



**RIVERSIDE PARK
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
JUNE 20, 2022
6:30 P.M.**

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

www.riversideparkcdd.org

786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
RIVERSIDE PARK
COMMUNITY DEVELOPMENT DISTRICT
Meeting Room at Mercedes Benz of Cutler Bay
10701 SW 211th Street
Cutler Bay, Florida 33189
REGULAR BOARD MEETING & PUBLIC HEARING
June 20, 2022
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. April 18, 2022 Regular Board Meeting.....Page 2
- G.** Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
 - 3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 7
- H.** Old Business
- I.** New Business
 - 1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 14
 - 2. Update on Landscaping Enhancements Conducted at the Monument Areas
- J.** Administrative Matters
 - 1. Accept and Receive 2022 Riverside Park Annual Engineering Report.....Page 16
 - 2. Financial Update.....Page 21
 - 3. Reminder of Statement of Financial Interests Disclosure 2021 Form 1, Filing Deadline: July 1, 2022
 - 4. Announce the General Election and Candidate Qualifying Period – Noon, Monday, June 13, 2022 through Noon, Friday, June 17, 2022
- K.** Board Members/Staff: Additional Comments/Requests
- L.** 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 2021/2022 REGULAR MEETING SCHEDULE

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

11/05/2021

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.

Guillermo Garcia

Sworn to and subscribed before me this
5 day of NOVEMBER, A.D. 2021

C. RAVIX

(SEAL)

GUILLERMO GARCIA personally known to me



**RIVERSIDE PARK COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022 REGULAR
MEETING SCHEDULE**

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

- November 15, 2021
- January 17, 2022
- April 18, 2022
- June 20, 2022
- September 19, 2022

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 law. Copies of the Agendas for any of the meetings may be obtained from the District's website www.riversideparkcdd.org 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
11/5

21-38/0000560564M

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 18, 2022**

A. CALL TO ORDER

The April 18, 2022, Regular Board Meeting of the Riverside Park Community Development District (the "District") was called to order at 6:35 p.m. in a Meeting Room at Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on November 5, 2021, as part of the District's Fiscal Year 2021/2022 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Lorraine Torres (via phone), 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 attendance were: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. November 15, 2021, Regular Board Meeting

The minutes of the November 15, 2021, Regular Board Meeting were presented for consideration.

A MOTION was made by Supervisor Lariel Torres, seconded by Supervisor Ojeda and passed unanimously approving the minutes of the November 15, 2021, Regular Board Meeting, as presented.
--

G. NEW BUSINESS

1. Consider Landscaping Enhancements for Three Entrances

Presented in the meeting book was a proposal from Trimscape for the addition of plants to the three entrance areas. The price includes materials, installation and free application of water for the first two weeks.

A **MOTION** was made by Supervisor Ojeda, seconded by Supervisor Lorraine Torres and passed unanimously approving the proposal from Trimscape for the addition of plants to the three entrance areas in the amount of \$2,075.00.

2. Consider Resolution No. 2022-01 – Adopting a Proposed Budget for Fiscal Year 2022/2023

Mrs. Perez presented Resolution No. 2022-01 and read the title into the record:

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; 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 and the Maintenance remains unchanged. The Miscellaneous Maintenance/Improvements line item has been adjusted in order to keep total assessments the same as last year.

The estimated available funds as of 9-30-2022 are expected to be approximately \$200,000, 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. Because the overall assessment for 2022/2023 is currently the same as that of the 2021/2022 assessment, letters to property owners would not be required.

A **MOTION** was made by Supervisor Ojeda, seconded by Supervisor Lorraine Torres approving and adopting Resolution No. 2022-01, as presented; setting the public hearing to adopt the 2022/2023 Fiscal Year Final Budget and Assessments for June 20, 2022, at 6:30 p.m. in the Meeting Room at the Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189; and further authorizing the advertising of the Public Hearing, as required by law.

I. OLD BUSINESS

1. Update Regarding Illegal Dumping neat the SW 102nd Avenue Canal Railing Area

Mrs. Perez pointed out, although this was not related to the District, pursuant to the Board's request, the illegal dumping at the southern end of SW 102nd Avenue was reported to Miami-Dade County and also to District 8 Commissioner Cohen on November 18, 2021. On November 19, 2021, the Commissioner's Office (Cynthia Alonso) replied, advising that the matter had been redirected to the Department of Solid Waste Management.

On December 27, 2021, the Commissioner's Office emailed a response from Joseph Bolufe, Code Enforcement Supervisor of the South Region Department of Solid Waste Management. In that response, Mr. Bolufe explained that the area had been cleaned and debris was picked up, with the exception of the debris after the fence (private property). Field Operations Manager Ronald Galvis visited the area the following days, and in fact, the solid waste had been picked up. Ronald will continue to monitor the area (during site visits) and will report as needed.

2. Update Regarding the South Florida Water Management District (SFWMD) Owned Parcel Off SW 102nd Avenue

Mrs. Perez advised that the SFWMD Preserve Area next to SW 102nd Avenue had been reported along with the illegal dumping (referenced above). They were reported to Miami-Dade County and to District 8 Commissioner Cohen Higgins. The Commissioner’s Office (Cynthia Alonso) replied, advising that the illegal dumping situation had been redirected to the Department of Solid Waste Management, but did not refer to the SFWMD matter. However, 311 replied to our inquiry, stating that they had redirected the matter to the SFWMD. District management will continue to follow up with SFWMD.

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 March 31, 2022, were \$301,245.60.

2. 2021 Form 1 – Statement of Financial Interests

Mrs. Perez advised the Board that they should be receiving in the mail their individual 2021 Form 1 (the “Form”) and to complete the Form and mail, email and/or hand deliver it to the Supervisor of Elections’ office on or prior to July 1, 2022.

3. General Election and Candidate Qualifying Period

Mrs. Perez advised that the official qualifying period for the office of Supervisor runs from noon, Monday, June 13, 2022 through noon, Friday, June 17, 2022.

A qualifying office may accept and hold qualifying papers submitted not earlier than 14 days prior (Monday, May 30, 2022) to the beginning of the qualifying period to be processed and filed during the qualifying period. [F.S. 99.061(8)] {Please note that the Miami-Dade Supervisors of Elections office will be closed on May 30, 2022 in observance of Memorial Day.}

RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT

Final LO Mtg Nov. 2012 - GENERAL ELECTION

Ordinance No. 03-181; Adopted 9/19/2003

AS	Seat 1 VACANT	Expires 2022
V-CHR	Seat 2 Lariel Torres	Expires 2022

J. BOARD MEMBER/STAFF CLOSING COMMENTS

Mr. George announced the new State required 20-Year Needs Analysis Report was due to be submitted by the District Engineer prior to June 30, 2022.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Alvarez, seconded by Supervisor Ojeda and passed unanimously to adjourn the Regular Board Meeting at 6:47 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair



Miscellaneous Notices

Published in Miami Daily Business Review on June 7, 2022

Location

Miami-Dade County, Florida

Notice Text

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 June 20, 2022, at 6:30 p.m. in a Meeting Room of Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189. The Meeting is being held for the necessary public purpose of considering the Fiscal Year 2022/2023 Proposed Budget and any other 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.

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 (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.

Anyone requiring assistance in order to participate in 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

5/31 6/7 22-42/0000599955M

RESOLUTION NO. 2022-02

A RESOLUTION OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET.

WHEREAS, the Riverside Park Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 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 2022/2023 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 20th day of June, 2022.

ATTEST:

**RIVERSIDE PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Riverside Park
Community Development District

**Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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

FINAL BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 ANNUAL BUDGET
REVENUES	
Administrative Assessments	62,152
Maintenance Assessments	39,191
Debt Assessments	120,339
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 221,922
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Lawn/Landscape Maintenance	16,500
Entrance Features	1,000
Miscellaneous Maintenance/Improvements	6,064
Border Hedge/Monument/Fence	8,275
Nutritional Control/Mulch	3,500
Engineering/Inspections	1,500
Contingency/Reserve	0
TOTAL MAINTENANCE EXPENDITURES	\$ 36,839
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	6,000
Employer Taxes - Payroll	480
Management	19,728
Secretarial	2,700
Legal	8,000
Assessment Roll	3,500
Audit Fees	3,600
Insurance	6,205
Legal Advertisements	650
Miscellaneous	825
Postage	200
Office Supplies	500
Dues & Subscriptions	175
Trustee Fee	4,100
Continuing Disclosure Fee	250
Website Management	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 58,663
TOTAL EXPENDITURES	\$ 95,502
REVENUES LESS EXPENDITURES	\$ 126,420
Bond Payments	(113,119)
BALANCE	\$ 13,301
County Appraiser & Tax Collector Fee	(4,434)
Discounts For Early Payments	(8,867)
EXCESS/ (SHORTFALL)	\$ -
Carryover Funds From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 ANNUAL BUDGET	COMMENTS
REVENUES				
Administrative Assessments	61,351	61,387	62,152	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	40,087	39,956	39,191	Expenditures/.94
Debt Assessments	120,339	120,339	120,339	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	280	240	240	Estimated At \$20.00 Per Month
TOTAL REVENUES	\$ 222,057	\$ 221,922	\$ 221,922	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Lawn/Landscape Maintenance	11,550	16,500	16,500	No Change From 2021/2022 Budget
Entrance Features	0	1,000	1,000	No Change From 2021/2022 Budget
Miscellaneous Maintenance/Improvements	5,800	6,783	6,064	\$719 Decrease From 2021/2022 Budget
Border Hedge/Monument/Fence	0	8,275	8,275	No Change From 2021/2022 Budget
Nutritional Control/Mulch	0	3,500	3,500	No Change From 2021/2022 Budget
Engineering/Inspections	975	1,500	1,500	No Change From 2021/2022 Budget
Contingency/Reserve	0	0	0	Currently \$16,270 In Available Funds
TOTAL MAINTENANCE EXPENDITURES	\$ 18,325	\$ 37,558	\$ 36,839	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	3,200	6,000	6,000	No Change From 2021/2022 Budget
Employer Taxes - Payroll	245	480	480	Projected At 8% Of Supervisor Fees
Management	18,900	19,164	19,728	CPI Adjustment (Capped At 3%)
Secretarial	2,700	2,700	2,700	No Change From 2021/2022 Budget
Legal	5,822	8,000	8,000	No Change From 2021/2022 Budget
Assessment Roll	3,500	3,500	3,500	No Change From 2021/2022 Budget
Audit Fees	3,600	3,600	3,600	Accepted Amount For 2021/2022 Audit
Insurance	5,513	6,000	6,205	Insurance Estimate
Legal Advertisements	383	650	650	No Change From 2021/2022 Budget
Miscellaneous	456	850	825	\$25 Decrease From 2021/2022 Budget
Postage	109	200	200	No Change From 2021/2022 Budget
Office Supplies	194	525	500	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	4,079	4,100	4,100	No Change From 2021/2022 Budget
Continuing Disclosure Fee	250	250	250	No Change From 2021/2022 Budget
Website Management	1,750	1,750	1,750	No Change From 2021/2022 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 50,876	\$ 57,944	\$ 58,663	
TOTAL EXPENDITURES	\$ 69,201	\$ 95,502	\$ 95,502	
REVENUES LESS EXPENDITURES	\$ 152,856	\$ 126,420	\$ 126,420	
Bond Payments	(114,585)	(113,119)	(113,119)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 38,271	\$ 13,301	\$ 13,301	
County Appraiser & Tax Collector Fee	(2,133)	(4,434)	(4,434)	Two Percent Of Total Tax Roll
Discounts For Early Payments	(8,451)	(8,867)	(8,867)	Four Percent Of Total Tax Roll
EXCESS/ (SHORTFALL)	\$ 27,687	\$ -	\$ -	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 27,687	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	6	25	10	Projected Interest For FY 2022/2023
NAV Tax Collection	114,585	113,119	113,119	Maximum Debt Service Collection
Total Revenues	\$ 114,591	\$ 113,144	\$ 113,129	
EXPENDITURES				
Principal Payments	70,000	75,000	75,000	Principal Payment Due In 2023
Interest Payments	39,000	35,506	32,744	Interest Payments Due In 2023
Bond Redemption	0	2,638	5,385	Estimated Excess Debt Collections
Total Expenditures	\$ 109,000	\$ 113,144	\$ 113,129	
Excess/ (Shortfall)	\$ 5,591	\$ -	\$ -	

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 1/1/22 =	\$1,120,000		

Riverside Park Community Development District Assessment Comparison

	Fiscal Year 2019/2020 Assessment <u>Before Discount*</u>	Fiscal Year 2020/2021 Assessment <u>Before Discount*</u>	Fiscal Year 2021/2022 Assessment <u>Before Discount*</u>	Fiscal Year 2022/2023 Projected Assessment <u>Before Discount*</u>
Administrative	\$ 298.16	\$ 298.81	\$ 299.45	\$ 303.18
Maintenance	\$ 196.20	\$ 195.55	\$ 194.91	\$ 191.18
<u>Debt</u>	<u>\$ 592.80</u>	<u>\$ 592.80</u>	<u>\$ 592.80</u>	<u>\$ 592.80</u>
Total	\$ 1,087.16	\$ 1,087.16	\$ 1,087.16	\$ 1,087.16

* 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. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 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 2022/2023; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 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 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 20th day of June, 2022.

ATTEST:

**RIVERSIDE PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE**

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

**October 17, 2022
January 16, 2023
April 17, 2023
June 19, 2023
September 18, 2023**

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

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/2022

May 24, 2022

Ms. Gloria Perez
District Manager
Riverside Park Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2022 Riverside Park CDD Report

Dear Ms. Perez:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and; 4) To review the insurance carried by the District and amounts set aside for the purpose of paying their premiums.

The District is located in Section 17, Township 56 South, Range 40 East, in Miami-Dade County, Florida. It is bounded by Black Creek Canal on the West, Old Cutler Road on the North, SW 224 Street on the North-East, SW 120 Avenue on the East and Black Creek Canal on the South. The Development is located within Postal Zip Code 33190. See Exhibit 1 for a graphical representation.

1. Infrastructure Ownership

a. Roads

- i. Onsite Roads*. The onsite roadways within the District were completed and dedicated to Miami-Dade County for the perpetual use of the public, as per "Herfa Subdivision" Miami-Dade Plat Book No. 159, Page 80 and in accordance with the Declaration of Restrictive Covenants (the "Declaration") dated September 9, 2003 recorded in Miami-Dade OR 22254 Pages 1026 through 1041.
- ii. Offsite Roads*. The improvements to SW 102 Avenue were completed and conveyed to Miami-Dade County for ownership and maintenance

b. Stormwater Management System

- i.* The stormwater drainage system consists of inlets and underground exfiltration trenches. The system was completed and conveyed to Miami-Dade County for ownership and maintenance.

- c. Water Distribution and Sanitary Sewer System
 - i. The water distribution and sanitary sewer system, including the lift stations and force mains, were completed and conveyed to Miami-Dade County for ownership and maintenance as per Agreement No. 17910.
 - ii. The force main along SW 102 Avenue was completed and conveyed to Miami-Dade County for ownership and maintenance.
- d. Wall, Entrance Features and Landscaping
 - i. The District constructed the wall along the development, landscaping and entrance features as described in the original District Engineer's Report. These improvements are owned and maintained by the District.

2. State, Working Order and Condition of the Infrastructure

- a. Roads
 - i. The onsite roads are in good working order and condition.
 - ii. The offsite roadway improvements are in good working order and condition.

Issues with the roads may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the link provided below:

<http://www.miamidade.gov/publicworks/report-problems.asp>

- b. Stormwater Management System
 - i. The road drainage and stormwater management system are in good working order and condition.

For informational purposes, flood, and drainage complaints within the road right of ways may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the link provided below:

<https://www.miamidade.gov/environment/flood-complaints.asp>

- c. Water Distribution and Sanitary Sewer System
 - i. The water distribution and sanitary sewer systems were conveyed in good working order and condition to Miami-Dade County for ownership and maintenance.

For informational purposes, issues with the water or sewer systems may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

- d. Wall, Entrance Features and Landscaping
 - i. The wall along the development, landscaping and entrance features are in good condition.

3. Estimated Maintenance Costs for District Owned Infrastructure

a. General

- i.* The proposed CDD 2022-2023 Fiscal Year budget has the following amounts for maintenance expenditures:

2022-2023 Budget for Maintenance	
Lawn/Landscape Maintenance	\$16,500
Entrance Features	\$1,000
Miscellaneous Maintenance/Improvements	\$6,064
Border Hedge/Monument/Fence	\$8,275
Nutritional Control/Mulch	\$3,500
Engineering/Inspections	\$1,500
Contingency/Reserve	\$0
Total	\$36,839

Alvarez Engineers finds the District’s proposed maintenance budget for Fiscal Year 2022-2023 adequate and enough.

For more detailed information on the 2022-2023 Fiscal Year Budget please visit the District’s website at the following link:

<https://riversideparkcdd.org/financials/>

b. Roads

- i.* Funds were budgeted by the District for lawn/landscape, entrance features, fence and hedge as indicated above. The roads are maintained by Miami-Dade County.

c. Stormwater Management System

- i.* No maintenance costs are estimated for the stormwater management system since it is maintained by Miami-Dade County.

d. Water Distribution and Sanitary Sewer System

- i.* No maintenance costs are estimated for the water distribution and sanitary sewer system since they are maintained by Miami-Dade County.

e. Wall, Entrance Features and Landscaping

- i.* The District has budgeted within its Fiscal Year 2021-2022 funds for lawn and landscaping maintenance, as well as for entrance features and miscellaneous maintenance.

4. Insurance

Alvarez Engineers has reviewed the District’s general liability, hired non-owned auto, employment practices liability and public officials liability coverage insurance policy

100121058 provided by Florida Insurance Alliance for the period between October 1, 2021 and October 1, 2022. The District has budgeted enough funds to cover the \$5,513 insurance premium.

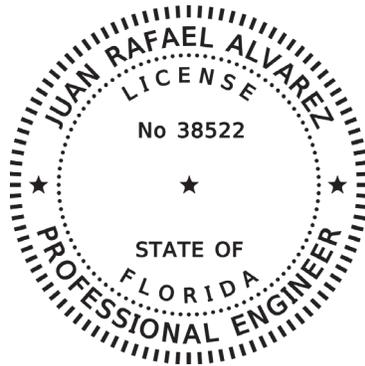
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com

Sincerely
Alvarez Engineers, Inc.

Juan R Alvarez  Digitally signed by Juan R Alvarez
Date: 2022.05.24 16:29:12 -04'00'

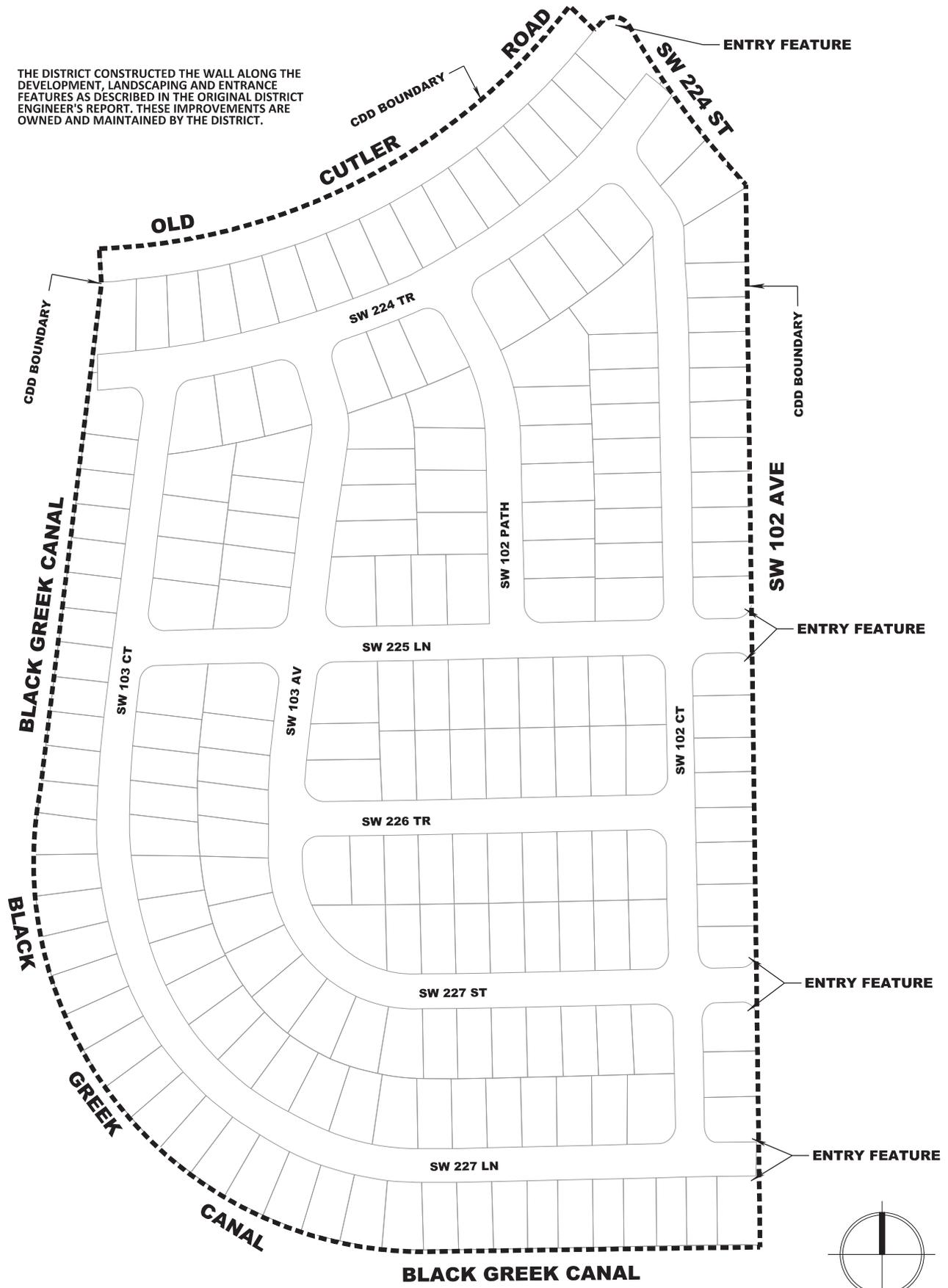
Juan R. Alvarez, PE
District Engineer
Date: May 24, 2022



This item has been digitally signed and sealed by Juan R. Alvarez, PE on May 24, 2022.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THE DISTRICT CONSTRUCTED THE WALL ALONG THE DEVELOPMENT, LANDSCAPING AND ENTRANCE FEATURES AS DESCRIBED IN THE ORIGINAL DISTRICT ENGINEER'S REPORT. THESE IMPROVEMENTS ARE OWNED AND MAINTAINED BY THE DISTRICT.



ALVAREZ ENGINEERS, INC.
 RIVERSIDE PARK CDD
CDD LAND OWNERSHIP

EXHIBIT 1

Riverside Park
Community Development District

**Financial Report For
May 2022**

Riverside Park Community Development District
Budget vs. Actual
October 2021 through May 2022

	<u>Oct 21 - May 22</u>	<u>21/22 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Admin Assessments	60,985.26	61,387.00	-401.74	99.35%
363.101 · Maintenance Assessments	39,668.36	39,956.00	-287.64	99.28%
363.810 · Debt Assessments	119,982.40	120,339.00	-356.60	99.7%
363.820 · Debt Assessment-Paid To Trustee	-114,185.55	-113,119.00	-1,066.55	100.94%
363.830 · County Tax Collector Fee	-2,120.90	-4,434.00	2,313.10	47.83%
363.831 · Discounts For Early Payments	-8,537.77	-8,867.00	329.23	96.29%
369.401 · Interest Income	192.32	240.00	-47.68	80.13%
Total Income	<u>95,984.12</u>	<u>95,502.00</u>	<u>482.12</u>	<u>100.51%</u>
Expense				
511.122 · PR Tax Expense	122.40	480.00	-357.60	25.5%
511.131 · Supervisors Fees	1,600.00	6,000.00	-4,400.00	26.67%
511.302 · Border Hedge/Monument/Fence	0.00	8,275.00	-8,275.00	0.0%
511.303 · Nutritional Control/Mulch	0.00	3,500.00	-3,500.00	0.0%
511.307 · Lawn/Landscape Maintenance	10,653.75	16,500.00	-5,846.25	64.57%
511.308 · Miscellaneous Maintenance	0.00	6,783.00	-6,783.00	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	12,776.00	19,164.00	-6,388.00	66.67%
511.312 · Secretarial Fees	1,800.00	2,700.00	-900.00	66.67%
511.315 · Legal Fees	2,686.50	8,000.00	-5,313.50	33.58%
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	5,513.00	6,000.00	-487.00	91.88%
511.480 · Legal Advertisements	99.48	650.00	-550.52	15.31%
511.512 · Miscellaneous	516.92	850.00	-333.08	60.81%
511.513 · Postage and Delivery	53.50	200.00	-146.50	26.75%
511.514 · Office Supplies	135.20	525.00	-389.80	25.75%
511.516 · Website Management Fee	1,166.64	1,750.00	-583.36	66.67%
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%
Total Expense	<u>37,298.39</u>	<u>95,502.00</u>	<u>-58,203.61</u>	<u>39.06%</u>
Net Income	<u>58,685.73</u>	<u>0.00</u>	<u>58,685.73</u>	<u>100.0%</u>

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MAY 2022**

	Annual Budget 10/1/21 - 9/30/22	Actual Mar-22	Year To Date Actual 10/1/21 - 5/31/22
REVENUES			
Administrative Assessments	61,387	332	60,985
Maintenance Assessments	39,956	195	39,668
Debt Assessments	120,339	593	119,984
Other Revenue	0	0	0
Interest Income	240	0	192
Total Revenues	\$ 221,922	\$ 1,120	\$ 220,829
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	16,500	1,925	10,654
Entrance Features	1,000	0	0
Miscellaneous Maintenance/Improvements	6,783	0	0
Border Hedge/Monument/Fence	8,275	0	0
Nutritional Control/Mulch	3,500	0	0
Engineering/Inspections	1,500	0	0
Contingency/Reserve (\$16,270 Available)*	0	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 37,558	\$ 1,925	\$ 10,654
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	0	1,600
Payroll Taxes - Employer	480	0	122
Management	19,164	1,597	12,776
Secretarial	2,700	225	1,800
Legal	8,000	0	2,687
Assessment Roll	3,500	0	0
Audit Fees	3,600	0	0
Insurance	6,000	0	5,513
Legal Advertisements	650	0	99
Miscellaneous	850	19	517
Postage	200	27	53
Office Supplies	525	62	135
Dues & Subscriptions	175	0	175
Trustee Fee	4,100	0	0
Continuing Disclosure Fee	250	0	0
Website Management	1,750	146	1,167
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 57,944	\$ 2,076	\$ 26,644
Total Expenditures	\$ 95,502	\$ 4,001	\$ 37,298
Revenues Less Expenditures	\$ 126,420	\$ (2,881)	\$ 183,531
Bond Payments	(113,119)	(587)	(114,186)
Balance	\$ 13,301	\$ (3,468)	\$ 69,345
County Appraiser & Tax Collector Fee	(4,434)	(11)	(2,121)
Discounts For Early Payments	(8,867)	0	(8,538)
Excess/ (Shortfall)	\$ -	\$ (3,479)	\$ 58,686
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (3,479)	\$ 58,686

* Contingency/Reserve Funds Can Be Used In Fiscal Year 21/22 or in Future Fiscal Years.
Original Balance = \$36,680. Current Balance = \$16,270.

Bank Balance As Of 5/31/22	\$ 318,666.76
Accounts Payable As Of 5/31/22	\$ 7,940.69
Accounts Receivable As Of 5/31/22	\$ -
Reserve Funds As Of 5/31/22	\$ 16,270.00
Available Funds As Of 5/31/22	\$ 294,456.07

**RIVERSIDE PARK CDD
TAX COLLECTIONS
2021-2022**

#	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	\$ 61,387	\$ 39,956	\$ 120,339	\$ 61,387	\$ 39,956	\$ 120,339	
									\$ 208,381	\$ 57,704	\$ 37,558	\$ 113,119	\$ 57,704	\$ 37,558	\$ 113,119	\$ 113,119
1	1	Miami-Dade Tax Collector	11/26/21	NAV Taxes	\$ 9,162.73		\$ (87.83)	\$ (379.77)	\$ 8,695.13	\$ 2,537.23	\$ 1,651.50	\$ 4,974.00	\$ 2,407.73	\$ 1,567.20	\$ 4,720.20	\$ 4,720.20
2	2	Miami-Dade Tax Collector	12/03/21	NAV Taxes	\$ 140,243.64		\$ (1,346.34)	\$ (5,610.03)	\$ 133,287.27	\$ 38,629.05	\$ 25,143.39	\$ 76,471.20	\$ 36,712.77	\$ 23,896.25	\$ 72,678.25	\$ 72,678.25
3	3	Miami-Dade Tax Collector	12/08/21	NAV Taxes	\$ 41,806.44		\$ (401.34)	\$ (1,672.31)	\$ 39,732.79	\$ 11,678.55	\$ 7,601.49	\$ 22,526.40	\$ 11,099.19	\$ 7,224.50	\$ 21,409.10	\$ 21,409.10
4	4	Miami-Dade Tax Collector	12/20/21	NAV Taxes	\$ 20,656.04		\$ (198.41)	\$ (815.44)	\$ 19,642.19	\$ 5,689.55	\$ 3,703.29	\$ 11,263.20	\$ 5,410.59	\$ 3,521.45	\$ 10,710.15	\$ 10,710.15
5	5	Miami-Dade Tax Collector	01/11/22	NAV Taxes	\$ 558.03		\$ (5.40)	\$ (16.74)	\$ 535.89	\$ 154.48	\$ 100.60	\$ 302.95	\$ 148.24	\$ 96.65	\$ 291.00	\$ 291.00
6	6	Miami-Dade Tax Collector	02/07/22	NAV Taxes	\$ 1,087.16		\$ (10.66)	\$ (21.74)	\$ 1,054.76	\$ 299.45	\$ 194.91	\$ 592.80	\$ 290.51	\$ 189.10	\$ 575.15	\$ 575.15
7	Int-1	Miami-Dade Tax Collector	02/28/22	Interest		\$ 7.68			\$ 7.68	\$ 7.68			\$ 7.68			\$ -
8	7	Miami-Dade Tax Collector	03/07/22	NAV Taxes	\$ 2,174.32		\$ (21.52)	\$ (21.74)	\$ 2,131.06	\$ 598.90	\$ 389.82	\$ 1,185.60	\$ 586.96	\$ 382.05	\$ 1,162.05	\$ 1,162.05
9	8	Miami-Dade Tax Collector	04/12/22	NAV Taxes	\$ 3,819.52		\$ (38.20)		\$ 3,781.32	\$ 1,057.62	\$ 688.45	\$ 2,073.45	\$ 1,047.02	\$ 681.55	\$ 2,052.75	\$ 2,052.75
10	Int-2	Miami-Dade Tax Collector	04/27/22	Interest		\$ 0.69			\$ 0.69	\$ 0.69			\$ 0.69			\$ -
11	9	Miami-Dade Tax Collector	05/06/22	NAV Taxes/Interest	\$ 1,087.16	\$ 32.61	\$ (11.20)		\$ 1,108.57	\$ 332.06	\$ 194.91	\$ 592.80	\$ 328.72	\$ 192.95	\$ 586.90	\$ 586.90
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$ 220,595.04	\$ 40.98	\$ (2,120.90)	\$ (8,537.77)	\$ 209,977.35	\$ 60,985.26	\$ 39,668.36	\$ 119,982.40	\$ 58,040.10	\$ 37,751.70	\$ 114,185.55	\$ 114,185.55

Assessment Roll = \$221,682.20

Note: \$221,682, \$61,387, \$39,956 and \$120,339 are 2021/2022 Budgeted assessments before discounts and fees.
Note: \$208,381, \$57,704, \$37,558 and \$113,119 are 2021/2022 Budgeted assessments after discounts and fees.

\$	220,595.04	
\$	40.98	\$ 209,977.35
\$	(60,985.26)	\$ (58,040.10)
\$	(39,668.36)	\$ (37,751.70)
\$	(119,982.40)	\$ (114,185.55)
\$	-	\$ -

**Riverside Park Community Development District
Contingency/Reserve Expenditures
October 2015 - May 2022**

Contingency/Reserve	<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
Total					20,410.00

Original Funds Available For Contingency/Reserve	\$ 36,680.00
Contingency/Reserve Expenditures As Of 5/31/22	\$ 20,410.00
Contingency/Reserve Funds Balance As Of 5/31/22	\$ 16,270.00