



**RIVERSIDE PARK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JULY 20, 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**  
**TO JOIN BY URL FOR VIDEO ACCESS AT:**  
<https://us02web.zoom.us/j/86014016984>  
**MEETING ID: 860 1401 6984**  
**OR TO JOIN BY PHONE FOR TELEPHONIC ACCESS AT:**  
**DIAL: 929 436 2866**  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
**July 20, 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. May 18, 2020 Regular Board Meeting.....Page 2
- G.** Public Hearing
  - 1. Proof of Publication.....Page 6
  - 2. Receive Public Comments on Fiscal Year 2020/2021 Final Budget
  - 3. Consider Resolution No. 2020-02 – Adopting a Fiscal Year 2020/2021 Final Budget.....Page 7
- H.** Old Business
  - 1. Update on the Miami-Dade Request for Trimming of Trees along Old Cutler Road
- I.** New Business
  - 1. Consider Resolution No. 2020-03 – Adopting a Fiscal Year 2020/2021 Meeting Schedule.....Page 14
  - 2. Request for Approval and Ratification of the Exempt Information Agreement between the District and Miami-Dade County, Property Appraiser.....Page 16
  - 3. Update on Miami-Dade County Supervisor of Elections 2020 Qualified Candidate Results
  - 4. Updated on Financial Interests Disclosure 2019 Form 1
- J.** Administrative Matters
  - 1. Financial Update.....Page 20
- K.** Board Members/Staff: Additional Comments/Requests
- L.** Adjourn

**NOTICE OF THE RIVERSIDE PARK  
COMMUNITY DEVELOPMENT DISTRICT PUBLIC HEARING & REGULAR BOARD MEETING**

NOTICE IS HEREBY GIVEN that the Riverside Park Community Development District (the "District") will hold a public hearing and regular meeting (the "Meeting") of its Board of Supervisors (the "Board") on July 20, 2020, at 6:30 p.m. to be conducted by telephonic and video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112 and 20-150, issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, and June 23, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The Meeting is being held for the necessary public purpose of considering the Fiscal Year 2020/2021 Proposed Budget and agenda items related to the District. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the Meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Participants may attend the Meeting by accessing the District's website, [www.riversideparkcdd.org](http://www.riversideparkcdd.org) and clicking on the meeting link you will find on the homepage, or utilizing the following login information:

Join by URL for VIDEO ACCESS at: <https://us02web.zoom.us/j/86014016984>  
Meeting ID: 860 1401 6984  
Dial In at: 929 436 2866 US (New York)

A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or [gperez@sdsinc.org](mailto:gperez@sdsinc.org) (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

As indicated above, this Meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this Meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT  
[www.riversideparkcdd.org](http://www.riversideparkcdd.org)  
7/2-9 20-163/0000476269M

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
TO JOIN BY URL FOR VIDEO ACCESS AT:  
<https://us02web.zoom.us/j/88213308030>  
MEETING ID: 882 1330 8030  
OR TO JOIN BY PHONE FOR TELEPHONIC ACCESS AT:  
DIAL: 1-888-204-5984; PASSCODE: 2799168  
MAY 18, 2020**

**A. CALL TO ORDER**

The May 18, 2020, Regular Board Meeting of the Riverside Park Community Development District was called to order at 6:30 p.m. via Zoom at <https://us02web.zoom.us/j/88213308030> MEETING ID: 882 1330 8030 and BY PHONE FOR TELEPHONIC ACCESS AT: DIAL: 1-888-204-5984; PASSCODE: 2799168.

**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 May 11, 2020, as legally required.

Pursuant to and as reported by the Centers for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. It is thereby recommended that we, as a community, practice social distancing.

In consideration of the safety of all and under the Governor's Executive Order 20-69, and as extended by Executive Order 20-112, there is a temporary suspension of the statutory requirement that a quorum be present in person at a specific public place, and authorizing the use of media technology, such as telephonic and video conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes. The Executive Order does not waive any other requirement of Florida's Constitution or Florida's Government-in-the-Sunshine Laws.

As such to join said meeting the following information was advertised and posted on the District Website;

*Due to the COVID-19 public health emergency, the May 18, 2020, meeting is being held utilizing communications media technology.*

**Join by URL for VIDEO ACCESS at:**

<https://us02web.zoom.us/j/88213308030>

Meeting ID: 882 1330 8030

One tap mobile

+13017158592,,88213308030# US (Germantown)

+13126266799,,88213308030# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 253 215 8782 US (Tacoma)



+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 882 1330 8030

Find your local number: <https://us02web.zoom.us/j/kbs97slXz>

### **C. ESTABLISH A QUORUM**

It was determined that the virtual 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 also in virtual attendance included: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Vanessa Steinerts 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. November 18, 2019, Regular Board Meeting**

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

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

### **G. OLD BUSINESS**

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

Supervisor Ingrid Ojeda joined the virtual meeting at approximately 6:36 p.m.

### **H. NEW BUSINESS**

#### **1. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget**

Mrs. Perez presented Resolution No. 2020-01, entitled:

#### **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.**

The Debt Service Assessment is the same (maximum) as last year. The Administrative Budget is slightly higher than last year. The estimated available funds as of 9-30-2020 are anticipated to be approximately

\$160,000.00, should no unexpected expenses occur. This does not include the additional contingency/reserve funds (currently \$16,270). No carryover balance has been issued (\$0.00 was set up last year). The estimate assumes that the entire budget is spent, so the available funds could be higher. It is anticipated that the District could give similar carryovers for approximately five more years without having to raise assessments (assuming there are no extraordinary expenses). Because the overall assessment for 2020/2021 is less than that of 2019/2020, letters to residents would not be required.

A **MOTION** was made by Supervisor Ojeda, seconded by Supervisor Lorraine Torres approving and adopting Resolution No. 2020-01, as presented, setting the public hearing to adopt the 2020/2021 Fiscal Year Final Budget and Assessments for July 20, 2020, at 6:30 p.m. in the Meeting Room at Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189; and/or further authorizing the utilization of communications media technology (if applicable); also authorizing the advertising of the Public Hearing, as required by law.

**I. ADMINISTRATIVE MATTERS**

**1. 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, 2020, were \$237,165.08.

**2. Discussion Regarding the General Election and Candidate Qualifying Period**

Mrs. Perez advised the Board that municipalities scheduled to have an election in conjunction with the General Election on November 3, 2020, dependent upon candidate qualifying, which is scheduled to take place from noon on June 8, 2020 until noon on June 12, 2020, for the following seats:

CHR	Seat 3 Lorraine Torres	Expires 2020
AS	Seat 4 Ingrid Ojeda	Expires 2020
AS	Seat 5 Daniel Alvarez	Expires 2020

**3. Reminder to File Statement of Financial Interests – 2019 Form 1**

Mrs. Perez indicated that the Board Members should be receiving in the mail the 2019 Form 1 soon and requested that they complete them and submit to the Supervisor of Elections' office in the county in which they reside by the July 1, 2020, deadline.

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

There were no Board Member or Staff closing comments.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **MOTION** was made by Supervisor Lorraine Torres, seconded by Supervisor Alvarez and passed unanimously to adjourn the Regular Board Meeting at 6:45 p.m.

**ATTESTED BY:**

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**Secretary/Assistant Secretary**

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**Chairperson/Vice-Chair**

**NOTICE OF THE RIVERSIDE PARK**

**COMMUNITY DEVELOPMENT DISTRICT PUBLIC HEARING & REGULAR BOARD MEETING**

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District Manager

RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT

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

7/2-9 20-163/0000476269M

**RESOLUTION NO. 2020-02**

**A RESOLUTION OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2020/2021 BUDGET.**

**WHEREAS**, the Riverside Park Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2020/2021 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2020/2021 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 20<sup>th</sup> day of July, 2020.

**ATTEST:**

**RIVERSIDE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

# Riverside Park Community Development District

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

# **CONTENTS**

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

**FINAL 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>\$ 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>\$ 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>\$ 57,820</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 95,502</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 126,420</b>
Bond Payments	(113,119)
<b>BALANCE</b>	<b>\$ 13,301</b>
County Appraiser & Tax Collector Fee	(4,434)
Discounts For Early Payments	(8,867)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover Funds From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>



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

	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	FISCAL YEAR 2020/2021	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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:

Total Units 205

Prepayments 2

Billed for Debt 203

**RESOLUTION NO. 2020-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 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 2020/2021; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2020/2021 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 2020/2021 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 20<sup>th</sup> day of July, 2020.

**ATTEST:**

**RIVERSIDE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2020/2021 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Riverside Park Community Development District will hold Regular Meetings for the Fiscal Year 2020/2021 at 6:30 p.m. in a Meeting Room at the Mercedes Benz of Cutler Bay, located at 10701 SW 211<sup>th</sup> Street, Cutler Bay, Florida 33189, on the following dates:

**November 16, 2020**

**March 15, 2021**

**May 17, 2021**

**August 16, 2021**

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)**

**PUBLISH: MIAMI DAILY BUSINESS REVIEW    00/00/2020**

**AGREEMENT FOR ACCESS TO CERTAIN EXEMPT INFORMATION MAINTAINED  
BY THE MIAMI-DADE COUNTY PROPERTY APPRAISER**

THIS AGREEMENT TO ACCESS CERTAIN EXEMPT INFORMATION MAINTAINED BY THE MIAMI-DADE COUNTY PROPERTY APPRAISER (AGREEMENT), made and entered into this 6<sup>th</sup> day of July, 2020, by and between the RIVERSIDE PARK Community Development District (hereinafter referred to as the “CDD”) and the MIAMI-DADE COUNTY PROPERTY APPRAISER, (hereinafter referred as the “Property Appraiser”).

**WITNESSETH**

**WHEREAS**, the CDD is an independent special purpose unit of local government that helps plan, finance, construct, operate and maintain infrastructure and services for the benefit of its residents,

**WHEREAS**, the CDD may finance infrastructure and services by levying ad valorem taxes or non-ad valorem assessments,

**WHEREAS**, the CDD has requested access to certain records maintained by the Property Appraiser relating to specific property owners, including name, home addresses, telephone numbers, dates of birth, and photographs, which are exempt from public disclosure under section 119.071 of the Florida Statutes (“Exempt Information”),

**WHEREAS**, under section 119.071 of the Florida Statutes, “home addresses” includes the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the home address,

**WHEREAS**, the CDD shall only request Exempt Information when there is a statutory or official need for the Exempt Information,

**WHEREAS**, the CDD shall take full responsibility for protecting all Exempt Information provided pursuant to this agreement in accordance with Florida law,

**NOW, THEREFORE**, in consideration of the covenants herein provided, the CDD and the Property Appraiser agree as follows:

1. The foregoing recitals are incorporated herein.
2. Before the CDD requests any Exempt Information from the Property Appraiser, the CDD shall establish sufficient safeguards to ensure that Exempt Information will not be disclosed, whether intentionally or inadvertently, by the CDD or any of its agents or employees, except as authorized by Florida law.
3. The CDD shall only use Exempt Information to fulfill the official administration, duties, and responsibilities of the CDD and such Exempt Information may not be disclosed or shared for any other purpose other than as prescribed by Florida law.



4. When in receipt of Exempt Information from the Property Appraiser, the CDD acknowledges that its employees, successors, and authorized agents are subject to the same requirements exempting such records from public disclosure and the same penalties for violation of those requirements as the Property Appraiser. The CDD accepts full responsibility for the actions of its employees, successors, and authorized agents with regards to the Exempt Information, unless otherwise provided by Florida law and subject to the limitations of section 768.28, Florida Statutes, to the extent applicable.
5. To the extent allowed by, and subject to the limitations of, section 768.28 of the Florida Statutes, if applicable, the CDD does hereby agree to indemnify and hold the Property Appraiser, its officials, employees, and instrumentalities, harmless from any and all liability for any damage, injury, or claim that may arise by virtue of the Property Appraiser's disclosure of the Exempt Information to the CDD, or the exercise of any rights, obligations or actions under this Agreement, including, but not limited to, the CDD's failure to maintain the Exempt Information in accordance with Florida law.
6. The undersigned further agrees that these conditions shall be deemed a continuing obligation between the CDD and the Property Appraiser and shall remain in full force and effect and be binding on the CDD, and any permitted successors or assigns.
7. In the event that the CDD requests any third party to assume any of its responsibilities as it relates to the Exempt Information or this Agreement, the CDD must require the third party to agree in writing that it is subject to, and must comply with, all terms of this Agreement and that it must protect the Exempt Information from disclosure. Such agreement by the third party must be signed before the CDD allows the third party to access any Exempt Information. The CDD acknowledges that such assumption by a third party shall not relieve the CDD from any obligations or responsibilities hereunder. Any failure by any third party shall not subject the Property Appraiser to any liability for any damage, injury, or claim that may arise. A failure of the CDD to comply with this section shall be a breach of this Agreement and therefore a termination of the Agreement without the notice requirement in section 9.
8. Nothing in this Agreement, expressed or implied, is intended to: (a) confer upon any entity or person other than the parties and any permitted successors or assigns, any rights or remedies under or by reason of the Agreement as a third party beneficiary or otherwise except as specifically provided in this Agreement; or (b) authorize anyone not a party to this Agreement to maintain an action pursuant to or based upon this Agreement. Additionally, nothing herein shall be deemed to constitute a waiver of any rights under section 768.28 of the Florida Statutes, or as a waiver of the Property Appraiser's sovereign rights.
9. Either party to this Agreement may terminate the Agreement with seven (7) days' written notice to the other party. The CDD's obligation to protect the Exempt Information from disclosure shall remain in full force and effect following the termination of the Agreement.
10. The language agreed to herein expresses the mutual intent and agreement of the Property Appraiser and the CDD, and shall not, as a matter of judicial construction, be construed more severely against one of the parties from the other.



11. Any notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (e.g., Federal Express), or by written certified U.S. mail, with return receipt requested, addressed to the party for whom it is intended, at the place specified. The method of delivery shall be consistent among all of the persons listed herein. For the present, the CDD and Property Appraiser designate the following as the respective places for notice purposes:

Community Development District:

Riverside Park CDD  
C/o Special District Services, Inc.  
2501A Burns Rd.  
Palm Beach Gardens, FL 33410  
Attn: Jeff Walker

With a Copy to:

District Counsel  
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
515 East Las Olas Blvd., Sixth Floor  
Fort Lauderdale, Florida 33301  
Attn: Dennis E. Lyles, Esq.

Property Appraiser:

Miami-Dade County  
Office of the Property Appraiser  
111 Northwest First Street, Suite 710  
Miami, Florida 33128

With a Copy to:

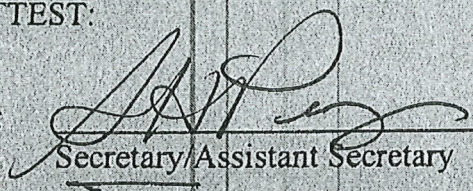
Miami-Dade County Attorney's Office  
111 Northwest First Street, Suite 2810  
Miami, Florida 33128

**IN WITNESS WHEREOF**, the Riverside Park Community Development District has caused this instrument to be executed by its respective officials thereunto duly authorized, this the day and year above written.

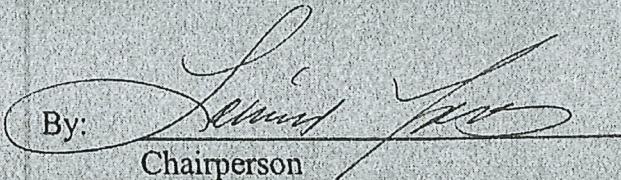
**RIVERSIDE PARK  
COMMUNITY DEVELOPMENT  
DISTRICT**

ATTEST:

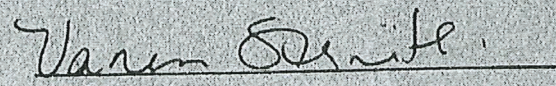
By:

  
Secretary/Assistant Secretary

By:

  
Chairperson

APPROVED AS TO LEGAL FORM  
AND CORRECTNESS:

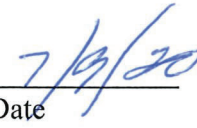
  
CDD Attorney



**MIAMI-DADE COUNTY PROPERTY APPRAISER**

ATTEST:

By:   
Property Appraiser/ Designee

  
Date

Riverside Park  
Community Development District

**Financial Report For  
June 2020**

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

	<b>Oct '19 - June 20</b>	<b>19/20 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
363.100 · Admin Assessments	60,519.46	61,122.00	-602.54	99.01%
363.101 · Maintenance Assessments	39,721.65	40,221.00	-499.35	98.76%
363.810 · Debt Assessments	119,422.35	120,339.00	-916.65	99.24%
363.820 · Debt Assessment-Paid To Trustee	-113,678.00	-113,119.00	-559.00	100.49%
363.830 · County Tax Collector Fee	-2,110.91	-4,434.00	2,323.09	47.61%
363.831 · Discounts For Early Payments	-8,449.76	-8,867.00	417.24	95.29%
369.401 · Interest Income	183.04	180.00	3.04	101.69%
<b>Total Income</b>	<b>95,607.83</b>	<b>95,442.00</b>	<b>165.83</b>	<b>100.17%</b>
<b>Expense</b>				
511.122 · PR Tax Expense	122.40	480.00	-357.60	25.5%
511.131 · Supervisors Fees	1,600.00	6,000.00	-4,400.00	26.67%
511.302 · 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	6,000.00	16,500.00	-10,500.00	36.36%
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	13,860.00	18,480.00	-4,620.00	75.0%
511.312 · Secretarial Fees	2,025.00	2,700.00	-675.00	75.0%
511.315 · Legal Fees	3,200.00	8,000.00	-4,800.00	40.0%
511.318 · Assessment/Tax Roll	0.00	3,500.00	-3,500.00	0.0%
511.320 · Audit Fees	2,000.00	3,600.00	-1,600.00	55.56%
511.450 · Insurance	5,251.00	6,250.00	-999.00	84.02%
511.480 · Legal Advertisements	504.78	550.00	-45.22	91.78%
511.512 · Miscellaneous	283.05	950.00	-666.95	29.8%
511.513 · Postage and Delivery	38.68	250.00	-211.32	15.47%
511.514 · Office Supplies	176.45	600.00	-423.55	29.41%
511.516 · Website Management Fee	1,312.47	1,750.00	-437.53	75.0%
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>	<b>39,738.83</b>	<b>95,442.00</b>	<b>-55,703.17</b>	<b>41.64%</b>
<b>Net Income</b>	<b>55,869.00</b>	<b>0.00</b>	<b>55,869.00</b>	<b>100.0%</b>

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

	<b>Annual Budget 10/1/19 - 9/30/20</b>	<b>Actual Jun-20</b>	<b>Year To Date Actual 10/1/19 - 6/30/20</b>
<b>REVENUES</b>			
Administrative Assessments	61,122	0	60,519
Maintenance Assessments	40,221	0	39,722
Debt Assessments	120,339	0	119,422
Other Revenue	0	0	0
Interest Income	180	0	183
<b>Total Revenues</b>	<b>\$ 221,862</b>	<b>\$ -</b>	<b>\$ 219,846</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE EXPENDITURES</b>			
Lawn/Landscape Maintenance	16,500	750	6,000
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>\$ 9,190</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	6,000	0	1,600
Payroll Taxes - Employer	480	0	122
Management	18,480	1,540	13,860
Secretarial	2,700	225	2,025
Legal	8,000	0	3,200
Assessment Roll	3,500	0	0
Audit Fees	3,600	2,000	2,000
Insurance	6,250	0	5,251
Legal Advertisements	550	0	505
Miscellaneous	950	16	283
Postage	250	0	39
Office Supplies	600	9	176
Dues & Subscriptions	175	0	175
Trustee Fee	4,100	0	0
Continuing Disclosure Fee	250	0	0
Website Management	1,750	146	1,312
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 57,635</b>	<b>\$ 3,936</b>	<b>\$ 30,548</b>
<b>Total Expenditures</b>	<b>\$ 95,442</b>	<b>\$ 4,686</b>	<b>\$ 39,738</b>
<b>Revenues Less Expenditures</b>	<b>\$ 126,420</b>	<b>\$ (4,686)</b>	<b>\$ 180,108</b>
Bond Payments	(113,119)	0	(113,678)
<b>Balance</b>	<b>\$ 13,301</b>	<b>\$ (4,686)</b>	<b>\$ 66,430</b>
County Appraiser & Tax Collector Fee	(4,434)	0	(2,111)
Discounts For Early Payments	(8,867)	0	(8,450)
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (4,686)</b>	<b>\$ 55,869</b>
Carryover From Prior Year	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (4,686)</b>	<b>\$ 55,869</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 5/31/20	\$ 253,673.07
Funds Received: 6/1/20 - 6/30/20	\$ -
Disbursements: 6/1/20 - 6/30/20	\$ 3,243.86
Bank Balance As Of 6/30/20	\$ 250,429.21
Accounts Payable As Of 6/30/20	\$ 6,496.03
Accounts Receivable As Of 6/30/20	\$ -
Reserve Funds As Of 6/30/20	\$ 16,270.00
Available Funds As Of 6/30/20	\$ 227,663.18

# 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	457	Miami-Dade Tax Collector	03/09/20	NAV Taxes	\$ 5,435.80		\$ (54.35)	\$ (53.81)	\$ 5,327.64	\$ 1,490.80	\$ 981.00	\$ 2,964.00	\$ 1,461.14	\$ 961.40	\$ 2,905.10	\$ 2,905.10
8	692	Miami-Dade Tax Collector	04/10/20	NAV Taxes	\$ 2,746.41		\$ (27.47)		\$ 2,718.94	\$ 753.21	\$ 495.65	\$ 1,497.55	\$ 745.64	\$ 490.70	\$ 1,482.60	\$ 1,482.60
9	776	Miami-Dade Tax Collector	04/24/20	Interest		\$ 7.85			\$ 7.85	\$ 7.85			\$ 7.85			\$ -
10	890	Miami-Dade Tax Collector	05/11/20	NAV Taxes/Interest	\$ 1,087.16	\$ 32.62	\$ (11.20)		\$ 1,108.58	\$ 330.78	\$ 196.20	\$ 592.80	\$ 327.43	\$ 194.25	\$ 586.90	\$ 586.90
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
					\$ 219,507.88	\$ 155.58	\$ (2,111.45)	\$ (8,449.22)	\$ 209,102.79	\$ 60,519.46	\$ 39,721.65	\$ 119,422.35	\$ 57,614.29	\$ 37,810.50	\$ 113,678.00	\$ 113,678.00

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.

\$ 219,507.88	
\$ 155.58	
\$ (60,519.46)	\$ 209,102.79
\$ (39,721.65)	\$ (57,614.29)
\$ (119,422.35)	\$ (37,810.50)
\$ -	\$ (113,678.00)
\$ -	\$ -

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
<b>Contingency/Reserve</b>					
	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 6/30/20</b>	<b>\$ 20,410.00</b>
<b>Contingency/Reserve Funds Balance As Of 6/30/20</b>	<b>\$ 16,270.00</b>