



**RIVERSIDE PARK
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
MAY 19, 2025
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
May 19, 2025
6:30 p.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Administer the Oath of Office for Supervisor Lorraine Torres, Seat #3
- E.** Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- F.** Additions or Deletions to Agenda
- G.** Comments from the Public for Items Not on the Agenda
- H.** Approval of Minutes
 - 1. March 17, 2025 Regular Meeting.....Page 2
- I.** Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 7
- J.** Old Business
- K.** New Business
 - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 14
 - 2. Consider Landscape Maintenance Service Proposals.....Page 16
 - 3. Update Regarding Property located at 10217 SW 224 Terrace and District Request to Replace Unauthorized Removal of Clusia Hedges.....Page 28
- L.** Administrative Matters
 - 1. Financial Update.....Page 31
 - 2. Reminder of Statement of Financial Interests Disclosure 2024 Form 1, Filing Deadline: July 1, 2025
- M.** Board Members/Staff: Additional Comments/Requests
- N.** Adjourn



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142053	599314	Print Legal Ad-IPL0197770 - IPL0197777		\$671.04	2	45 L

Attention: Laura J. Archer

Riverside Park Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Riverside Park Community Development District will hold Regular Meetings in a Meeting Room at the Mercedes Benz of Cutler Bay, located at 10701 SW 211th Street, Cutler Bay, Florida 33189 at 6:30 p.m. on the following dates:

October 21, 2024
March 17, 2025
May 19, 2025
August 18, 2025

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 ensure 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.

Meetings may be cancelled from time to time without advertised notice.

RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT

www.riversideparkcdd.org
IPL0197777
Oct 10 2024

**PUBLISHED DAILY
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

10/10/24

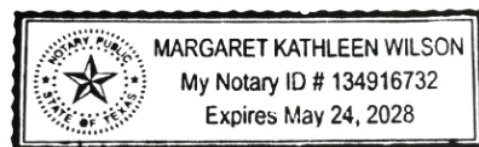
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of two years next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or 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(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 10th day of October in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 17, 2025**

A. CALL TO ORDER

The March 17, 2025, Regular Board Meeting of the Riverside Park Community Development District (the “District”) was called to order at 6:34 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 Herald* on October 10, 2024, as part of the District’s Fiscal Year 2024/2025 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 Nelson Ojeda 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. WELCOME AND SEAT INCUMBENT BOARD MEMBER, INGRID LOVE, AND ADMINISTER OATH OF OFFICE

Mrs. Perez welcomed and seated incumbent Ingrid Ojeda to Seat #4 who was elected to a 4-year term via the November 5, 2024, General Election process, which expires in November 2028. Mrs. Perez as Notary Public in the State of Florida, administered the Oath of Office and went over Board Member duties and responsibilities.

E. WELCOME AND SEAT BOARD MEMBER, NELSON OJEDA, AND ADMINISTER OATH OF OFFICE

Mrs. Perez welcomed and seated newly elected Nelson Ojeda to Seat #5 who was elected to a 4-year term via the November 5, 2024, General Election process, which expires in November 2028. Mrs. Perez as Notary Public in the State of Florida, administered the Oath of Office and went over Board Member duties and responsibilities.

F. DECLARE VACANCY IN SEAT #3

Mrs. Perez noted that no one had qualified for Seat #3, currently held by incumbent Lorraine D. Torres as a holdover, and it would be in order for a vacancy to be declared, and appointments could be made thereafter.

A MOTION was made by Supervisor Ingrid Ojeda, seconded by Supervisor Nelson Ojeda and unanimously passed declaring a vacancy in Seat #1, which term expires in 2028.

G. CONSIDER APPOINTMENT TO SEAT #3 AND ADMINISTER OATH OF OFFICE

A **MOTION** was made by Supervisor Ingrid Ojeda, seconded by Supervisor Nelson Ojeda and unanimously passed appointing Lorraine D. Torres to fill the vacancy and unexpired term of office in Seat No. 3, which term expires in 2028.

The Oath of Office is pending as Supervisor Torres attended this meeting via phone.

H. ELECTION OF OFFICERS

This item was tabled to a future meeting.

I. ADDITIONS OR DELETIONS TO THE AGENDA

Mrs. Perez added an agenda item under N.1. Financial Update for Board ratification and approval.

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

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

K. APPROVAL OF MINUTES

1. October 21, 2024, Regular Board Meeting

A **MOTION** was made by Supervisor Ingrid Ojeda, seconded by Supervisor Lariel Torres and passed unanimously approving the minutes of the October 21, 2024, Regular Board Meeting, as presented.

L. OLD BUSINESS

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

M. NEW BUSINESS

1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Mrs. Perez presented Resolution No. 2025-01 and read the title into the record:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

As done with previous years, the Debt Service Assessment is the same (maximum) as last year. The Administrative Budget is slightly higher than last year. The Maintenance Budget is the same. The estimated available funds as of 9-30-2025 are anticipated to be approximately \$310,000, should no unforeseen expenses occur. This does not include additional contingency/reserve funds (currently \$16,270). A carryover balance of \$5,025 has been issued (\$1,9500 was set up last year). Because the overall assessment proposed for 2025/2026 is slightly less than that of 2024/2025 assessment, letters to the residents would not be required.

A **MOTION** was made by Supervisor Ingrid Ojeda, seconded by Supervisor Nelson Ojeda and unanimously passed approving and adopting Resolution No. 2025-01, as presented and providing for setting the public hearing to adopt the 2025/2026 Fiscal Year Final Budget and Assessments for May 19, 2025 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 further authorizing the advertising of the Public Hearing, as required by law.

2. Consider Resolution No. 2025-02 – Registered Agent Change

Resolution No. 2025-02 was presented, entitled:

RESOLUTION 2025-02

A RESOLUTION OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT’S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

Mr. George provided an overview of the resolution for a change of the District Registered Agent.

A **MOTION** was made by Supervisor Lariel Torres, seconded by Supervisor Nelson Ojeda and unanimously passed adopting Resolution No. 2025-02, as presented.

3. Consider Ratification and Approval of Pressure Cleaning Man Proposal for Pressure Cleaning of Monuments and Columns

A **MOTION** was made by Supervisor Ingrid Ojeda, seconded by Supervisor Nelson Ojeda and unanimously passed ratifying and approving the Pressure Cleaning Man Propose Est. 3030 dated December 3, 2024, in the amount of \$1,875 for the pressure cleaning of five (5) monuments and forty-eight (48) columns, as presented

4. Consider Ratification and Approval of Elite Property Services’ Proposal for Painting of Monument Signage

A **MOTION** was made by Supervisor Nelson Ojeda, seconded by Supervisor Lariel Torres and unanimously passed ratifying and approving the Elite Property Services’ proposal in the amount of \$1,200 for the painting of monuments and columns that had been stained, as presented

N. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financials via handout and briefly reviewed them with the Board, pointing out that available funds as of February 28, 2025, were \$407,514.53.

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

O. BOARD MEMBER/STAFF CLOSING COMMENTS

Supervisor Lariel Torres expressed his dissatisfaction with the landscaping and asked that District management address his concerns, once again, noting the width of the hedges as being far out onto the sidewalk and unleveled, indicating that they needed to be boxed up. A discussion ensued after which District management was asked to gather landscaping proposals for Board consideration.

P. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Ingrid Ojeda, seconded by Supervisor Nelson Ojeda and passed unanimously adjourning the Regular Board Meeting at 7:14 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
142053	656965	Print Legal Ad-IPL02296890 - IPL0229689		2	45 L

Attention: Laura J. Archer

Riverside Park Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

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 May 19, 2025, 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 2025/2026 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
IPL0229689
Apr 29, May 6 2025

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, Mary Castro, who on oath says that he/she is Custodian of Records of the The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

2 insertion(s) published on:

04/29/25, 05/06/25

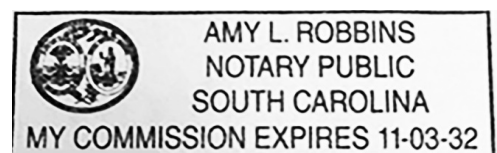
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 6th day of May in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

RESOLUTION NO. 2025-03

A RESOLUTION OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Riverside Park Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 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 2025/2026 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 19th day of May, 2025.

ATTEST:

**RIVERSIDE PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Riverside Park Community Development District

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 ANNUAL BUDGET
REVENUES	
Administrative Assessments	62,975
Maintenance Assessments	39,774
Debt Assessments	118,812
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 222,761
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Lawn/Landscape Maintenance	16,500
Entrance Features	1,000
Miscellaneous Maintenance/Improvements	6,613
Border Hedge/Monument/Fence	8,275
Nutritional Control/Mulch	3,500
Engineering/Inspections	1,500
Contingency/Reserve	0
TOTAL MAINTENANCE EXPENDITURES	\$ 37,388
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	6,000
Employer Taxes - Payroll	480
Management	21,516
Secretarial	2,700
Legal	8,000
Assessment Roll	3,500
Audit Fees	3,600
Insurance	7,100
Legal Advertisements	2,300
Miscellaneous	800
Postage	200
Office Supplies	450
Dues & Subscriptions	175
Trustee Fee	4,100
Continuing Disclosure Fee	250
Website Management	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 62,921
TOTAL EXPENDITURES	\$ 100,309
REVENUES LESS EXPENDITURES	\$ 122,452
Bond Payments	(111,683)
BALANCE	\$ 10,769
County Appraiser & Tax Collector Fee	(4,431)
Discounts For Early Payments	(8,863)
EXCESS/ (SHORTFALL)	\$ (2,525)
Carryover Funds From Prior Year	2,525
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 ANNUAL BUDGET	COMMENTS
REVENUES				
Administrative Assessments	63,607	63,081	62,975	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	39,774	39,774	39,774	Expenditures/.94
Debt Assessments	118,812	118,812	118,812	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	18,071	600	1,200	Estimated At \$100 Per Month
TOTAL REVENUES	\$ 240,264	\$ 222,267	\$ 222,761	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Lawn/Landscape Maintenance	12,750	16,500	16,500	No Change From 2024/2025 Budget
Entrance Features	0	1,000	1,000	No Change From 2024/2025 Budget
Miscellaneous Maintenance/Improvements	0	6,613	6,613	No Change From 2024/2025 Budget
Border Hedge/Monument/Fence	0	8,275	8,275	No Change From 2024/2025 Budget
Nutritional Control/Mulch	0	3,500	3,500	No Change From 2024/2025 Budget
Engineering/Inspections	1,124	1,500	1,500	No Change From 2024/2025 Budget
Contingency/Reserve	0	0	0	Currently \$16,270 In Available Funds
TOTAL MAINTENANCE EXPENDITURES	\$ 13,874	\$ 37,388	\$ 37,388	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,800	6,000	6,000	No Change From 2024/2025 Budget
Employer Taxes - Payroll	214	480	480	Projected At 8% Of Supervisor Fees
Management	20,316	20,916	21,516	CPI Adjustment
Secretarial	2,700	2,700	2,700	No Change From 2024/2025 Budget
Legal	8,262	8,000	8,000	No Change From 2024/2025 Budget
Assessment Roll	3,500	3,500	3,500	No Change From 2024/2025 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,370	7,000	7,100	Fiscal Year 2024/2025 Expenditure Was \$6,625
Legal Advertisements	1,989	2,000	2,300	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	459	825	800	\$25 Decrease From 2024/2025 Budget
Postage	187	200	200	No Change From 2024/2025 Budget
Office Supplies	412	450	450	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	4,080	4,100	4,100	No Change From 2024/2025 Budget
Continuing Disclosure Fee	250	250	250	No Change From 2024/2025 Budget
Website Management	1,750	1,750	1,750	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 56,864	\$ 61,846	\$ 62,921	
TOTAL EXPENDITURES	\$ 70,738	\$ 99,234	\$ 100,309	
REVENUES LESS EXPENDITURES	\$ 169,526	\$ 123,033	\$ 122,452	
Bond Payments	(113,182)	(111,683)	(111,683)	2026 Principal & Interest Payments
BALANCE	\$ 56,344	\$ 11,350	\$ 10,769	
County Appraiser & Tax Collector Fee	(2,136)	(4,433)	(4,431)	Two Percent Of Total Tax Roll
Discounts For Early Payments	(8,367)	(8,867)	(8,863)	Four Percent Of Total Tax Roll
EXCESS/ (SHORTFALL)	\$ 45,841	\$ (1,950)	\$ (2,525)	
Carryover Funds From Prior Year	0	1,950	2,525	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 45,841	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,447	400	500	Projected Interest For FY 2025/2026
NAV Tax Collection	113,182	111,683	111,683	Maximum Debt Service Collection
Total Revenues	\$ 114,629	\$ 112,083	\$ 112,183	
EXPENDITURES				
Principal Payments	61,000	65,000	69,000	Principal Payment Due In 2026
Interest Payments	49,170	46,378	42,572	Interest Payments Due In 2026
Bond Redemption	0	705	611	Estimated Excess Debt Collections
Total Expenditures	\$ 110,170	\$ 112,083	\$ 112,183	
Excess/ (Shortfall)	\$ 4,459	\$ -	\$ -	

Series 2023 Bond Modification Information

Original Par Amount =	\$910,000	May 1st
Interest Rate =	5.68%	May 1st & November 1st
Modification Date =	June 2023	
Maturity Date =	May 2034	
Par Amount As Of 1/1/25 =	\$849,000	

Riverside Park Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment <u>Before Discount*</u>	Fiscal Year 2023/2024 Assessment <u>Before Discount*</u>	Fiscal Year 2024/2025 Assessment <u>Before Discount*</u>	Fiscal Year 2025/2026 Projected Assessment <u>Before Discount*</u>
Administrative	\$ 299.45	\$ 307.85	\$ 307.72	\$ 307.20
Maintenance	\$ 194.91	\$ 194.03	\$ 194.03	\$ 194.03
<u>Debt</u>	<u>\$ 592.80</u>	<u>\$ 585.28</u>	<u>\$ 585.28</u>	<u>\$ 585.28</u>
Total	\$ 1,087.16	\$ 1,087.16	\$ 1,087.03	\$ 1,086.51

* 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. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 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 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 19th day of May, 2025.

ATTEST:

**RIVERSIDE PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 20, 2025

March 16, 2026

May 18, 2026

August 17, 2026

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 HERALD 00/00/25

Riverside Park CDD Landscaping Maintenance

Epic Landscaping

FRD Complete Tree Services

Turf Management

Servicing of property per year (Every other week - 26x).

Mowing of all district areas.

Hedge trimming 12x per year on rotation.

Herbicide application to landscape beds/pavers as needed.

Mulching 1x per year.

*Detailed map of the areas to be serviced attached.

Breakdown of Costs:

Monthly Price for Services:

\$2,775.00

Mulch (1 per Year): **\$1,500.00**

Total Yearly Cost: **\$34,800.00**

Breakdown of Costs:

Monthly Price for Services:

\$1,772.00

Mulch (1 per Year): **\$1,900.00**

Total Yearly Cost: **\$23,164.00**

Breakdown of Costs:

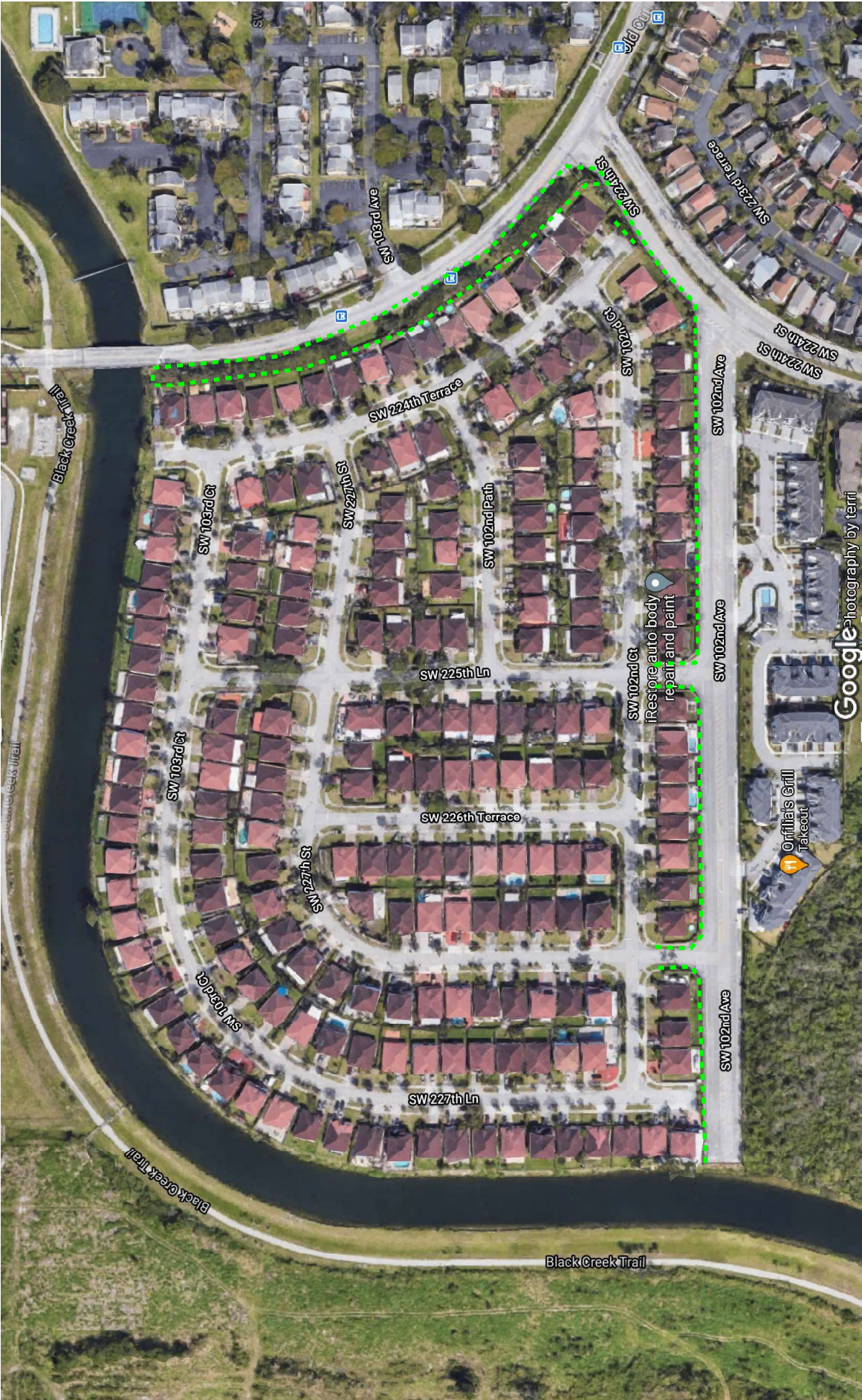
Visit Price for Services (x2):

\$500.00

Mulch (1 per Year): **\$1,925.00**

Total Yearly Cost: **\$14,925.00**

Epic Landscaping	FRD Complete Tree Services	Turf Management
<p>Additional Services:</p> <p>Mulch: \$3,360.00 per application.</p> <p>Fertilization: Included in the monthly price (3 times a year recommended).</p> <p>Tree Trimming (1 per year recommended): \$4,200.00</p>	<p>Additional Services:</p> <p>Mulch: \$1,900.00 per application.</p> <p>Fertilization: Price not included, will be provided when needed..</p> <p>Tree Trimming (1 per year recommended): \$3,900.00</p>	<p>Additional Services:</p> <p>Mulch: \$1,925.00 per application.</p> <p>Fertilization: \$2,400.00 per service (Twice a year recommended).</p>
<p><i>* Some of these proposals may include additional services (such as, irrigation management, or specific tree trimming, etc.) that do not apply to the District.</i></p> <p><i>** Numbers on proposals may be presented different than in this chart. For the chart, the prices were consolidated to facilitate understanding (based on the District specific needs).</i></p>		



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

200 ft



6650 SW 189th Way,
Southwest Ranches, Florida
33332.
954-680-9995

Landscape Maintenance Agreement

1. Parties: This landscape Maintenance proposal to be effective on _____ by and between Epic Landscaping, Inc. (A.K.A Epic Landscaping) and [Riverside Park CDD](#) ("Owner").
2. Maintenance: Epic Landscaping agrees to provide Lawn maintenance services to the owner in order to sustain the life and preserve the appearance of all trees, lawn, shrubs, shrub beds and other vegetation (hereinafter referred to as "Property") from the common areas of [Riverside Park](#).
We will maintain the landscaping of the Community as the common areas of the property and residential homes (front only). More specifically, Epic Landscaping agrees to perform the following services:

A. TURF MOWING | HEDGES-SHRUBS-GROUNDCOVERS:

- All **lawns** on the property will be cut to a height of 3-5 inches. Epic Landscaping will perform the services (**26**) times each year, (at intervals reasonably necessary to perform these services.
- Trees, shrubs, plant beds, sprinklers, and other obstacles found upon the lawn will be edged, trimmed or chemically controlled by Epic Landscaping at its discretion, when necessary, to maintain the neatness and trimness of those Areas. Physical removal and post-
- emergent weeds control such as round-up shall be used in treating weed problems areas like walkways, pavers, beds, etc.
- **Shrub trimming (included)** All shrubs, hedges, and plant beds will be trimmed twelve (12) times per year, at intervals necessary to perform the service. In addition, Epic Landscaping may perform the following services more frequently if it feels that they are necessary at its own discretion. The island will be trim only once a month.
- Pruning of all hedges located on the property in order to preserve their natural contour, - Clipping of vining ground cover to a height of twelve to eighteen (12-18) inches or less, and - Manual raking and/or chemical weeding of plant

beds. Physical removal and post-emergent weed control such as Herbicides shall be used in treating weed problems areas.

- Epic Landscaping shall perform all maintenance services in a clean and orderly manner. Litter and debris resulting from the maintenance will be removed and walkways shall be blown or swept upon the termination of each service visit, Epic Landscaping will clean up in the event of an act of God such as hurricane, tornado or freeze at an **additional cost**. Palm fronds (08 ft) or trees (8 ft) hanging lower tall will be cut or pruned by regular maintenance crew without any extra charges. Non self-cleaning palms like Sabal Palm, Queen Palms, Washingtonians, etc. that have dying fronds over 08 ft we recommend to be cleaned twice a year to maintain a clean look and are not included in this contract

B. IRRIGATION (NOT INCLUDED):

- Epic Landscaping will perform a monthly wet test for complete coverage and proper mechanical operation of the sprinkler system (Wet test). This includes unclogging heads and adjusting sprinkler and rotors on each of the zones and checking for the performance of the parts of the irrigation system. Any extras repairs will be billed separately if any with the approval of the P.M.
- Technician \$55.00 per man per hour for regular repairs, this will be billed separately.
- Emergency response tech 24/7 (please ask for contact information) \$75.00 per work order or issue if visit site only, and \$75.00 per hour per man.

C. FERTILIZATION AND PEST CONTROL (NOT INCLUDED):

- Three (3) times a year the lawn will be inspected and fertilized with an application of a high-quality slow release granular fertilizer.
- The fall fertilization will be a granular “weed and feed” with atrazine to assist against coming winter weeds. And 13-13-13 for the shrubs and palms.
- Applications will be applied at the rate of: 1 lb. of Nitrogen per 1,000 square feet of turf. This will give the lawn a total of 4 lb. of nitrogen per 1,000 square feet per year. And 13-13-13 for the shrubs and palms.
- Monthly inspection of turf, shrubs and palm trees for the presence of pests, insects, fungus and diseases. This contract not includes the treatment for lethal yellowing for any palms.
- Not includes treatment white fly.

D. MULCHING | TREE CARE /FLOWERS

- **Tree Trimming (NOT INCLUDED)**

Trim the property palms and hardwood trees in the CDD only up to City code and standards. Palms we will cut dead or dying leaves and seed pods off the palms following regulations of 9-3 cut and seed pods bellow crown and on the hardwoods trees we will focus on the thinning removing of the interior canopy branches back to the point of origin to create a decrease leaf vol. and air circulation, we will cut up to 25% off the canopy, every year we will work in pro of the structure of the tree, also dead wood branches 2 inch and thicker in diameter. Will be removed as priority and or any other request from the HOA will become priority.

We will charge \$ 4,200.00 for one time tree trimming

- **Mulch installation (NOT INCLUDED).**

We will install mulch at the property 1 time per year as per RFP requested. This will be billed extra . We will charge \$ 1,500.00 for 4 pallet of mulch installed one time

- **Flowers Installation (NOT INCLUDED)**

We suggest to install flowers plants will be installed 3 times a year in the month of March, July, and November or otherwise specified by Management. We will provide flower type, colors, to management one month or earlier for them to approve.

E. EMERGENCY RESPONSE FOR HURRICANES (NOT INCLUDED)

After receiving a work order from management, we will activate this service. Your property will be on a priority list, we will dispatch our crews to do phase 1, which is to open the main road within 2-4 hours after our personnel are able to get out to the street. We will serve your community by clearing the roads and moving debris out of harm's way and roads, this includes labor personal equipment with blowers, backpacks, bobcat, Wood Chipper, chainsaws, and there will be extra charge for moving crews to the site. Each work order will be handled in the order that it was received, and a time frame will be provided.

Price per 1 man labor per hour \$65.00

Price per heavy equipment bobcat (\$125.00) includes labor.

Price per Wood Chipper per hour includes truck and Wood Chipper and Driver (\$150.00).

Price per yard loaded and disposed (starts at \$45.00 per yard or market price) includes truck delivery and disposal.

Bucket trucks or lifters up to 60 ft (\$150.00 per man per hour includes truck or lifter)

F. PAYMENT:

In consideration of the services to be performed by Epic Landscaping here under, Owner agrees to pay Epic Landscaping.; the sum of \$ 2,775.00 Per month for the term of this agreement. Payment will be made monthly and will be due within (30) days of written receipt of invoice from Epic Landscaping. Total amount for the length of this contract is 12 months, the same as \$ 33,300.00

G. DEFAULT:

In the event the PROPERTY fails to remit payment for services herein described within forty-five (45) days of receipt of an invoice, Epic Landscaping may declare the purchaser in default under the agreement. If payment is not received thereafter within seven (7) days, interest shall accrue, retroactive to the date upon which payment was initially due and payable at a rate of fifteen percent (15%) per annum until paid. In addition, upon default of Owner, Epic Landscaping may terminate this agreement, which termination shall not limit or preclude other rights or remedies, which Epic Landscaping shall have in law or in equity.

H. TERM:

This agreement shall commence as of the date hereof and shall be for an initial term of one (1) year. If the owner's intention is to terminate this contract Owner must advise in writing at least thirty (30) days prior to the expiration of the initial term or any subsequent twelve (12) months term. Either party shall have the right to cancel this contract without cause at any time upon thirty days (30) prior written notice by U.S. certified mail return receipt and/or confirmed facsimile copy. Either party shall have the right to cancel this contract with cause at any time upon thirty (30) prior written notice.

I. ATTORNEY'S FEES AND COST:

In connection with any litigation arising out of this agreement, the prevailing party shall be entitled to recover all costs and expenses incurred including, but not limited to, reasonable attorney's for services rendered in connection with such litigation up to and including all trial and appellate levels.

J. INSURANCE:

Epic Landscaping shall obtain or have in effect the following insurance coverage during the entire term of this agreement:

- Commercial General Liability coverage on an occurrence form basis with limits of at least \$1,000,000 per each occurrence, and \$2,000,000 General aggregate for all claims arising out of bodily injury, personal injury, and property damage liability, including contractual liability.

- Workmen's compensation insurance as required by laws of the state of Florida. Contractor will not be held responsible for any damage caused by acts of God, deliberate vandalism or construction by others intruding into the property.

"Chair CDD"

Riverside Park .

Alex Collier

CEO, Epic Landscaping

Service Operation		Notes Comments		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
				*Below Represents # of visits in each months												
TURF MOWING HEDGES-SHRUBS-GROUNDCOVERS TREES-PALMS																
Mow Crew & on-site staff - Certified Maintenance Technicians under the Supervision of a Maintenance Director																
Mowing Edgeing Blowing	Rotary mow	2	2	2	2	2	2	2	2	3	3	2	2	2	2	26
Detail Tasks Shrubs Trimming	Trimming of shrubs entrance	1	1	1	1	1	1	1	1	1	1	1	1	1	1	12
Bed & Paver Weed Control w- PreM	manual & chemical	1	1	1	1	1	1	1	1	1	1	1	1	1	1	12
Prune Small Palms and Ornamental Trees	up 8 ft and 8 ft	1	1	1	1	1	1	1	1	1	1	1	1	1	1	12
Supervise Crew w production manager	each visit	2	2	2	2	2	2	2	2	3	3	2	2	2	2	26
Manager to Provide ProActive Proposals	Extra Work Program	1	1	1	1	1	1	1	1	1	1	1	1	1	1	12
WATER MANAGEMENT – NOT INCLUDED -																
All Irrigation Services performed by a certified technician under the Supervision of an Irrigation Director																
Irrigation inspection Wet Test	repairs extra	1	1	1	1	1	1	1	1	1	1	1	1	1	1	12
Irrigation Report of Findings / Observations	zone by zone operation	1	1	1	1	1	1	1	1	1	1	1	1	1	1	12
Irrigation Technician rate for repairs		\$55 per hour														
AGRONOMIC PROGRAM – NOT INCLUDED																
All Ag Services provided by a State Certified Pest Applicator under the Supervision of a State Certified Operator																
Seasonal Turf Fertilization	Inspection and fertilization			1						1			1			3
Palm/Tree and Shrub Fertilization	13-3-13			1						1			1			3
Inspection of turf Shrubs Palm	Inspect for presence of pest	1	1	1	1	1	1	1	1	1	1	1	1	1	1	12
Whitefly	Not Included															
ANNUAL FLOWER CARE MULCHING TREE CARE OTHERS																
All Enhancement Services provided will be supervised by each director on each department.																
Application of Mulch in Plant Beds	\$ 1,500 – 4 PALLETS															
Tree trimming	\$ 4,200.00 EACH TIME															



FRD complete tree service & lawn car
 14805 Sw 258th AVE homestead FL 33032
 786 269-7451 fax 786 377-3630
[Email: Luis.jl2078@gmail.com](mailto:Luis.jl2078@gmail.com)
[Cellphone: 305 224 3846](tel:3052243846)

Riverside Park CDD C/o SDS, Inc.
2501 A Burns Road, Palm Beach Gardens, FL 33410

Mowing, hard edging, bed edging, air blowing, monofilament trim, shrub trimming, selective pruning
 Scope of Work

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TL
Mowing	2	2	2	2	2	2	3	3	2	2	2	2	26
Hard Edging	2	2	2	2	2	2	3	3	2	2	2	2	26
Bed Edging	2	2	2	2	2	2	3	3	2	2	2	2	26
Air Blowing	2	2	2	2	2	2	3	3	2	2	2	2	26
Hedge Trim	1	1	1	1	1	1	1	1	1	1	1	1	12
Round off	1	1	1	1	1	1	1	1	1	1	1	1	12

Monthly Cost - Mowing	\$1,772.00
Annual Cost - Mowing	\$15,470.00
Annual Cost - Tree	\$3,900.00
Red Mulch Cost	\$1,900.00
Overall Annual Cost	\$21,270.00



12600 SW 125 Ave
Miami, FL 33186

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

RE: Landscape maintenance – RiversideParkCDD

Landscape maintenance as follows:

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

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

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

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

Miscellaneous:

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

Annually

Schedule of charges:

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

Extras

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

Acceptance of proposal:

_____ Date: _____

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

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

April 3, 2025

Current Homeowner(s)/Resident(s)

10217 SW 224 TER
Miami, Florida 33190

**SENT VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

RE: Notice for Unauthorized Alteration to District's Property – 10217 SW 224 TER

Dear Property Owner(s),

This firm serves as district management for the Riverside Park Community Development District (the "District"). On February 7th, 2025, I sent you a notice (enclosed), on behalf of the District, requesting for you to restore the fence behind the above reference property, which had been modified without authorization, and to replace the removed clusias at the same location. Recent visits have brought to our attention that the fence behind the property has been restored to its original condition, and we thank you for that, but the clusias have not been replaced.

The reason for this notice is to request you replace the clusias to the area they were removed. **This letter serves as notice to install/add the removed clusias within thirty (30) days from the date of this letter.**

The District has taken the liberty of requesting an estimate from the District's landscaping maintenance contractor, Landscape Workshop, for the installation of the removed clusias thereby restoring the area to its original condition. Said estimate is enclosed herein. Should the area not be corrected within the provided thirty (30) days time period, the District will authorize the approval of the estimate provided and charge you back for said expenses.

Your cooperation with this matter will be greatly appreciated. If you have any questions regarding this information, please do not hesitate to contact us at 786-503-1633, 786-347-2711 (Ext. 2011), or via email at rgalvis@sdsinc.org.

Sincerely,

Ronald Galvis

Ronald Galvis
Field Operations Manager

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

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

ENCLOSURES





March 25, 2025

Contract No. -
191759

Riverside Park CDD

Scope of work:

- Delivery and installation of (5) 15 gal Clusia plants where homeowner removed them 10217 SW 224th Terr * if more or less plants are needed final invoice will reflect, plant material will be Grade A and approx 4-5 ft tall and full.

Total \$375.00

All provided plant material is covered under a ninety (90) day warranty period with proper maintenance and irrigation. Transplanted materials or plants not covered by irrigation will not be warranted. Any losses due to acts of God (fire, wind, freeze, etc.), deer, dogs or neglect will not be covered under warranty.

This proposal is valid for thirty (30) days. Thereafter, it is subject to change without notice. Payment shall be requisitioned as follows: 100% due upon completion. If payment is not received within thirty (30) days, Customer agrees to pay a 1.5% per month service charge that will accrue on the unpaid balance. The customer has five (5) days to notify LWI in writing of any deficiencies in the work performed.

If this proposal meets with your approval, please sign and return via email or fax. If we may be of further service, please do not hesitate to call.

Upon acceptance and completion of the work described in this proposal, an invoice will be generated by our accounting team and sent to you for payment. Please hold payment until the invoice is received. Including the invoice number on your check will help ensure your payment is applied to the correct account.

Acceptance of
Bid:

Thank you,

Customer Signature

Date

Geovani Cordano

3/25/2025

Geovani Cordano

3055197096

gcordano@landscapeworkshop.com

Riverside Park
Community Development District

**Financial Report For
April 2025**

Riverside Park Community Development District
Budget vs. Actual
October 2024 through April 2025

	Oct 24 - April 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Admin Assessments	62,563.44	63,081.00	-517.56	99.18%
363.101 · Maintenance Assessments	39,301.78	39,774.00	-472.22	98.81%
363.810 · Debt Assessments	117,862.84	118,812.00	-949.16	99.2%
363.820 · Debt Assessment-Paid To Trustee	-112,249.86	-111,683.00	-566.86	100.51%
363.830 · County Tax Collector Fee	-2,111.44	-4,433.00	2,321.56	47.63%
363.831 · Discounts For Early Payments	-8,352.48	-8,867.00	514.52	94.2%
369.401 · Interest Income	8,249.11	600.00	7,649.11	1,374.85%
369.402 · Carryover From Prior Year	0.00	1,950.00	-1,950.00	0.0%
Total Income	105,263.39	99,234.00	6,029.39	106.08%
Expense				
511.122 · PR Tax Expense	91.80	480.00	-388.20	19.13%
511.131 · Supervisors Fees	1,200.00	6,000.00	-4,800.00	20.0%
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	6,700.00	16,500.00	-9,800.00	40.61%
511.308 · Miscellaneous Maintenance	900.00	6,613.00	-5,713.00	13.61%
511.309 · Entrance Features	1,875.00	1,000.00	875.00	187.5%
511.310 · Engineering	0.00	1,500.00	-1,500.00	0.0%
511.311 · Management Fees	12,201.00	20,916.00	-8,715.00	58.33%
511.312 · Secretarial Fees	1,575.00	2,700.00	-1,125.00	58.33%
511.315 · Legal Fees	3,957.50	8,000.00	-4,042.50	49.47%
511.318 · Assessment/Tax Roll	0.00	3,500.00	-3,500.00	0.0%
511.320 · Audit Fees	0.00	3,500.00	-3,500.00	0.0%
511.450 · Insurance	6,625.00	7,000.00	-375.00	94.64%
511.480 · Legal Advertisements	671.04	2,000.00	-1,328.96	33.55%
511.512 · Miscellaneous	393.78	825.00	-431.22	47.73%
511.513 · Postage and Delivery	70.00	200.00	-130.00	35.0%
511.514 · Office Supplies	149.10	450.00	-300.90	33.13%
511.516 · Website Management Fee	1,020.81	1,750.00	-729.19	58.33%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,100.00	-4,100.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	250.00	-250.00	0.0%
Total Expense	37,605.03	99,234.00	-61,628.97	37.9%
Net Income	67,658.36	0.00	67,658.36	100.0%

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
APRIL 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Apr-25	Year To Date Actual 10/1/24 - 4/30/25
REVENUES			
Administrative Assessments	63,081	1,543	62,563
Maintenance Assessments	39,774	973	39,302
Debt Assessments	118,812	2,906	117,863
Other Revenue	0	0	0
Interest Income	600	0	8,249
Total Revenues	\$ 222,267	\$ 5,422	\$ 227,977
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	16,500	0	6,700
Entrance Features	1,000	0	1,875
Miscellaneous Maintenance/Improvements	6,613	0	900
Border Hedge/Monument/Fence	8,275	0	0
Nutritional Control/Mulch	3,500	0	0
Engineering/Inspections	1,500	0	0
Contingency/Reserve (\$16,270 Available)*	0	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 37,388	\$ -	\$ 9,475
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	0	1,200
Payroll Taxes - Employer	480	0	92
Management	20,916	1,743	12,201
Secretarial	2,700	225	1,575
Legal	8,000	0	3,958
Assessment Roll	3,500	0	0
Audit Fees	3,500	0	0
Insurance	7,000	0	6,625
Legal Advertisements	2,000	0	671
Miscellaneous	825	27	394
Postage	200	33	70
Office Supplies	450	58	149
Dues & Subscriptions	175	0	175
Trustee Fee	4,100	0	0
Continuing Disclosure Fee	250	0	0
Website Management	1,750	146	1,020
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 61,846	\$ 2,232	\$ 28,130
Total Expenditures	\$ 99,234	\$ 2,232	\$ 37,605
Revenues Less Expenditures	\$ 123,033	\$ 3,190	\$ 190,372
Bond Payments	(111,683)	(2,931)	(112,250)
Balance	\$ 11,350	\$ 259	\$ 78,122
County Appraiser & Tax Collector Fee	(4,433)	0	(2,111)
Discounts For Early Payments	(8,867)	0	(8,353)
Excess/ (Shortfall)	\$ (1,950)	\$ 259	\$ 67,658
Carryover From Prior Year	1,950	0	0
Net Excess/ (Shortfall)	\$ -	\$ 259	\$ 67,658

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

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

Bank Balance As Of 4/30/25	\$ 434,255.71
Accounts Payable As Of 4/30/25	\$ 11,360.91
Accounts Receivable As Of 4/30/25	\$ -
Reserve Funds As Of 4/30/25	\$ 16,270.00
Available Funds As Of 4/30/25	\$ 406,624.80

RIVERSIDE PARK CDD TAX COLLECTIONS 2024-2025

#	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
									\$ 221,670	\$ 63,082	\$ 39,776	\$ 118,812	\$ 63,082	\$ 39,776	\$ 118,812	
									\$ 210,917	\$ 61,846	\$ 37,388	\$ 111,683	\$ 61,846	\$ 37,388	\$ 111,683	\$ 111,683
1	1	Miami-Dade Tax Collector	12/09/24	NAV Taxes	\$ 179,359.95		\$ (1,721.86)	\$ (7,174.20)	\$ 170,463.89	\$ 50,773.80	\$ 32,014.95	\$ 96,571.20	\$ 48,244.64	\$ 30,420.65	\$ 91,798.60	\$ 91,798.60
2	2	Miami-Dade Tax Collector	11/25/24	NAV Taxes	\$ 12,459.08		\$ (119.61)	\$ (498.35)	\$ 11,841.12	\$ 3,692.64	\$ 2,328.36	\$ 6,438.08	\$ 3,516.77	\$ 2,217.50	\$ 6,106.85	\$ 6,106.85
3	3	Miami-Dade Tax Collector	11/26/24	NAV Taxes	\$ 7,609.21		\$ (73.05)	\$ (304.36)	\$ 7,231.80	\$ 2,154.04	\$ 1,358.21	\$ 4,096.96	\$ 2,046.63	\$ 1,290.50	\$ 3,894.67	\$ 3,894.67
4	4	Miami-Dade Tax Collector	12/04/24	NAV Taxes	\$ 1,029.14		\$ (9.75)	\$ (54.03)	\$ 965.36	\$ 292.89	\$ 184.63	\$ 551.62	\$ 274.74	\$ 173.19	\$ 517.43	\$ 517.43
5	5	Miami-Dade Tax Collector	01/10/25	NAV Taxes	\$ 3,833.55		\$ (37.18)	\$ (115.01)	\$ 3,681.36	\$ 1,091.03	\$ 687.74	\$ 2,054.78	\$ 1,047.72	\$ 660.44	\$ 1,973.20	\$ 1,973.20
6	6	Miami-Dade Tax Collector	12/19/24	NAV Taxes	\$ 2,174.06		\$ (20.87)	\$ (86.96)	\$ 2,066.23	\$ 618.73	\$ 390.03	\$ 1,165.30	\$ 588.04	\$ 370.69	\$ 1,107.50	\$ 1,107.50
7	7	Miami-Dade Tax Collector	02/07/25	Interest		\$ 94.18			\$ 94.18	\$ 94.18			\$ 94.18			\$ -
8	8	Miami-Dade Tax Collector	02/12/25	NAV Taxes	\$ 3,261.09		\$ (31.85)	\$ (76.09)	\$ 3,153.15	\$ 928.11	\$ 585.04	\$ 1,747.94	\$ 897.38	\$ 565.68	\$ 1,690.09	\$ 1,690.09
9	9	Miami-Dade Tax Collector	03/06/25	NAV Taxes	\$ 4,348.12		\$ (43.05)	\$ (43.48)	\$ 4,261.59	\$ 1,237.48	\$ 780.05	\$ 2,330.59	\$ 1,212.85	\$ 764.53	\$ 2,284.21	\$ 2,284.21
10	10	Miami-Dade Tax Collector	03/21/25	Interest		\$ 137.35			\$ 137.35	\$ 137.35			\$ 137.35			\$ -
11	11	Miami-Dade Tax Collector	04/07/25	NAV Taxes	\$ 5,422.33		\$ (54.22)	\$ -	\$ 5,368.11	\$ 1,543.19	\$ 972.77	\$ 2,906.37	\$ 1,527.76	\$ 963.04	\$ 2,877.31	\$ 2,877.31
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$ 219,496.53	\$ 231.53	\$ (2,111.44)	\$ (8,352.48)	\$ 209,264.14	\$ 62,563.44	\$ 39,301.78	\$ 117,862.84	\$ 59,588.06	\$ 37,426.22	\$ 112,249.86	\$ 112,249.86

Assessment Roll

Admin: \$63,082.60
Maint: \$39,776.15
Debt: \$118,811.84
Total \$221,670.59

Collections

99.02%

Note: \$221,670, \$63,082, \$39,776 and \$118,812 are 2024/2025 Budgeted assessments before discounts and fees.

Note: \$210,917, \$61,846, \$37,388 and \$111,683 are 2024/2025 Budgeted assessments after discounts and fees.

\$ 219,496.53	
\$ 231.53	\$ 209,264.14
\$ (62,563.44)	\$ (59,588.06)
\$ (39,301.78)	\$ (37,426.22)
\$ (117,862.84)	\$ (112,249.86)
\$ -	\$ -

**Riverside Park Community Development District
Contingency/Reserve Expenditures
October 2015 - April 2025**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Contingency/Reserve	10/15/2015	Inv# 10152015863	Jag Painting Contractors Inc.	Deposit for invoice 10152015863 (Cleaning & Painting)	2,450.00
	11/01/2015	Inv# 10152015863A	Jag Painting Contractors Inc.	Final Payment for invoice 10152015863 (Cleaning & Painting)	2,450.00
	12/07/2015	Inv# 8624	Crespo Lawn Service, Inc.	Installation Of 16 Solar Power Lights	1,210.00
	02/22/2018	Inv #1304	Royal Plastering Corp.	Fence Repairs & Replacement	14,300.00
					0.00
Total					20,410.00

Original Funds Available For Contingency/Reserve	\$ 36,680.00
Contingency/Reserve Expenditures As Of 4/30/25	\$ 20,410.00
Contingency/Reserve Funds Balance As Of 4/30/25	\$ 16,270.00