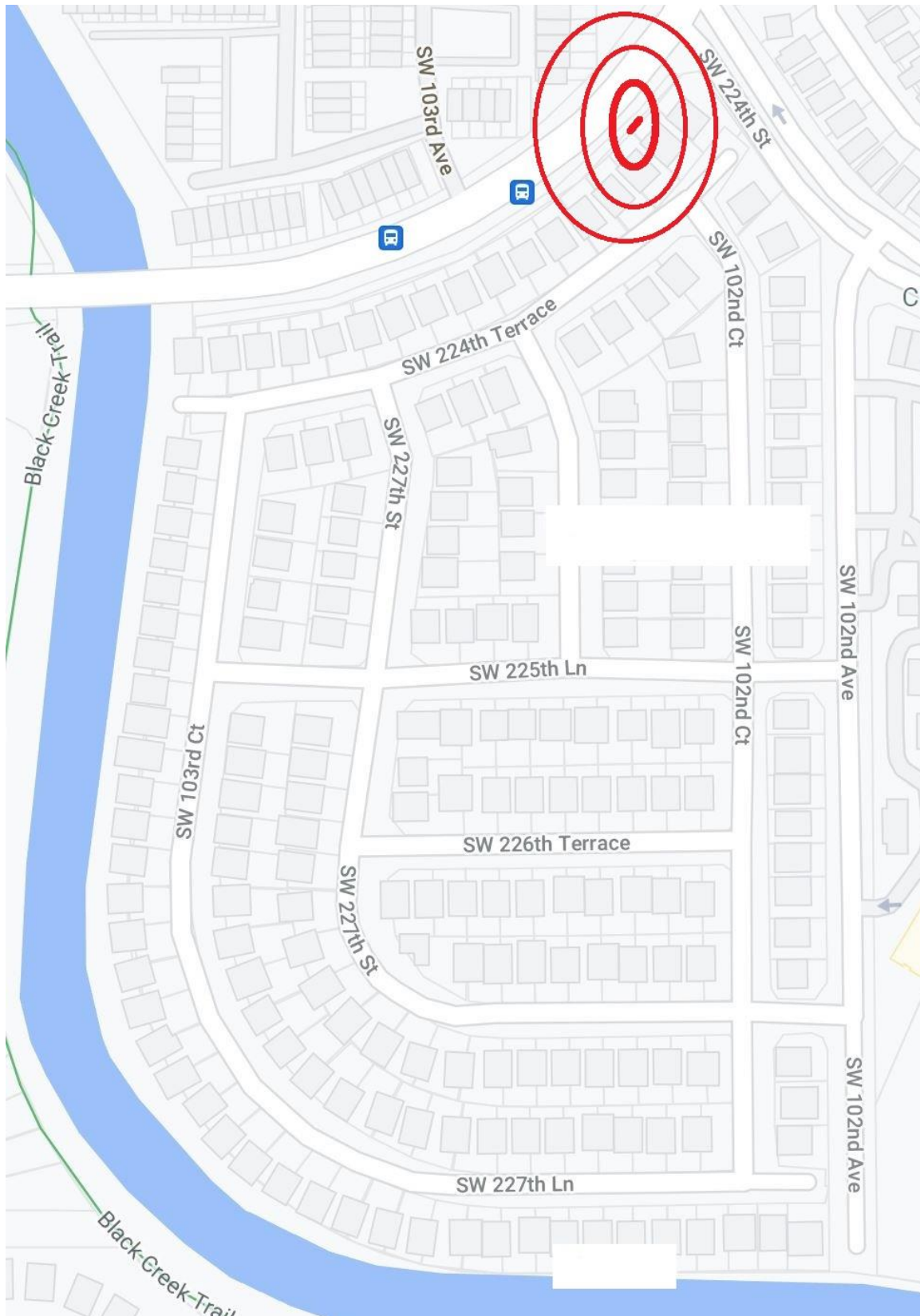
Bill To
Riverside Park CDD C/O Special District Services, Inc. 2501A Burns Rd. Palm Beach Gardens, FL 33410

Description	Quantity	Rate	Amount
Delivery and installation of 15 gal Clusia plants where contractor removed and destroyed hedges *if more or less plants are needed final invoice will reflect Plant material will be grade A and approx 4-5 ft tall and full.	6	75.00	450.00
Total			\$450.00

Phone #
PH: 305-989-8446

E-mail
Trimscape@hotmail.com

**Riverside Park Community Development District
C/O Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410**





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 04/03/2024

PROPERTY INFORMATION	
Folio	30-6017-022-0150
Property Address	10209 SW 224 TER MIAMI, FL 33190-1725
Owner	IGNACIO MIGUEL VIGO
Mailing Address	10209 SW 224TH TER CUTLER BAY, FL 33190-1725
Primary Zone	2800 TOWNHOUSE
Primary Land Use	0104 RESIDENTIAL - SINGLE FAMILY : RESIDENTIAL - TOTAL VALUE
Beds / Baths /Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,988 Sq.Ft
Living Area	1,519 Sq.Ft
Adjusted Area	1,811 Sq.Ft
Lot Size	5,268 Sq.Ft
Year Built	2005

ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$184,380	\$110,628	\$79,020	
Building Value	\$183,382	\$247,962	\$160,092	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$367,762	\$358,590	\$239,112	
Assessed Value	\$126,900	\$123,204	\$119,616	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction	\$240,862	\$235,386	\$119,496
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
HERFA SUB	
PB 159-80 T-21201	
LOT 15 BLK 1	
LOT SIZE 5268 SQ FT	
FAU 30-6017-000-0053	

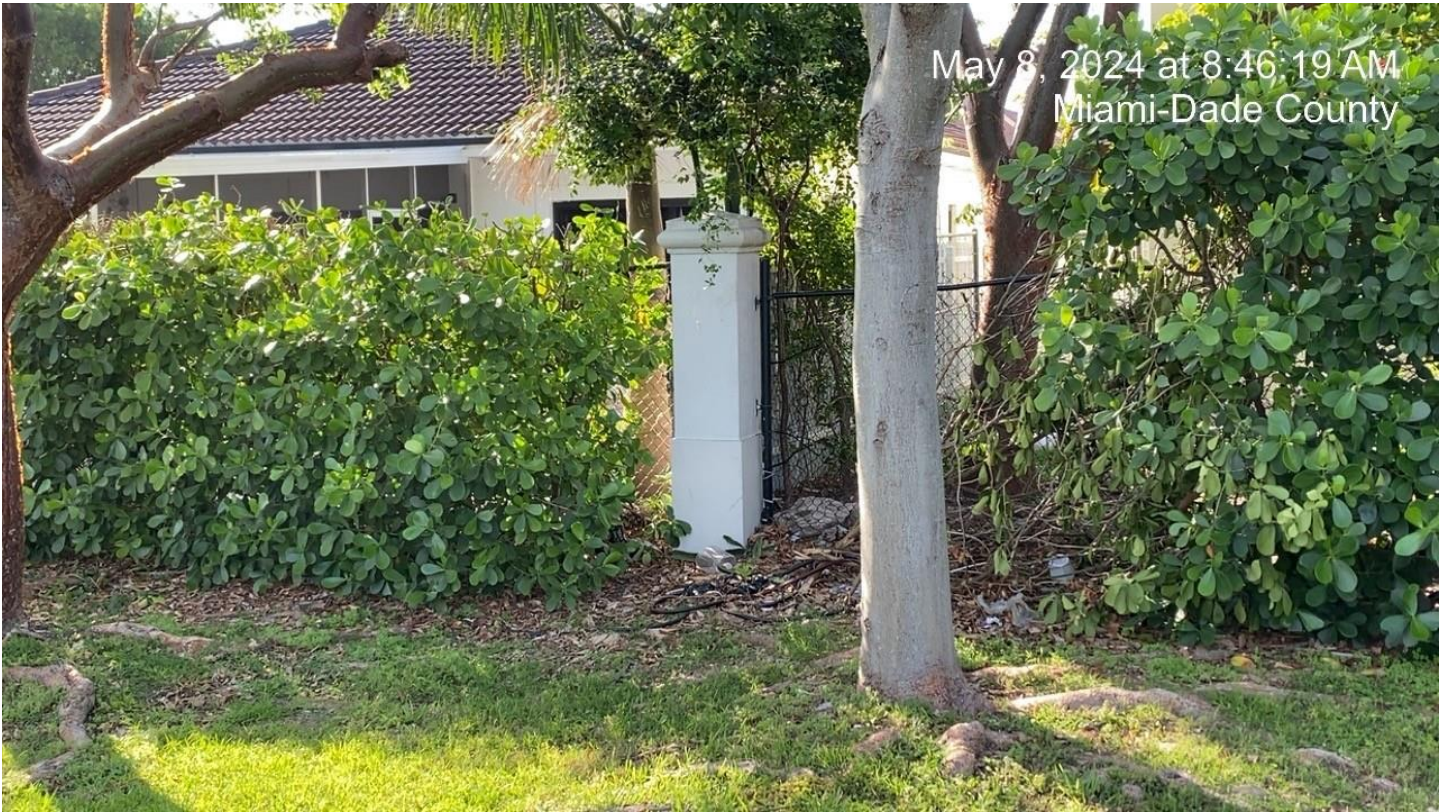


TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$76,900	\$73,204	\$69,616
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$101,900	\$98,204	\$94,616
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$76,900	\$73,204	\$69,616

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/2008	\$235,000	26200-0337	Other disqualified
08/01/2007	\$0	25878-0392	Sales which are disqualified as a result of examination of the deed
06/01/2006	\$430,000	24703-4901	Sales which are qualified
12/01/2005	\$295,990	24261-4845	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Clusias Behind 10217 SW 224 TER



Date	Estimate #
5/8/2024	1360

Bill To
Riverside Park CDD C/O Special District Services, Inc. 2501A Burns Rd. Palm Beach Gardens, FL 33410

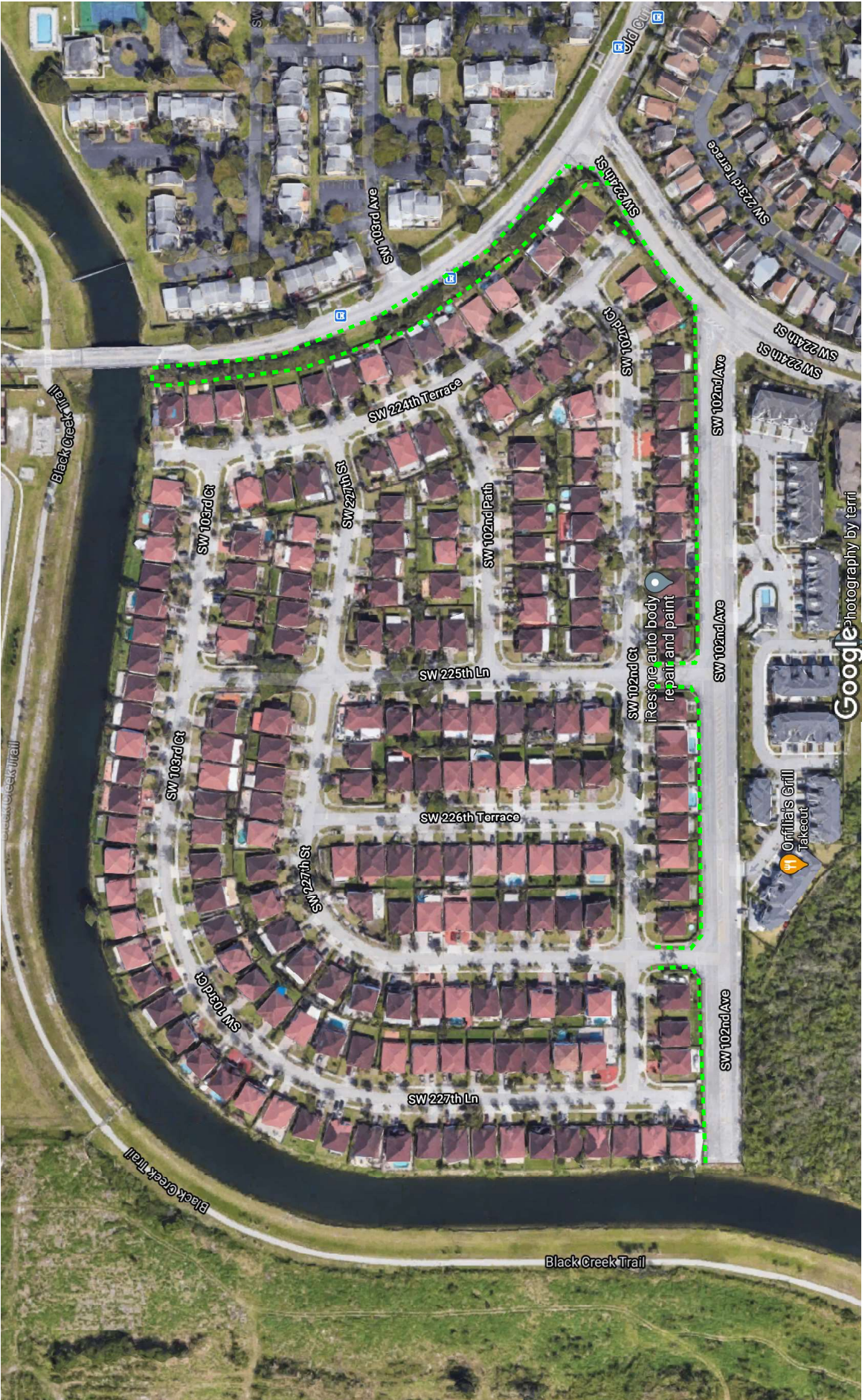
Description	Quantity	Rate	Amount
Delivery and installation of 15 gal Clusia plants *if more or less plants are needed final invoice will reflect Plant material will be grade A and approx 4-5 ft tall and full.	4	75.00	300.00
Total			\$300.00

Phone #
PH: 305-989-8446

E-mail
Trimscape@hotmail.com

Riverside Park CDD Landscaping Maintenance

Frank Lawn Services	Trimscape (Current Provider)	Turf Management
Servicing of property per year (Every other week - 26x). Mowing of all district areas. Hedge trimming 12x per year on rotation. Herbicide application to landscape beds/pavers as needed. Mulching 1x per year. *Detailed map of the areas to be serviced attached.		
Breakdown of Costs: <u>Visit</u> Price for Services: \$750.00 Mulch (1 per Year): \$3,360.00 Total Yearly Cost: \$21,360.00	Breakdown of Costs: <u>Monthly</u> Price for Services: \$1,000.00 Mulch (1 per Year): \$1,750.00 Total Yearly Cost: \$13,750.00	Breakdown of Costs: <u>Visit</u> Price for Services (x2): \$500.00 Mulch (1 per Year): \$1,925.00 Total Yearly Cost: \$14,925.00
Additional Services: Mulch: \$3,360.00 per application. Fertilization: \$1,500.00 per service (1 to 2 a year recommended).	Additional Services: Mulch: \$1,750.00 per application. Fertilization: Price per service available as per request (1 to 2 a year recommended).	Additional Services: Mulch: \$1,925.00 per application. Fertilization: \$1,200.00 per service (1 to 2 a year recommended).



Imagery ©2021 Google, Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021

200 ft



April 19, 2024

Riverside Park
Ronald Galvis
Special District Services
8785 SW 165th Avenue
Miami, FL 33193

Re: Contract for Lawn Maintenance – Riverside Park SW 224th Street & Old Cutler Road, Miami, FL 33190

Agreement made April 19, 2024 between Frank's Lawn Service, Inc. herein referred to as the Contractor and Riverside Park herein referred to as the Association.

I. Description of Work:

1. There will be twenty-six (26)* cuttings of the grass completed through the year. These cuttings will be done on a bi-weekly basis. Canal bank is not included.
2. Shrubs and hedges will be trimmed as necessary to maintain height and shape. This will be completed during the normal bi-weekly visits.
3. Keeping trees limbed up to eight feet of head clearance. This will be completed during the normal bi-weekly visits.
4. Landscape beds will be raked and cleaned of all landscape debris as necessary. This will be completed during the normal bi-weekly visits.
5. Landscape beds and areas surrounding light poles and/or areas surrounding telephone poles, curbside, tree rings, cracks etc., weeded as necessary using manual and chemical methods. This will be completed during the normal bi-weekly visits.
6. Walkways, roadways, parking areas, flower beds, circular areas surrounding trees, squared off areas surrounding trees, beds surrounding shrubs, hedges, flowers and/or any other type of foliage or plants will be edged properly each and every visit.
7. A line trimmer will be used around all buildings, fences, trees, telephone poles and/or any other object requiring such a machine each and every visit.

8. Walkways and parking areas will be blown down and cleaned of all debris caused by the cutting of grass, weeding, and/or trimming each and every visit.
9. Debris gathered from the trimming of the plants and/or weeding of the beds, trimming of any palms/trees and/or raking beds, etc. will be taken away each and every visit by Frank's Lawn Service, Inc.
10. **Fertilizer** - Grass, shrubs and palms using granular, time released formulations specifically designed for each purpose. Service will be provided twice per year spring and fall. **Additional \$1,500.00 per service.**
11. **Mulch** - Furnishing and installing 7 pallets of Cypress blend mulch once per year upon request. **Additional \$3,360.00.**
12. Upon acceptance of this proposal and the signing of the contract our insurance agent will be notified to provide you with the appropriate insurance certifications.

II. Time for Work:

This contract shall run for a period beginning on or about April 19, 2024 to April 19, 2025 and will automatically renew each year unless we receive a 30 day written notice of cancellation prior to the expiration of the contract.

III. Compensation:

The agreed consideration for the work pursuant to this Contract is \$750.00 dollars per service.

***Schedule of Services:** Bi-weekly all year through.

Payment: Payment shall be made 10 days following the receipt of invoice/statement. Any balance past 30 days will be subject to 1 % per month (12 % per annum) finance charge. Should any balance be presented for collection, the customer shall pay all attorney's fees and costs incurred. Payments may be made by Visa or Mastercard only and will be assessed a 3% convenience fee.

IV. General Conditions:

- A. **Equipment:** All equipment specified in the specifications, or required to complete the monthly maintenance program, shall be provided by the contractor. Provision of the equipment shall include everything required for quality performance.
- B. **Discipline and Employment:** Contractor shall maintain at all times strict discipline among their employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed.
- C. **Compliance with Laws and Regulations:** Contractor shall comply with all laws and ordinances, as well as all rules, regulations, or orders of all public authorities relating to performance of the work. If anything set forth in any of the contract documents is a variance therewith, contractor shall notify Association or Association's representative promptly on discovery of such variance.
- D. **Responsibility for Employees:** Contractor shall be fully responsible for all acts or omissions of their employees.
- E. **Clean-up:** Contractor agrees to keep the work premises and adjoining ways free of waste materials and rubbish caused by their work. They further agree to remove all such waste materials and rubbish, together with their tools, equipment and machinery.
- F. **Execution of Contract:** Contractor agrees to perform all services as outlined in the description of work. Should any discrepancies be found in the work, the problem will be rectified within seven days of written notification.

V. Special Conditions:

In the event of a hurricane, prior to service, a cleanup of the property may be necessary at an additional charge. We are unable to mow a property littered with debris even if the debris consists of small pieces of branches which can fly off and injure our crew members and damage our equipment. We would also like to remind you that if you require additional work, including removing existing piles of green debris from the property, you need to call the office so that a work order can be generated. Our crews will not perform any additional work without a work order. You can always obtain a free estimate upon request for the above services.

VI. Work Changes:

Contractor reserves the right to order work changes in the nature of additions, deletions, or modifications without invalidating the contract, and agrees to make corresponding adjustments in the contract price. All changes will be authorized by written change order signed by Association or by Association's representative. The change order will include conforming changes in the contract and termination time. Work shall be changed, and the contract price and termination time shall be modified only as set out in the written change order. Any adjustment in the contract sum resulting in a credit or a change to the Association shall be determined by a mutual agreement signed by the parties before starting the work involved in the change.

VII. Insurance:

Contractor's Liability Insurance. Contractor agrees to keep in force at their own expense the entire period of this lawn maintenance contract such liability insurance as will protect them from claims, under Worker's Compensation and Employee Benefit laws, for bodily injury and death, and for property damage, that may arise out of work under this contract, whether directly or indirectly by Contractor.

VIII. Early Termination:

Either party may within thirty (30) days written notice via certified mail, terminate this contract prior to the termination date.

IX. Binding Effect:

This contract shall be binding on the parties and on their successors, legal representatives, and assigns.

Executed in Miami, Florida on the date first above written.

Contractor:


Authorized Signature

Frank Autorino
Name

Association:

Authorized Representative

Name



INTRODUCTION

Jan 1, 2024

Dear: Riverside Park CDD

Thank you for taking the time and allowing **TRIMSCAPE** to submit a bid proposal for landscape maintenance.

We are excited for the opportunity to work for your property. We firmly believe that our service and staff will make your property stand out amongst the others. Our VP Jaimie Deery is an ISA Arborist, Certified Pest Control Operator and Horticulturalist that takes great pride in evaluating your property correctly. We have a strong reputation in the local community to be honest, reliable, and do an overall great job.

We are diverse and offer an expansive list of self-performed services. From routine landscape maintenance, tree trimming, Irrigation repairs, Mulching, landscaping install, pressure washing of common areas/loading areas to name a few. All employees are trained and retrained quarterly to ensure safe and efficient work practices.

In this proposal you will find our initial plan on the basis of a walk around the property. Consider this as preliminary and further adjustments can be made along the way.

We look forward to showing you what we can do!

Sincerely,

TRIMSCAPE

Patrick & Jaimie Deery

LANDSCAPE MAINTENANCE PROPOSAL

Our staffing would consist of the following:

- Uniformed detail service crew members.
- The site will be visited 12 times per year by our Operations Manager.
- A Monthly walk-through will be attended by our Operations Manager & dedicated crew leader.

Total Proposed Cost Including Labor, Equipment, and Materials of yearly services to be performed:

- Servicing of property 26x per year.
- Mowing of all district areas.
- Hedge trimming 12x per year on rotation.
- Herbicide application to landscape beds/pavers as needed.
- Mulching 1x Per year.

TRIMSCAPE GENERAL SPECIFICATIONS

I. Introduction

The following Specification establishes the standard for landscape maintenance at Riverside Park CDD

SCOPE OF WORK

TRIMSCAPE ("Contractor") shall furnish all labor, equipment, tools, services and special skills necessary to complete the work specified in accordance with professional horticultural and ornamental practices. During the pendency of this Agreement the contractor shall not provide work or service for any individual homeowner to prevent any conflict of interest.

II. Maintenance

- **Mowing**

- Turf shall be cut at a uniform height using sharp blades.
- Turf shall be maintained 4.5 inches during the cooler season
- Warm season turf shall be maintained at 4 inches
- During mowing, care shall be exercised to prevent damage to trees and other obstacles in the lawn areas, such as electrical boxes or fixtures.
- We will not be held responsible for Landscape decorations/Lighting, decorative plants not installed by developer, lighting cords, Utility cables, extension cords, car charging cables, exposed irrigation, holiday decorations, Water hoses not properly stored.

- **Edging**

- All turf edges adjacent to walks, curbs, paved areas, fixtures at grade, and shrub or groundcover areas shall be trimmed as needed to maintain a crisp and neat appearance.
- During edging, care shall be exercised to prevent damage to trees, building surfaces, walls,

header boards, light fixtures, signage, etc. We will not be responsible for broken windows caused by decorative rocks installed in landscape areas.

- **Hedge Trimming**

- Shrubs shall be pruned and trimmed as required for safety, removal and general containment or appearance.
- Shrubs shall be pruned and trimmed in such a manner as to retain and promote as much of the flowering and other natural characteristics of the shrub as possible

- **Air Blowing**

- Any walkways or paved areas will be blown free of any debris accumulated during service visits.

III. Pruning and Trimming

- Trees shall be pruned up to a height of 7-feet as required for safety, removal of broken or diseased branches, for pedestrian or vehicular access, or ingress or egress
- Pruning under this specification is limited to that which may be done from the ground.
- Structural tree work shall be done only upon approval or as directed by Owner's Representative and shall be performed as an Extra Charge.

IV. Irrigation

- **In General**

- In the irrigation of all plant materials, Contractor shall operate all irrigation systems in such a manner so as to obtain uniform moisture throughout the root zone.
- Hours of scheduled operation will be programmed to minimize disease occurrence in plant materials and to reduce possible nuisance from sprinkler operation to pedestrians or vehicles (typically, early morning hours before sunrise).
- The Owner will provide Contractor with locks, keys and maps (all of which shall remain the property of owner)
- Repairs will be additional charges.

- **Operations of System**

- Contractor shall personally observe all systems during operation cycle at least once per month to verify effectiveness of sprinkler operation and preventive maintenance shall be performed on system as needed.
- Contractor will adjust, as necessary, all sprinkler heads, valves and pressure reducers to continue operation at maximum efficiency and performance.

V. Disease and Pest Control (IPM) N/A

- **In General**

- When contracted for these respective services, contractor shall maintain disease and pest free turf, groundcover and shrubs, where such diseases and/or pests are foreseeable, preventable and reasonably treatable (treatment for unforeseen diseases or pest invasion will be additional cost above and beyond the normal turf maintenance program.)
 - Contractor shall maintain disease and pest free trees where such diseases and/or pests are foreseeable, preventable and reasonably treatable through the application of chemical controls such as insecticides and provided that insecticides can be applied systemically or through ground level topical spraying. (Overhead treatment and/or treatment for unforeseen diseases or pest invasion will be proposed as Extra Work).
 - Contractor's responsibility for pest control shall be limited to invertebrates. Control of rodents and other vertebrates will be proposed as Extra Work.
 - **Preexisting condition will not be covered under this contact and will be charged as an additional expense. Ex. Lethal Necrosis, white fly, chinch bugs, worms etc.**
- **Pesticides**
 - Adherence to Regulations - All materials used by Contractor shall be in strict accordance with the Florida Department of Pesticide Regulation. Application and disposal of pesticides shall be within the guidelines established in the Florida Food and Agriculture Code and the Florida Code of Regulations.
 - Timing of Application - Pesticides will be applied at times which limit the possibility of contamination from climatic and other factors. Applicator shall monitor forecasted weather conditions to avoid making applications prior to inclement weather in order to eliminate potential runoff of treated areas.
 - Method and Manner of Application- Care shall be taken in transferring and mixing pesticides to prevent contaminating areas outside the target area. Application methods shall be used which ensure that materials are confined to the target area.

VI. Fertilization N/A

- Goal of Fertilization- Plant materials shall be fertilized as required to maintain healthy color and appearance and promote perpetual growth.

VII. Clean-Up

- Contractor shall remove all green waste and other debris resulting from maintenance operations and dispose of it off-site. All grass clippings deposited on roadways or walks shall be removed after each mowing or trimming operation. On-site disposal of green waste shall be permitted with approval of Owner's Representative. Non-organic debris not generated by Contractor shall be disposed of at the job-site container, if one is available.
- Timing of Removal/Observation- All debris resulting from Contractor's operations shall be removed by the end of the workday on each scheduled maintenance visit. All landscape areas shall be patrolled whenever on site to check for vandalism, broken tree branches, rodents, insects, snails, pests and/or diseases.

VIII. Extra Work

- Mulching @5.00 per bag (based on current market rates – suppliers are planning to raise costs)
- Tree trimming scheduled at additional cost

IX. Insurance

- Trimscape will be self-performing all work and shall provide and maintain during the life of this Contract "Worker's Compensation Insurance" for all of his employees employed in connection with the performance of this Agreement.
- The Contractor shall provide and maintain during the life of this Agreement, insurance that will protect Contractor, and any subcontractor. The Contractor shall also provide and maintain during the life of the Agreement insurance that will indemnify and hold harmless the Client, and its respective officers, agents and employees from and against all claims, costs, expenses, including attorney's fees and damages arising out of or resulting from performance of the work pursuant to this Agreement, injury to or conduct, want of care or skill, negligence and patent infringement providing that any such claim, damage loss or expenses (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of property including the loss of use resulting there from and (b) is caused in whole or in part by any negligent act of Contractor, its employees, agents, officers, or Subcontractors, or anyone indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified here under.
- Insurance shall be provided with a limit of \$1,000,000.00 in policy as follows: Commercial General Liability, Insurance, including Products and/or Complete Operations, Explosions Hazard, Collapse Hazard and Underground Property Damage Hazard and Contractual Liability. The Client shall be named as an additional insured.
- Insurance shall be provided with a limit of \$1,000,000.00 in policy as follows: Comprehensive Auto Liability Insurance.
- All such insurance shall be obtained from companies licensed and authorization to do business in the field of insurance in the State of Florida and are authorized and licensed to provide the insurance required herein.
- At the time of execution of the Agreement, the Contractor will file with the management company, certificates of such insurance, acceptable to the Client. These certificates shall contain a provision that the coverage afforded under the policies will not be canceled or materially changed until at least thirty (30) days prior written notice has been given to the Client.

X. Termination

- This Agreement may be terminated by the Client at any time and at the discretion of the Client, with or without cause, upon (60) days written notice to Contractor. This Agreement may be terminated by Contractor at any time, with or without cause, upon (60) days written notice to the Client. In the event this Agreement is terminated by either party, the Contractor shall bill the Client, and receive payment for those Landscape Maintenance Services provided prior to the date of termination.
- All notices and communications required hereunder shall be hand-delivered or by written notice via certified mail. If sent by any other means, such notices shall be effective only upon actual receipt by the other party for whom it is intended.

Service Schedule 2024

Service Month	Service Visits as per schedule including trimming of shrubs. 26x	Mulching Brown 5.5 Pallets	Yearly Total
January	\$1,000.00		
February	\$1,000.00		
March	\$1,000.00		
April	\$1,000.00		
May	\$1,000.00		
June	\$1,000.00		
July	\$1,000.00		
August	\$1,000.00		
September	\$1,000.00	\$1,750.00	
October	\$1,000.00		
November	\$1,000.00		
December	\$1,000.00		
Yearly	\$12,000.00	\$1,750.00	\$13,750.00

Acceptance of proposed services:

Riverside Park CDD

Signature: _____ Date: _____

Print: _____

Trimscape Corp

Signature: _____ Date: _____

Print: _____



12600 SW 125 Ave
Miami, FL 33186

4/16/2024.
Riverside Park CDD
c/o Gloria Perez
Special District Services
8785 SW 165 Ave.
[Miami, FL. 33193](#)

RE: Landscape maintenance – RiversideParkCDD

Landscape maintenance as follows:

1. Common area turf areas to be mowed 26 times per year. Cutting of canal bank is not included in this proposal
2. Pick up fallen fronds, and fruit before mowing and disposal.
3. Blowing off leaf drop from roads, and sidewalks each service.
4. Blade edge sidewalks, roads, curbs, and beds at each cut.
5. Hedge, tree rings and shrub beds will be sprayed with herbicide to control weeds.
6. Plant pruning to follow the national standards of pruning woody plants (ANSI A-300 Maintenance standards).
Plants will be trimmed to control size and shape with the natural form in mind. Pruning will be done 12 times per year or as needed. Plant pruning and grass cutting to be performed by different specialized crews. Remove volunteer plants in the natural areas as needed, supervised by a knowledgeable native plant supervisor.
7. Pruning and limbing up of trees and palms for clearance to 10 feet.
8. Haul away and dispose of debris generated by the maintenance and fallen debris.
9. Pest control for lawn and shrubs to be included based on Integrated Pest Management basis.
10. Due to the complexity sites of horticultural issues, each service to be supervised and coordinated by an experienced supervisor with native plant knowledge. Lawn cutting and shrub detailing to be done by separate crews due to their different horticultural training and experience.

Fertilization: Fertilize lawn areas, shrubs/hedges, and palms with a complete formula granular fertilizer twice per year. Application rates to follow industry standards.

Pest Control: Integrated pest management (IPM), weed/insect/disease control, and any other procedures consistent with good horticultural practice necessary to ensure normal, vigorous, and healthy growth.

Mulch: As requested by management. Price will be based on 6 pallets of Brown mulch.

Miscellaneous:

Turf Management carries \$1,000,000 property liability insurance and all workmen are covered under workmen's compensation insurance. Contract good for 12 months but may be cancelled by either party with 30 days written notice. Billing for services to be billed monthly and based on the number of cuts per month. Payment terms are to be net 30 days. All unpaid bills carry a 1.5% per month interest charge after due date. Contract to be self-renewing annually at the current price plus price adjustment reflecting the Bureau of Labor's 12-month CPI (consumer price index) for South Florida

Annually

Schedule of charges:

Base maintenance, item 1 - 10:	\$500 per cut	\$13,000
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Extras

Fertilization:	2x	Per Application: \$1,200	\$2,400
Mulch:	1x	Per 6 Pallets of Brown mulch	\$1,925

Acceptance of proposal:

_____ Date: _____

By: Fernando Toledo
Turf Management Services
ISA Certified Arborist FL-9448

Riverside Park
Community Development District

**Financial Report For
April 2024**

Riverside Park Community Development District

Budget vs. Actual

October 2023 through April 2024

	<u>Oct '23 - April 24</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Admin Assessments	61,356.34	63,107.00	-1,750.66	97.23%
363.101 · Maintenance Assessments	38,527.10	39,774.00	-1,246.90	96.87%
363.810 · Debt Assessments	115,518.37	118,812.00	-3,293.63	97.23%
363.820 · Debt Assessment-Paid To Trustee	-109,921.65	-111,683.00	1,761.35	98.42%
363.830 · County Tax Collector Fee	-2,068.08	-4,434.00	2,365.92	46.64%
363.831 · Discounts For Early Payments	-8,367.00	-8,867.00	500.00	94.36%
369.401 · Interest Income	9,375.69	300.00	9,075.69	3,125.23%
Total Income	<u>104,420.77</u>	<u>97,009.00</u>	<u>7,411.77</u>	<u>107.64%</u>
Expense				
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%
511.302 · Border Hedge/Monument/Fence	0.00	8,275.00	-8,275.00	0.0%
511.303 · Nutritional Control/Mulch	0.00	3,500.00	-3,500.00	0.0%
511.307 · Lawn/Landscape Maintenance	5,850.00	16,500.00	-10,650.00	35.46%
511.308 · Miscellaneous Maintenance	0.00	6,613.00	-6,613.00	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	11,851.00	20,316.00	-8,465.00	58.33%
511.312 · Secretarial Fees	1,575.00	2,700.00	-1,125.00	58.33%
511.315 · Legal Fees	3,630.00	8,000.00	-4,370.00	45.38%
511.318 · Assessment/Tax Roll	0.00	3,500.00	-3,500.00	0.0%
511.320 · Audit Fees	0.00	3,700.00	-3,700.00	0.0%
511.450 · Insurance	6,370.00	6,500.00	-130.00	98.0%
511.480 · Legal Advertisements	196.50	650.00	-453.50	30.23%
511.512 · Miscellaneous	214.23	825.00	-610.77	25.97%
511.513 · Postage and Delivery	85.02	200.00	-114.98	42.51%
511.514 · Office Supplies	273.15	475.00	-201.85	57.51%
511.516 · Website Management Fee	1,020.81	1,750.00	-729.19	58.33%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,100.00	-4,100.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	250.00	-250.00	0.0%
Total Expense	<u>32,963.11</u>	<u>97,009.00</u>	<u>-64,045.89</u>	<u>33.98%</u>
Net Income	<u><u>71,457.66</u></u>	<u><u>0.00</u></u>	<u><u>71,457.66</u></u>	<u><u>100.0%</u></u>

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
APRIL 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Apr-24	Year To Date Actual 10/1/23 - 4/30/24
REVENUES			
Administrative Assessments	63,107	779	61,356
Maintenance Assessments	39,774	491	38,527
Debt Assessments	118,812	1,466	115,518
Other Revenue	0	0	0
Interest Income	300	0	9,376
Total Revenues	\$ 221,993	\$ 2,736	\$ 224,777
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	16,500	0	5,850
Entrance Features	1,000	0	0
Miscellaneous Maintenance/Improvements	6,613	0	0
Border Hedge/Monument/Fence	8,275	0	0
Nutritional Control/Mulch	3,500	0	0
Engineering/Inspections	1,500	0	0
Contingency/Reserve (\$16,270 Available)*	0	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 37,388	\$ -	\$ 5,850
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	0	1,600
Payroll Taxes - Employer	480	0	122
Management	20,316	1,693	11,851
Secretarial	2,700	225	1,575
Legal	8,000	0	3,630
Assessment Roll	3,500	0	0
Audit Fees	3,700	0	0
Insurance	6,500	0	6,370
Legal Advertisements	650	0	197
Miscellaneous	825	23	214
Postage	200	16	85
Office Supplies	475	55	273
Dues & Subscriptions	175	0	175
Trustee Fee	4,100	0	0
Continuing Disclosure Fee	250	0	0
Website Management	1,750	145	1,021
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 59,621	\$ 2,157	\$ 27,113
Total Expenditures	\$ 97,009	\$ 2,157	\$ 32,963
Revenues Less Expenditures	\$ 124,984	\$ 579	\$ 191,814
Bond Payments	(111,683)	(1,451)	(109,922)
Balance	\$ 13,301	\$ (872)	\$ 81,892
County Appraiser & Tax Collector Fee	(4,434)	(27)	(2,068)
Discounts For Early Payments	(8,867)	0	(8,367)
Excess/ (Shortfall)	\$ -	\$ (899)	\$ 71,457
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (899)	\$ 71,457

* Contingency/Reserve Funds Can Be Used In Fiscal Year 23/24 or in Future Fiscal Years.

Original Balance = \$36,680. Current Balance = \$16,270.

Bank Balance As Of 4/30/24	\$ 389,489.00
Accounts Payable As Of 4/30/24	\$ 8,635.97
Accounts Receivable As Of 4/30/24	\$ -
Reserve Funds As Of 4/30/24	\$ 16,270.00
Available Funds As Of 4/30/24	\$ 364,583.03

RIVERSIDE PARK CDD
TAX COLLECTIONS
2023-2024

#	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
									\$ 221,693	\$ 63,107	\$ 39,774	\$ 118,812	\$ 63,107	\$ 39,774	\$ 118,812	
									\$ 208,692	\$ 59,621	\$ 37,388	\$ 111,683	\$ 59,621	\$ 37,388	\$ 111,683	\$ 111,683
1	1	Miami-Dade Tax Collector	11/20/23	NAV Taxes	\$ 17,282.33		\$ (165.72)	\$ (710.83)	\$ 16,405.78	\$ 4,920.28	\$ 3,100.45	\$ 9,261.60	\$ 4,670.72	\$ 2,943.20	\$ 8,791.86	\$ 8,791.86
2	2	Miami-Dade Tax Collector	11/24/23	NAV Taxes	\$ 11,958.76		\$ (114.80)	\$ (478.39)	\$ 11,365.57	\$ 3,386.35	\$ 2,134.33	\$ 6,438.08	\$ 3,217.66	\$ 2,028.02	\$ 6,119.89	\$ 6,119.89
3	3	Miami-Dade Tax Collector	12/08/23	NAV Taxes	\$ 173,945.60		\$ (1,669.87)	\$ (6,958.24)	\$ 165,317.49	\$ 49,256.00	\$ 31,044.80	\$ 93,644.80	\$ 46,802.24	\$ 29,498.53	\$ 89,016.72	\$ 89,016.72
4	4	Miami-Dade Tax Collector	12/27/23	NAV Taxes	\$ 3,763.36		\$ (36.13)	\$ (150.55)	\$ 3,576.68	\$ 1,231.40	\$ 776.12	\$ 1,755.84	\$ 1,178.25	\$ 742.63	\$ 1,655.80	\$ 1,655.80
5	5	Miami-Dade Tax Collector	01/09/24	NAV Taxes	\$ 1,139.99		\$ (11.15)	\$ (25.51)	\$ 1,103.33	\$ 324.56	\$ 204.51	\$ 610.92	\$ 314.05	\$ 198.00	\$ 591.28	\$ 591.28
6	Int - 1	Miami-Dade Tax Collector	02/27/24	Interest		\$ 212.58			\$ 212.58	\$ 212.58			\$ 212.58			\$ -
7	6	Miami-Dade Tax Collector	03/08/24	NAV Taxes	\$ 4,348.64		\$ (43.05)	\$ (43.48)	\$ 4,262.11	\$ 1,231.40	\$ 776.12	\$ 2,341.12	\$ 1,206.76	\$ 760.60	\$ 2,294.75	\$ 2,294.75
8	Int - 2	Miami-Dade Tax Collector	03/20/24	Interest		\$ 14.95			\$ 14.95	\$ 14.95			\$ 14.95			\$ -
9	7	Miami-Dade Tax Collector	04/26/24	NAV Taxes	\$ 2,735.60		\$ (27.36)	\$ -	\$ 2,708.24	\$ 778.82	\$ 490.77	\$ 1,466.01	\$ 771.03	\$ 485.86	\$ 1,451.35	\$ 1,451.35
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$ 215,174.28	\$ 227.53	\$ (2,068.08)	\$ (8,367.00)	\$ 204,966.73	\$ 61,356.34	\$ 38,527.10	\$ 115,518.37	\$ 58,388.24	\$ 36,656.84	\$ 109,921.65	\$ 109,921.65

Assessment Roll = \$221,697.24

Note: \$221,693, \$63,107, \$39,774 and \$118,812 are 2023/2024 Budgeted assessments before discounts and fees.
Note: \$208,692, \$59,621, \$37,388 and \$111,683 are 2023/2024 Budgeted assessments after discounts and fees.

\$ 215,174.28	
\$ 227.53	\$ 204,966.73
\$ (61,356.34)	\$ (58,388.24)
\$ (38,527.10)	\$ (36,656.84)
\$ (115,518.37)	\$ (109,921.65)
\$ -	\$ -

**Riverside Park Community Development District
Contingency/Reserve Expenditures
October 2015 - April 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Contingency/Reserve	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
Total					20,410.00

Original Funds Available For Contingency/Reserve	\$ 36,680.00
Contingency/Reserve Expenditures As Of 4/30/24	\$ 20,410.00
Contingency/Reserve Funds Balance As Of 4/30/24	\$ 16,270.00

Ethics Training

Beginning in 2024, District Supervisors are required to complete four (4) hours of ethics training annually. Below are links to two training sessions that will, upon completion, satisfy the training requirement. *Beginning with the 2024 Form 1, District Supervisors will be required to confirm that they have completed the training each year.*

- **State Ethics Laws for Constitutional Officers & Elected Municipal Officers**
 - <https://www.youtube.com/watch?v=U8JktIMKzyl>
- **Public Meetings and Public Records Law**
 - <https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3>

Both links can be found on SDS' website, at www.sdsinc.org/links.

The Florida Association of Special Districts (FASD) also offers a training option through Florida State University's Florida Institute of Government. If your special district is a member of FASD, the cost for this special district-specific ethics training is \$49.00 for each district official.

If your special district is NOT a member of FASD, the cost for this special district-specific ethics training is \$79.00 for each district official.

Information on the FASD course can be found at <https://www.fasd.com/ethics-for-special-districts>.