



**RIVERSIDE PARK
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 18, 2019
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
Mercedes Benz of Cutler Bay
10701 SW 211th Street
Cutler Bay, Florida 33189
REGULAR BOARD MEETING
November 18, 2019
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. May 20, 2019 Regular Board Meeting & Public Hearing.....Page 2
- G.** Old Business
- H.** New Business
 - 1. Consider Resolution No. 2019-04 – Adopting a Fiscal Year 2018/2019.....Page 6
 - 2. Consider Approval of Pressure Cleaning & Painting as Needed of the Columns & Monuments.Page 11
- I.** Administrative Matters
 - 1. Financial Risk Management Policy/Review.....Page 15
 - 2. Financial Update.....Page 16
- 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 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, 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 2019/2020 REGULAR MEETING SCHEDULE

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

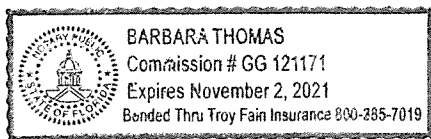
11/08/2019

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
8 day of NOVEMBER, A.D. 2019

(SEAL)

GUILLERMO GARCIA personally known to me



RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2019/2020 REGULAR MEETING SCHEDULE

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

November 18, 2019
March 16, 2020
May 18, 2020
August 17, 2020

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
11/8

19-87/0000436678M

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 20, 2019**

A. CALL TO ORDER

The May 20, 2019, Regular Board Meeting of the Riverside Park Community Development District was called to order at 6:38 p.m. a meeting room of 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 5, 2018, as part of the District's Fiscal Year 2018/2019 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 Vanessa Steinerts of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Supervisor Ojeda requested that proposals be obtained for Board consideration for the pressure cleaning of the columns and entry features.

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. March 18, 2019, Regular Board Meeting

The minutes of the March 18, 2019, Regular Board Meeting were presented for approval.

A **MOTION** was made by Supervisor Alvarez, seconded by Chairperson Lorraine Torres and unanimously passed approving the minutes of March 18, 2019, Regular Board Meeting, as presented.

Mrs. Perez then recessed the Regular Board Meeting and simultaneously called to order at approximately 6:41 p.m. the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in the *Miami Daily Business Review* on April 30, 2019, and May 7, 2019, as legally required.

2. Receive Public Comment on Fiscal Year 2019/2020 Final Budget

Mrs. Perez then opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2019/2020 final budget and non-ad valorem special assessments. There were no comments.

At approximately 6:43 p.m., with there being no further final budget or assessment business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.

3. Consider Resolution No. 2019-02 – Adopting a Fiscal Year 2019/2020 Final Budget

Mrs. Perez presented Resolution No. 2019-02, entitled:

RESOLUTION NO. 2019-02

A RESOLUTION OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2019/2020 BUDGET.

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2019/2020 final budget and the non-ad valorem special assessments. A brief discussion ensued.

A **MOTION** was made by Supervisor Ojeda, seconded by Chairperson Lorraine Torres and unanimously passed to adopt Resolution No. 2019-02, approving the Fiscal Year 2019/2020 Final Budget, as presented and setting the fiscal year 2019/2020 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2019-03 – Adopting a Fiscal Year 2019/2020 Meeting Schedule

Mrs. Perez presented Resolution No. 2019-03, entitled:

RESOLUTION NO. 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2019/2020 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the Resolution into the record and noted that meetings would remain at the same location of the meeting room on the second floor of Mercedes Benz of Cutler Bay located at 10701 SW 211th St, Cutler Bay, Florida 33189, with the same start time of 6:30 p.m.

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020 REGULAR MEETING SCHEDULE**

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

November 18, 2019 *Amended Budget*

~~**January 20, 2020**~~ *Due to the Martin Luther King holiday this date was omitted.*

March 16, 2020 *Proposed Budget*

May 18, 2020 *Final Budget*

August 17, 2020

A **MOTION** was made by Supervisor Ojeda, seconded by Supervisor Alvarez and unanimously passed to adopt Resolution No. 2019-03, approving the Fiscal Year 2019/2020 Regular Meeting Schedule as modified for Fiscal Year 2019-2020, holding meetings in the second floor, meeting room of Mercedes Benz of Cutler Bay located at 10701 SW 211th St, Cutler Bay, Florida 33189, with the start time of 6:30 p.m., and authorizes the advertisement of same, as required by law.

J. ADMINISTRATIVE MATTERS

1. Statement of Financial Interests – 2018 Form 1

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections within the County of residency their individual 2018 Statement of Financial Interests Form 1. The deadline for submittal is July 1, 2019.

2. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly reviewed them with the Board, pointing out that available funds as of April 30, 2019, were \$200,774.18.

K. BOARD MEMBER/STAFF CLOSING COMMENTS

Mrs. Perez provided the Board with an update regarding the South Florida Water Management District (SFWMD) complaints that she had received from a few of the residents, which were forwarded to SFWMD regarding communications with the Commissioner's office pertaining to same.

L. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Chairperson Lorraine Torres, seconded by Supervisor Alvarez and passed unanimously to adjourn the Regular Board Meeting at 7:04 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2018/2019 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Riverside Park Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant 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 18th day of November, 2019.

ATTEST:

**RIVERSIDE PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Riverside Park Community Development District

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

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19	AMENDED FINAL BUDGET 10/1/18 - 9/30/19	YEAR TO DATE ACTUAL 10/1/18 - 9/29/19
REVENUES			
Administrative Assessments	60,862	61,142	61,142
Maintenance Assessments	40,481	40,481	40,481
Debt Assessments	120,339	120,339	120,339
Other Income	0		0
Interest Income	120	413	413
TOTAL REVENUES	\$ 221,802	\$ 222,375	\$ 222,375
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	3,200	3,200
Employer Taxes - Payroll	480	245	245
Management	18,144	18,144	18,144
Secretarial	2,700	2,700	2,700
Legal	8,000	5,260	5,260
Assessment Roll	3,500	3,500	3,500
Audit Fees	3,700	3,600	3,600
Insurance	6,356	5,000	5,000
Legal Advertisements	575	575	266
Miscellaneous	950	850	652
Postage	275	120	113
Office Supplies	625	300	275
Dues & Subscriptions	175	175	175
Trustee Fee	4,100	4,080	4,080
Continuing Disclosure Fee	250	250	250
Website Management	1,500	1,500	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 57,330	\$ 49,499	\$ 48,960
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	16,500	9,192	9,192
Entrance Features	1,000	0	0
Miscellaneous Maintenance/Improvements	7,277	2,500	0
Border Hedge/Monument/Fence	8,275	0	0
Nutritional Control/Mulch	3,500	0	0
Engineering/Inspections	1,500	2,000	0
Contingency/Reserve	0	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 38,052	\$ 13,692	\$ 9,192
TOTAL EXPENDITURES	\$ 95,382	\$ 63,191	\$ 58,152
REVENUES LESS EXPENDITURES	\$ 126,420	\$ 159,184	\$ 164,223
Bond Payments	(113,119)	(114,615)	(114,615)
BALANCE	\$ 13,301	\$ 44,569	\$ 49,608
County Appraiser & Tax Collector Fee	(4,434)	(2,134)	(2,134)
Discounts For Early Payments	(8,867)	(8,415)	(8,415)
EXCESS/ (SHORTFALL)	\$ -	\$ 34,020	\$ 39,059
Carryover From Prior Year		0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 34,020	\$ 39,059

* Contingency/Reserve Funds (\$16,270) To Be Used In Future Years.
Original Contingency/Reserve Funds Amount Was \$36,680
Contingency/Reserve Funds are included in Fund Balance As Of 9/30/19

FUND BALANCE AS OF 9/30/18	\$148,505
FY 2018/2019 ACTIVITY	\$34,020
FUND BALANCE AS OF 9/30/19	\$182,525

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

	FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19	AMENDED FINAL BUDGET 10/1/18 - 9/30/19	YEAR TO DATE ACTUAL 10/1/18 - 9/29/19
REVENUES			
Interest Income	0	343	343
NAV Tax Collection	113,119	114,615	114,615
Total Revenues	\$ 113,119	\$ 114,958	\$ 114,958
EXPENDITURES			
Principal Payments	65,000	65,000	65,000
Interest Payments	42,656	43,550	43,550
Bond Redemption	5,463	10,000	10,000
Total Expenditures	\$ 113,119	\$ 118,550	\$ 118,550
Excess/ (Shortfall)	\$ -	\$ (3,592)	\$ (3,592)

FUND BALANCE AS OF 9/30/18	\$103,435
FY 2018/2019 ACTIVITY	(\$3,592)
FUND BALANCE AS OF 9/30/19	\$99,843

Notes

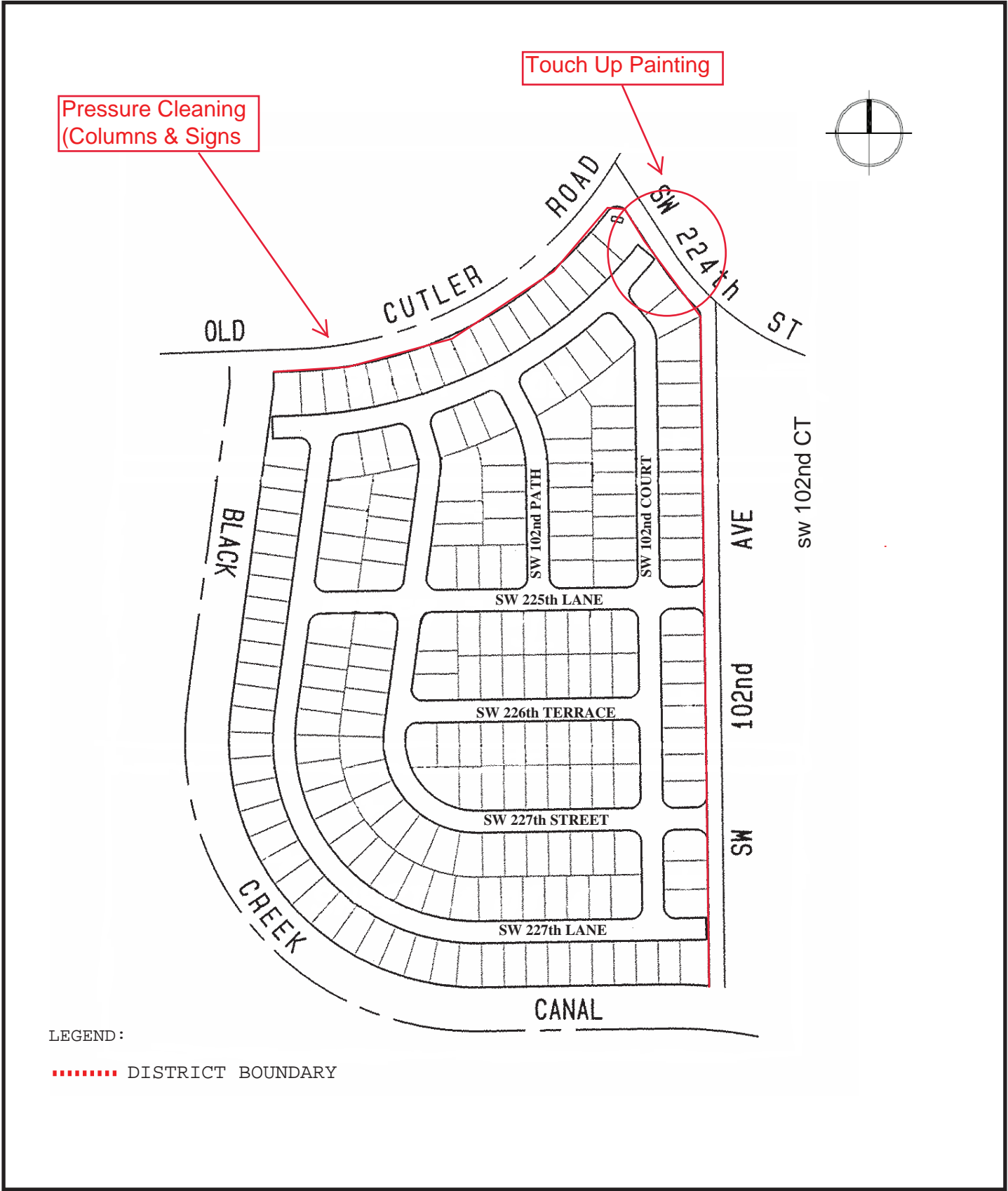
Reserve Fund Balance = \$57,005*. Revenue Fund Balance = \$42,838*.

Revenue Fund Balance To Be Used To Make 11/1/2019 Interest Payment Of \$20,638.

* Approximate Amounts

Series 2014 Bond Refunding Information

Original Par Amount =	\$1,630,000	Annual Principal Payments Due:
Interest Rate =	3.25% - 8.25%	May 1st
Issue Date =	May 2014	Annual Interest Payments Due:
Maturity Date =	May 2034	May 1st & November 1st
Par Amount As Of 9/30/19 =	\$1,270,000	



Elite Property Service & Painting Corp.

Proposal submitted to:

**Riverside Park Community Development District
Special District Services, Inc.**

2501A Burns Road
Palm Beach Gardens, FL 33410
Att.: Julian Romero

**EXTERIOR PRESSURE WASH OF FIVE MONUMENT SIGNS AND 48 COLUMNS AND
PAINT 5 COLUMNS AT RIVERSIDE PARK COMMUNITY. LOCATED AT 22575 SW 102
Court, MIAMI**

WORK TO BE PERFORM:

1. Bleach wash all mildew areas.
2. Completely pressure clean all exterior masonry surfaces.
3. Apply one coat of Masonry Conditioner Clear Sealer to all exterior masonry surfaces.
4. Patch and repair static & dynamic cracks, loose or broken stucco with Elastomeric Patching Compound, brush grade.
5. Finish coat for all exterior masonry surfaces shall be Satin Exterior 100% Acrylic latex Sherwin Williams paint to a smooth and uniform finish.
6. Paint Letters on Monument Signs Letters with DTM Satin Finish

PROPOSAL SUMS:

\$3,500.00

**WHEN DULY SIGNED AND DATED, THIS PROPOSAL SHALL BE A
BINDING CONTRACT BETWEEN THE PARTIES INVOLVED.**

Special District Services, Inc.

Title & Date: _____

Elite Property Service & Painting Corp.

Title & Date _____

13476 SW 22nd Street
Miramar, FL 33027
Thepressurecleaningman@gmail.com
www.Thepressurecleaningman.com
Cell: (954)328-8964
License Dade County No. 14BS00064
License Broward County No. 11-RP-17299-X



The Pressure Cleaning Man

Estimate

For:	Riverside Park	Estimate No:	765
	JRomero@sdsinc.org	Date:	05/29/2019

Description	Amount
Pressure cleaning of	\$670.00
1. Riverside Park community signs (5) @ \$135 each sign	
Pressure cleaning of	\$720.00
1. 48 column signs around the perimeter of community @\$15 each column	
Painting of:	\$750.00
1. (5) Columns running south from main monument sign located at SW 224 Street and Old Cutler Road. \$150 each	
Subtotal	\$2,140.00
Total	\$2,140.00
Total	\$2,140.00

Notes

Pricing may change if job specifications/materials change.

Pressure washing ground work does NOT remove any gum, rust stains, tire marks, or oil stains unless specified otherwise in estimate content. The above mention require to be treated with special chemicals/techniques.

Vendor will supply all labor, materials, and water needed to complete the job in a professional manner.

Timeframe of job 1 day.

We look forward to working with you!

The Pressure Cleaning Man

Client's signature

FINANCIAL RISK MANAGEMENT POLICY

Special District Services, Inc. (“SDS, Inc.”), acting in the capacity of District Manager, as part of good management practices and to satisfy annual audit requirements does implement certain measures and procedures to identify and mitigate financial mismanagement/fraud risks, as follows:

- a. Each month the District’s operating/checking bank account is reconciled by an authorized person who has not deposited funds to, processed expenditures or written checks from, that particular operating/checking account; and
- b. Each expenditure from the District’s operating/checking account requires a minimum of two (2) approvals from authorized staff and/or District officials and the respective approvals are provided by persons other than the preparer of the expenditure(s); and
- c. All financial transactions are logged and maintained by the District Manager for record keeping purposes; and
- d. A designated member of the Board (by an electronic approval procedure) has an opportunity to review the District’s expenditure(s) prior to the payment(s) being released; and
- e. The District engages an independent firm, pursuant to Chapter 218.391, Florida Statutes, to audit the prior year’s financial activities (October 1st through September 30th) from which an independent fiscal year annual audit is prepared; and
- f. Within sixty (60) days of the end of each fiscal year (September 30th) the District’s Board of Supervisors reviews, pursuant to Chapter 189.418(5), Florida Statutes, the prior year’s budget relative to actual revenues and expenditures and adopts by resolution an amended/revised final budget.

Riverside Park
Community Development District

**Financial Report For
September 2019**

Riverside Park Community Development District
Budget vs. Actual
October 2018 through September 2019

	Oct '18 - Sep 19	18-19 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Admin Assessments	61,142.06	60,862.00	280.06	100.46%
363.101 · Maintenance Assessments	40,481.15	40,481.00	0.15	100.0%
363.810 · Debt Assessments	120,339.25	120,339.00	0.25	100.0%
363.820 · Debt Assessment-Paid To Trustee	-114,615.15	-113,119.00	-1,496.15	101.32%
363.830 · County Tax Collector Fee	-2,133.98	-4,434.00	2,300.02	48.13%
363.831 · Discounts For Early Payments	-8,414.97	-8,867.00	452.03	94.9%
369.401 · Interest Income	412.78	120.00	292.78	343.98%
Total Income	97,211.14	95,382.00	1,829.14	101.92%
Expense				
511.122 · PR Tax Expense	244.80	480.00	-235.20	51.0%
511.131 · Supervisors Fees	3,200.00	6,000.00	-2,800.00	53.33%
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	9,192.00	16,500.00	-7,308.00	55.71%
511.308 · Miscellaneous Maintenance	0.00	7,277.00	-7,277.00	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	18,144.00	18,144.00	0.00	100.0%
511.312 · Secretarial Fees	2,700.00	2,700.00	0.00	100.0%
511.315 · Legal Fees	5,260.00	8,000.00	-2,740.00	65.75%
511.318 · Assessment/Tax Roll	3,500.00	3,500.00	0.00	100.0%
511.320 · Audit Fees	3,600.00	3,700.00	-100.00	97.3%
511.450 · Insurance	5,000.00	6,356.00	-1,356.00	78.67%
511.480 · Legal Advertisements	266.28	575.00	-308.72	46.31%
511.512 · Miscellaneous	652.39	950.00	-297.61	68.67%
511.513 · Postage and Delivery	113.18	275.00	-161.82	41.16%
511.514 · Office Supplies	275.35	625.00	-349.65	44.06%
511.516 · Website Management Fee	1,500.00	1,500.00	0.00	100.0%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	4,079.63	4,100.00	-20.37	99.5%
511.734 · Continuing Disclosure Fee	250.00	250.00	0.00	100.0%
Total Expense	58,152.63	95,382.00	-37,229.37	60.97%
Net Income	39,058.51	0.00	39,058.51	100.0%

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2019**

	Annual Budget 10/1/18 - 9/30/19	Actual Sep-19	Year To Date Actual 10/1/18 - 9/30/19
REVENUES			
Administrative Assessments	60,862	0	61,142
Maintenance Assessments	40,481	0	40,481
Debt Assessments	120,339	0	120,339
Other Revenue	0	0	0
Interest Income	120	24	413
Total Revenues	\$ 221,802	\$ 24	\$ 222,375
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	16,500	750	9,192
Entrance Features	1,000	0	0
Miscellaneous Maintenance/Improvements	7,277	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	\$ 38,052	\$ 750	\$ 9,192
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	0	3,200
Payroll Taxes - Employer	480	0	245
Management	18,144	1,512	18,144
Secretarial	2,700	225	2,700
Legal	8,000	400	5,260
Assessment Roll	3,500	3,500	3,500
Audit Fees	3,700	0	3,600
Insurance	6,356	0	5,000
Legal Advertisements	575	0	266
Miscellaneous	950	14	652
Postage	275	1	113
Office Supplies	625	1	275
Dues & Subscriptions	175	0	175
Trustee Fee	4,100	0	4,080
Continuing Disclosure Fee	250	250	250
Website Management	1,500	125	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 57,330	\$ 6,028	\$ 48,960
Total Expenditures	\$ 95,382	\$ 6,778	\$ 58,152
Revenues Less Expenditures	\$ 126,420	\$ (6,754)	\$ 164,223
Bond Payments	(113,119)	0	(114,615)
Balance	\$ 13,301	\$ (6,754)	\$ 49,608
County Appraiser & Tax Collector Fee	(4,434)	0	(2,134)
Discounts For Early Payments	(8,867)	0	(8,415)
Excess/ (Shortfall)	\$ -	\$ (6,754)	\$ 39,059
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (6,754)	\$ 39,059

* Contingency/Reserve Funds Can Be Used In Fiscal Year 18/19 or in Future Fiscal Years.
Original Balance = \$36,680. Current Balance = \$16,270.

Bank Balance As Of 8/31/19	\$ 198,262.17
Funds Received: 9/1/19 - 9/30/19	\$ 24.16
Disbursements: 9/1/19 - 9/30/19	\$ 3,044.09
Bank Balance As Of 9/30/19	\$ 195,242.24
Accounts Payable As Of 9/30/19	\$ 7,678.06
Accounts Receivable As Of 9/30/19	\$ -
Reserve Funds As Of 9/30/19	\$ 16,270.00
Available Funds As Of 9/30/19	\$ 171,294.18

RIVERSIDE PARK CDD TAX COLLECTIONS 2018-2019

#	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	\$ 60,862	\$ 40,481	\$ 120,339	\$ 60,862	\$ 40,481	\$ 120,339	
									\$ 208,381	\$ 57,210	\$ 38,052	\$ 113,119	\$ 57,210	\$ 38,052	\$ 113,119	\$ 113,119
1	671	Miami-Dade Tax Collector	10/19/18	NAV Taxes	\$ 534.68		\$ (5.07)	\$ (28.07)	\$ 501.54	\$ 146.83	\$ 97.60	\$ 290.25	\$ 137.69	\$ 91.60	\$ 272.25	\$ 272.25
2	456	Miami-Dade Tax Collector	11/20/18	NAV Taxes	\$ 5,435.80		\$ (52.18)	\$ (217.45)	\$ 5,166.17	\$ 1,484.45	\$ 987.35	\$ 2,964.00	\$ 1,410.82	\$ 938.35	\$ 2,817.00	\$ 2,817.00
3	381	Miami-Dade Tax Collector	11/30/18	NAV Taxes	\$ 32,022.00		\$ (307.41)	\$ (1,280.94)	\$ 30,433.65	\$ 8,906.70	\$ 5,924.10	\$ 17,191.20	\$ 8,466.75	\$ 5,628.30	\$ 16,338.60	\$ 16,338.60
4	275	Miami-Dade Tax Collector	12/10/18	NAV Taxes	\$ 147,260.96		\$ (1,413.70)	\$ (5,890.83)	\$ 139,956.43	\$ 40,377.04	\$ 26,855.92	\$ 80,028.00	\$ 38,373.88	\$ 25,523.90	\$ 76,058.65	\$ 76,058.65
5	457	Miami-Dade Tax Collector	12/21/18	NAV Taxes	\$ 19,568.88		\$ (188.19)	\$ (750.19)	\$ 18,630.50	\$ 5,344.02	\$ 3,554.46	\$ 10,670.40	\$ 5,088.65	\$ 3,383.75	\$ 10,158.10	\$ 10,158.10
6	349	Miami-Dade Tax Collector	01/14/19	NAV Taxes	\$ 5,712.04		\$ (54.97)	\$ (214.87)	\$ 5,442.20	\$ 1,568.54	\$ 1,043.00	\$ 3,100.50	\$ 1,494.40	\$ 993.70	\$ 2,954.10	\$ 2,954.10
7	721	Miami-Dade Tax Collector	01/29/19	Interest		\$ 117.40			\$ 117.40	\$ 117.40			\$ 117.40			\$ -
8	768	Miami-Dade Tax Collector	02/08/19	NAV Taxes	\$ 1,087.16		\$ (10.54)	\$ (32.62)	\$ 1,044.00	\$ 296.89	\$ 197.47	\$ 592.80	\$ 285.10	\$ 189.60	\$ 569.30	\$ 569.30
9	385	Miami-Dade Tax Collector	04/09/19	NAV Taxes	\$ 5,712.04		\$ (57.12)		\$ 5,654.92	\$ 1,568.54	\$ 1,043.00	\$ 3,100.50	\$ 1,552.87	\$ 1,032.55	\$ 3,069.50	\$ 3,069.50
10	833	Miami-Dade Tax Collector	05/03/19	Interest		\$ 11.60			\$ 11.60	\$ 11.60			\$ 11.60			\$ -
11	452	Miami-Dade Tax Collector	05/09/19	NAV Taxes	\$ 1,087.16		\$ (10.88)		\$ 1,076.28	\$ 296.89	\$ 197.47	\$ 592.80	\$ 293.88	\$ 195.50	\$ 586.90	\$ 586.90
12	321	Miami-Dade Tax Collector	06/10/19	NAV Taxes/Interest	\$ 1,087.16	\$ 32.61	\$ (11.19)		\$ 1,108.58	\$ 329.50	\$ 197.47	\$ 592.80	\$ 326.18	\$ 195.50	\$ 586.90	\$ 586.90
13	652	Miami-Dade Tax Collector	06/24/19	NAV Taxes/Interest (TC)	\$ 2,174.32	\$ 97.84	\$ (22.73)		\$ 2,249.43	\$ 672.85	\$ 383.31	\$ 1,216.00	\$ 666.08	\$ 379.50	\$ 1,203.85	\$ 1,203.85
14	358	Miami-Dade Tax Collector	07/23/19	Interest		\$ 20.81			\$ 20.81	\$ 20.81			\$ 20.81			\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
					\$ 221,682.20	\$ 280.26	\$ (2,133.98)	\$ (8,414.97)	\$ 211,413.51	\$ 61,142.06	\$ 40,481.15	\$ 120,339.25	\$ 58,246.11	\$ 38,552.25	\$ 114,615.15	\$ 114,615.15

Note: \$221,682, \$60,862, \$40,851 and \$120,339 are 2018/2019 Budgeted assessments before discounts and fees.

Note: \$208,381, \$57,210, \$38,052 and \$113,119 are 2018/2019 Budgeted assessments after discounts and fees.

\$	221,682.20		
\$	280.26	\$	211,413.51
\$	(61,142.06)	\$	(58,246.11)
\$	(40,481.15)	\$	(38,552.25)
\$	(120,339.25)	\$	(114,615.15)
\$	-	\$	-

**Riverside Park Community Development District
Contingency/Reserve Expenditures
October 2015 - September 2019**

	<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 9/30/19	\$ 20,410.00
Contingency/Reserve Funds Balance As Of 9/30/19	\$ 16,270.00