



**RIVERSIDE PARK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 16, 2020  
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 16, 2020**  
**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. November 18, 2019 Regular Board Meeting .....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget.....Page 5
- I. Administrative Matters
  - 1. Financial Update.....Page 12
- 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

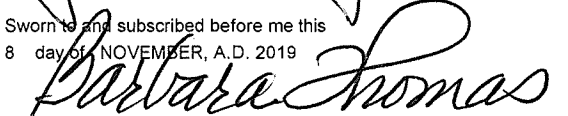
in the XXXX Court,  
was published in said newspaper in the issues of

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.

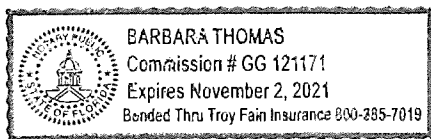


Sworn to and subscribed before me this  
8 day of NOVEMBER, A.D. 2019



(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 33188, on the following dates:

November 16, 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](http://www.riversideparkcdd.org)  
11/8

18-87-0000436678M

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 18, 2019**

**A. CALL TO ORDER**

The November 18, 2019, Regular Board Meeting of the Riverside Park Community Development District was called to order at 6:39 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 November 8, 2019, as part of the District's Fiscal Year 2019/2020 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 Dennis Lyles of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (via telephone).

**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. May 20, 2019, Public Hearing & Regular Board Meeting**

The minutes of the May 20, 2019, Public Hearing & Regular Board Meeting were presented for approval.

A <b>MOTION</b> was made by Supervisor Alvarez, seconded by Chairperson Lorraine Torres and unanimously passed approving the minutes of May 20, 2019, Public Hearing & Regular Board Meeting, as presented.
---

**G. OLD BUSINESS**

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

**H. NEW BUSINESS**

**1. Consider Resolution No. 2019-04 – Adopting a Fiscal Year 2018/2019 Amended Budget**

Mrs. Perez presented Resolution No. 2019-04, entitled:

**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.**

Mrs. Perez explained, as is done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2019. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Ojeda seconded by Chairperson Lorraine Torres and unanimously passed to adopt Resolution No. 2019-04, Adopting/Approving the Amended Fiscal Year 2018-2019 Budget, as presented.

**2. Consider Pressure Clearing and Painting of Columns and Monuments, as Needed**

A **MOTION** was made by Supervisor Ojeda, seconded by Supervisor Alvarez and passed unanimously to approving Estimate No. 765 from The Pressure Cleaning Man dated May 29, 2019, in the amount of \$2,140 for the pressure cleaning and painting of columns and monuments, as specified.

**I. ADMINISTRATIVE MATTERS**

**1. Financial Risk Management Policy Review**

Mrs. Perez informed the Board that as the District’s Manager, Special District Services, Inc., in compliance with annual audit review practices, takes certain measures and implements procedures to identify and mitigate financial mismanagement/fraud risks, and provided the information in the meeting book thereby reviewing the same.

**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 September 30, 2019, were \$171,294.18.

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

Mrs. Perez presented a proposal from Crespo for plant replacement in an area that District management believes maybe affected/damaged by pool water from the home located at 22535 SW 102<sup>nd</sup> Court. She advised the Board that the District had sent the homeowner/residents notification, but has not yet received any response to date.

A **MOTION** was made by Supervisor Lariel Torres, seconded by Chairperson Lorraine Torres and passed unanimously approving the proposal from Crespo dated October 2, 2019, in the amount of \$120 for the removal of dead hedges and replacement of same.

**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 6:50 p.m.

**ATTESTED BY:**

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

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

**RESOLUTION NO. 2020-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021; 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 2020/2021 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 2020/2021 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 18, 2020 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 2020/2021 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of March, 2020.

**ATTEST:**

**RIVERSIDE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Riverside Park  
Community Development District

**Proposed Budget For  
Fiscal Year 2020/2021  
October 1, 2020 - September 30, 2021**



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

**PROPOSED BUDGET**  
**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2020/2021 ANNUAL BUDGET	
<b>REVENUES</b>		
Administrative Assessments		61,256
Maintenance Assessments		40,087
Debt Assessments		120,339
Other Revenues		0
Interest Income		240
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>221,922</b>
<b>EXPENDITURES</b>		
<b>MAINTENANCE EXPENDITURES</b>		
Lawn/Landscape Maintenance		16,500
Entrance Features		1,000
Miscellaneous Maintenance/Improvements		6,907
Border Hedge/Monument/Fence		8,275
Nutritional Control/Mulch		3,500
Engineering/Inspections		1,500
Contingency/Reserve		0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$</b>	<b>37,682</b>
<b>ADMINISTRATIVE EXPENDITURES</b>		
Supervisor Fees		6,000
Employer Taxes - Payroll		480
Management		18,990
Secretarial		2,700
Legal		8,000
Assessment Roll		3,500
Audit Fees		3,600
Insurance		6,000
Legal Advertisements		550
Miscellaneous		950
Postage		225
Office Supplies		550
Dues & Subscriptions		175
Trustee Fee		4,100
Continuing Disclosure Fee		250
Website Management		1,750
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$</b>	<b>57,820</b>
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>95,502</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$</b>	<b>126,420</b>
Bond Payments		(113,119)
<b>BALANCE</b>	<b>\$</b>	<b>13,301</b>
County Appraiser & Tax Collector Fee		(4,434)
Discounts For Early Payments		(8,867)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$</b>	<b>-</b>
Carryover Funds From Prior Year		0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$</b>	<b>-</b>

**DETAILED PROPOSED BUDGET**  
**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 ANNUAL BUDGET	FISCAL YEAR 2020/2021 ANNUAL BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	61,142	61,122	61,256	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	40,481	40,221	40,087	Expenditures/.94
Debt Assessments	120,339	120,339	120,339	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	413	180	240	Estimated At \$20.00 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 222,375</b>	<b>\$ 221,862</b>	<b>\$ 221,922</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Lawn/Landscape Maintenance	9,192	16,500	16,500	No Change From 2019/2020 Budget
Entrance Features	0	1,000	1,000	No Change From 2019/2020 Budget
Miscellaneous Maintenance/Improvements	0	7,032	6,907	\$125 Decrease From 2019/2020 Budget
Border Hedge/Monument/Fence	0	8,275	8,275	No Change From 2019/2020 Budget
Nutritional Control/Mulch	0	3,500	3,500	No Change From 2019/2020 Budget
Engineering/Inspections	1,050	1,500	1,500	No Change From 2019/2020 Budget
Contingency/Reserve	0	0	0	Currently \$16,270 In Available Funds
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 10,242</b>	<b>\$ 37,807</b>	<b>\$ 37,682</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	3,200	6,000	6,000	No Change From 2019/2020 Budget
Employer Taxes - Payroll	245	480	480	Projected At 8% Of Supervisor Fees
Management	18,144	18,480	18,990	CPI Adjustment
Secretarial	2,700	2,700	2,700	No Change From 2019/2020 Budget
Legal	4,760	8,000	8,000	No Change From 2019/2020 Budget
Assessment Roll	3,500	3,500	3,500	No Change From 2019/2020 Budget
Audit Fees	3,600	3,600	3,600	Accepted Amount For 2019/2020 Audit
Insurance	5,000	6,250	6,000	Insurance Estimate
Legal Advertisements	266	550	550	No Change From 2019/2020 Budget
Miscellaneous	652	950	950	No Change From 2019/2020 Budget
Postage	113	250	225	\$25 Decrease From 2019/2020 Budget
Office Supplies	275	600	550	\$50 Decrease From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Trustee Fee	4,080	4,100	4,100	No Change From 2019/2020 Budget
Continuing Disclosure Fee	250	250	250	No Change From 2019/2020 Budget
Website Management	1,500	1,750	1,750	No Change From 2019/2020 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 48,460</b>	<b>\$ 57,635</b>	<b>\$ 57,820</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 58,702</b>	<b>\$ 95,442</b>	<b>\$ 95,502</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 163,673</b>	<b>\$ 126,420</b>	<b>\$ 126,420</b>	
Bond Payments	(114,615)	(113,119)	(113,119)	2021 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 49,058</b>	<b>\$ 13,301</b>	<b>\$ 13,301</b>	
County Appraiser & Tax Collector Fee	(2,134)	(4,434)	(4,434)	Two Percent Of Total Tax Roll
Discounts For Early Payments	(8,415)	(8,867)	(8,867)	Four Percent Of Total Tax Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 38,509</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 38,509</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	342	25	25	Projected Interest For FY 2020/2021
NAV Tax Collection	114,615	113,119	113,119	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 114,957</b>	<b>\$ 113,144</b>	<b>\$ 113,144</b>	
<b>EXPENDITURES</b>				
Principal Payments	65,000	70,000	70,000	Principal Payment Due In 2021
Interest Payments	43,550	40,138	37,863	Interest Payments Due In 2021
Bond Redemption	10,000	3,006	5,281	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 118,550</b>	<b>\$ 113,144</b>	<b>\$ 113,144</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ (3,593)</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 1/1/20 =	\$1,270,000		

# Riverside Park Community Development District Assessment Comparison

	Fiscal Year 2017/2018 Assessment <u>Before Discount*</u>	Fiscal Year 2018/2019 Assessment <u>Before Discount*</u>	Fiscal Year 2019/2020 Assessment <u>Before Discount*</u>	Fiscal Year 2020/2021 Projected Assessment <u>Before Discount*</u>
Administrative	\$ 293.59	\$ 296.89	\$ 298.16	\$ <b>298.81</b>
Maintenance	\$ 200.77	\$ 197.47	\$ 196.20	\$ <b>195.55</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

Riverside Park  
Community Development District

**Financial Report For  
February 2020**

**Riverside Park Community Development District**  
**Budget vs. Actual**  
**October 2019 through February 2020**

	<u>Oct '19 - Feb 20</u>	<u>19-20 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · Admin Assessments	57,936.82	61,122.00	-3,185.18	94.79%
363.101 · Maintenance Assessments	38,048.80	40,221.00	-2,172.20	94.6%
363.810 · Debt Assessments	114,368.00	120,339.00	-5,971.00	95.04%
363.820 · Debt Assessment-Paid To Trustee	-108,703.40	-113,119.00	4,415.60	96.1%
363.830 · County Tax Collector Fee	-2,018.43	-4,434.00	2,415.57	45.52%
363.831 · Discounts For Early Payments	-8,395.41	-8,867.00	471.59	94.68%
369.401 · Interest Income	96.60	180.00	-83.40	53.67%
<b>Total Income</b>	<u>91,332.98</u>	<u>95,442.00</u>	<u>-4,109.02</u>	<u>95.7%</u>
<b>Expense</b>				
511.122 · PR Tax Expense	61.20	480.00	-418.80	12.75%
511.131 · Supervisors Fees	800.00	6,000.00	-5,200.00	13.33%
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	3,000.00	16,500.00	-13,500.00	18.18%
511.308 · Miscellaneous Maintenance	0.00	7,032.00	-7,032.00	0.0%
511.309 · Entrance Features	2,140.00	1,000.00	1,140.00	214.0%
511.310 · Engineering	1,050.00	1,500.00	-450.00	70.0%
511.311 · Management Fees	7,700.00	18,480.00	-10,780.00	41.67%
511.312 · Secretarial Fees	1,125.00	2,700.00	-1,575.00	41.67%
511.315 · Legal Fees	1,600.00	8,000.00	-6,400.00	20.0%
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	5,251.00	6,250.00	-999.00	84.02%
511.480 · Legal Advertisements	262.25	550.00	-287.75	47.68%
511.512 · Miscellaneous	174.93	950.00	-775.07	18.41%
511.513 · Postage and Delivery	22.96	250.00	-227.04	9.18%
511.514 · Office Supplies	106.00	600.00	-494.00	17.67%
511.516 · Website Management Fee	729.15	1,750.00	-1,020.85	41.67%
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%
<b>Total Expense</b>	<u>24,197.49</u>	<u>95,442.00</u>	<u>-71,244.51</u>	<u>25.35%</u>
<b>Net Income</b>	<u><u>67,135.49</u></u>	<u><u>0.00</u></u>	<u><u>67,135.49</u></u>	<u><u>100.0%</u></u>

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
FEBRUARY 2020**

	Annual Budget 10/1/19 - 9/30/20	Actual Feb-20	Year To Date Actual 10/1/19 - 2/29/20
<b>REVENUES</b>			
Administrative Assessments	61,122	0	57,937
Maintenance Assessments	40,221	0	38,049
Debt Assessments	120,339	0	114,368
Other Revenue	0	0	0
Interest Income	180	0	96
<b>Total Revenues</b>	<b>\$ 221,862</b>	<b>\$ -</b>	<b>\$ 210,450</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE EXPENDITURES</b>			
Lawn/Landscape Maintenance	16,500	750	3,000
Entrance Features	1,000	0	2,140
Miscellaneous Maintenance/Improvements	7,032	0	0
Border Hedge/Monument/Fence	8,275	0	0
Nutritional Control/Mulch	3,500	0	0
Engineering/Inspections	1,500	0	1,050
Contingency/Reserve (\$16,270 Available)*	0	0	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 37,807</b>	<b>\$ 750</b>	<b>\$ 6,190</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	6,000	0	800
Payroll Taxes - Employer	480	0	61
Management	18,480	1,540	7,700
Secretarial	2,700	225	1,125
Legal	8,000	0	1,600
Assessment Roll	3,500	0	0
Audit Fees	3,600	0	0
Insurance	6,250	0	5,251
Legal Advertisements	550	0	262
Miscellaneous	950	0	175
Postage	250	2	23
Office Supplies	600	9	106
Dues & Subscriptions	175	0	175
Trustee Fee	4,100	0	0
Continuing Disclosure Fee	250	0	0
Website Management	1,750	145	729
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 57,635</b>	<b>\$ 1,921</b>	<b>\$ 18,007</b>
<b>Total Expenditures</b>	<b>\$ 95,442</b>	<b>\$ 2,671</b>	<b>\$ 24,197</b>
<b>Revenues Less Expenditures</b>	<b>\$ 126,420</b>	<b>\$ (2,671)</b>	<b>\$ 186,253</b>
Bond Payments	(113,119)	0	(108,703)
<b>Balance</b>	<b>\$ 13,301</b>	<b>\$ (2,671)</b>	<b>\$ 77,550</b>
County Appraiser & Tax Collector Fee	(4,434)	0	(2,019)
Discounts For Early Payments	(8,867)	0	(8,396)
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (2,671)</b>	<b>\$ 67,135</b>
Carryover From Prior Year	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (2,671)</b>	<b>\$ 67,135</b>

\* Contingency/Reserve Funds Can Be Used In Fiscal Year 19/20 or in Future Fiscal Years.  
Original Balance = \$36,680. Current Balance = \$16,270.

Bank Balance As Of 1/31/20	\$ 369,846.70
Funds Received: 2/1/20 - 2/29/20	\$ -
Disbursements: 2/1/20 - 2/29/20	\$ 111,175.65
Bank Balance As Of 2/29/20	\$ 258,671.05
Accounts Payable As Of 2/29/20	\$ 3,471.38
Accounts Receivable As Of 2/29/20	\$ -
Reserve Funds As Of 2/29/20	\$ 16,270.00
Available Funds As Of 2/29/20	\$ 238,929.67



**RIVERSIDE PARK CDD  
TAX COLLECTIONS  
2019-2020**

#	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	\$ 61,122	\$ 40,221	\$ 120,339	\$ 61,122	\$ 40,221	\$ 120,339	
									\$ 208,381	\$ 57,455	\$ 37,807	\$ 113,119	\$ 57,455	\$ 37,807	\$ 113,119	\$ 113,119
1	493	Miami-Dade Tax Collector	11/22/19	NAV Taxes	\$ 4,785.98		\$ (45.82)	\$ (204.33)	\$ 4,535.83	\$ 1,312.58	\$ 863.75	\$ 2,609.65	\$ 1,243.93	\$ 818.60	\$ 2,473.30	\$ 2,473.30
2	317	Miami-Dade Tax Collector	12/03/19	NAV Taxes	\$ 3,261.48		\$ (31.31)	\$ (130.47)	\$ 3,099.70	\$ 894.48	\$ 588.60	\$ 1,778.40	\$ 850.05	\$ 559.40	\$ 1,690.25	\$ 1,690.25
3	979	Miami-Dade Tax Collector	12/10/19	NAV Taxes	\$ 185,311.56		\$ (1,778.98)	\$ (7,412.87)	\$ 176,119.71	\$ 50,985.36	\$ 33,550.20	\$ 100,776.00	\$ 48,456.06	\$ 31,886.10	\$ 95,777.55	\$ 95,777.55
4	292	Miami-Dade Tax Collector	12/23/19	NAV Taxes	\$ 16,307.40		\$ (156.77)	\$ (630.58)	\$ 15,520.05	\$ 4,472.40	\$ 2,943.00	\$ 8,892.00	\$ 4,256.45	\$ 2,800.90	\$ 8,462.70	\$ 8,462.70
5	969	Miami-Dade Tax Collector	01/10/20	NAV Taxes	\$ 572.09		\$ (5.55)	\$ (17.16)	\$ 549.38	\$ 156.89	\$ 103.25	\$ 311.95	\$ 150.63	\$ 99.15	\$ 299.60	\$ 299.60
6	850	Miami-Dade Tax Collector	01/30/20	Interest		\$ 115.11			\$ 115.11	\$ 115.11			\$ 115.11			\$ -
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
					\$ 210,238.51	\$ 115.11	\$ (2,018.43)	\$ (8,395.41)	\$ 199,939.78	\$ 57,936.82	\$ 38,048.80	\$ 114,368.00	\$ 55,072.23	\$ 36,164.15	\$ 108,703.40	\$ 108,703.40

Assessment Roll = \$221,682.20

Note: \$221,682, \$61,122, \$40,221 and \$120,339 are 2019/2020 Budgeted assessments before discounts and fees.

Note: \$208,381, \$57,455, \$37,807 and \$113,119 are 2019/2020 Budgeted assessments after discounts and fees.

\$	210,238.51	
\$	115.11	\$ 199,939.78
\$	(57,936.82)	\$ (55,072.23)
\$	(38,048.80)	\$ (36,164.15)
\$	(114,368.00)	\$ (108,703.40)
\$	-	\$ -

**Riverside Park Community Development District  
Contingency/Reserve Expenditures  
October 2015 - February 2020**

<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 2/29/20</b>	<b>\$ 20,410.00</b>
<b>Contingency/Reserve Funds Balance As Of 2/29/20</b>	<b>\$ 16,270.00</b>