



**RIVERSIDE PARK
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 16, 2026
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
March 16, 2026
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. October 20, 2025 Regular Meeting.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Approving a Proposed Budget for FY 2026/2027.....Page 7
 - 2. Consider Approval of Billing Cochran Rate Adjustment Request.....Page 14
- I. Administrative Matters
 - 1. Financial Update.....Page 16
 - 2. Announce the 2026 General Election and Candidate Qualifying Period – Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026
- J. Board Members/Staff: Additional Comments/Requests
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57887	IPL0279117	Legal Ad - IPL0279117		1.0	74.0L

ATTENTION: Riverside Park Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

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
10/10/25
 IPL0279117
 Oct 10 2025

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of 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.

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

1.0 insertion(s) published on:
 10/10/25 Print

[Print Tearsheet Link](#)

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Amanda Rodela



Amanda Rodela

Sherry J Chasteen



Sworn to and subscribed before me on

Oct 10, 2025, 9:55 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

**RIVERSIDE PARK COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE
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**RIVERSIDE PARK COMMUNITY
DEVELOPMENT DISTRICT**
www.riversideparkcdd.org
PUBLISH: MIAMI HERALD
10/10/25
IPL0279117
Oct 10 2025

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 20, 2025**

A. CALL TO ORDER

The October 20, 2025, Regular Board Meeting of the Riverside Park Community Development District (the “District”) was called to order at 6:31 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, 2025, as part of the District’s Fiscal Year 2025/2026 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 Ginger Wald 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. May 19, 2025, Public Hearing & Regular Board Meeting

A MOTION was made by Supervisor Ingrid Ojeda, seconded by Supervisor Nelson Ojeda and passed unanimously approving the minutes of the ay 19, 2025, Public Hearing & Regular Board Meeting, amended to reflect the correct spelling of Armando Silva’s last name.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget

Mrs. Perez presented Resolution No. 2025-05, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2025. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Nelson Ojeda, seconded by Supervisor Ingrid Ojeda and unanimously passed adopting Resolution No. 2025-05, adopting a Fiscal Year 2024/2025 Amended Budget, as presented.

2. Consider Resolution No. 2025-06 – Approval of Interlocal Access Agreement for Government Publication of Legal Advertisements and Public Notices on County Designated Website

Mrs. Perez presented Resolution No. 2025-06, entitled:

RESOLUTION 2025-06

A RESOLUTION OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Mrs. Perez presented the Miami-Dade County Advertisement Interlocal Agreement (the “ILA”) and went on to explain that the District is required to publish legal ads and the costs associated with them. She further indicated that due to the closing of the *Miami Daily Business Review*, the District has had to advertise in *The Miami Herald*. She indicated that a standard publication in the *Miami Herald* costs well in excess of the cost typically paid in the past.

This higher cost prompted Special District Services’ management team to seek an alternative for legal publications. Mrs. Perez stated that her office had been in communication with Miami-Dade County (the “County”) Communications and it was determined that advertising on the County’s website was an option that complies with Florida Statutes. This resulted in the County Attorney’s review and authorization of the County entering into an Interlocal Agreement with community development districts. This is a great accomplishment that will save the District considerably and is estimated to cost \$707 annually.

The ILA has been reviewed by District Counsel and has been deemed acceptable. Miami-Dade County is now requesting that the Board allocate authorized signers, therefore District Counsel has prepared the presented resolution for the Board's consideration.

A **MOTION** was made by Supervisor Lariel Torres, seconded by Supervisor Nelson Ojeda and passed unanimously approving the entering into an Interlocal Access Agreement for government publication of legal advertisements and public notices on the County designated website, as presented.

3. Consider Resolution No. 2025-07 – Goals & Objectives Annual Report

Mrs. Perez presented Resolution No. 2025-07, entitled:

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Wald provided an overview of the Resolution Adopting Goals and Objectives.

A **MOTION** was then made by Supervisor Nelson Ojeda, seconded by Supervisor Ingrid Ojeda and passed unanimously adopting Resolution No. 2025-07, the same goals and objectives presented as an exhibit to Resolution 2025-07 as the Goals & Objectives for Fiscal Year 2025/2026.

4. Consider Ratification and Approval of Turf Landscaping & Mulch Proposal

Mrs. Perez noted that the mulch cost was below the contracted amount and the work had been completed. This action was approved by the Chair to ensure that we could take advantage of the rain for the plant installation since there is no irrigation in said area.

Supervisor Lariel Torres requested to have gentle request letters sent to the properties that have overgrown vegetation butting to the perimeter hedge to provide uniformity and for esthetics.

A **MOTION** was made by Supervisor Nelson Ojeda, seconded by Supervisor Lorraine Torres and passed unanimously ratifying and approving the Turf Management proposal for mulch installation along all District monuments and the installation of twelve (12) 3-gallon Trinet plant behind the property located at 10217 SW 224th Terrace for installation on the District maintained area for a total cost of \$960, as presented.

I. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly went over them, pointing out that available funds as of September 30, 2025, were \$377,888.99.

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

2. Legislative Update

Ms. Wald reviewed the 2025 Legislative Update Memorandum that was presented in the meeting materials and addressed the Board's questions.

3. Ethics Training

Mrs. Perez reminded the Board that they are required to complete four (4) hours of ethics training annually and in order to comply with the 2025 Form 1, due by July 1, 2026, the hours must be completed no later than December 31, 2025. She further noted that links to two training sessions were available on the website.

J. BOARD MEMBER/STAFF CLOSING COMMENTS

There were no further comments from Board Members or staff.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Lorraine Torres, seconded by Supervisor Nelson Ojeda and passed unanimously adjourning the Regular Board Meeting at 6:44 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Riverside Park Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 18, 2026 at 6:30 p.m. in the Mercedes Benz of Cutler Bay, 10701 SW 211th Street, Cutler Bay, Florida 33189, and/or utilizing communications media technology (whichever is applicable) for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 16th day of March, 2026.

ATTEST:

**RIVERSIDE PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Riverside Park
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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

PROPOSED BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 ANNUAL BUDGET
REVENUES	
Administrative Assessments	62,928
Maintenance Assessments	39,774
Debt Assessments	118,812
Other Revenues	0
Interest Income	1,320
TOTAL REVENUES	\$ 222,834
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	22,092
Secretarial	2,700
Legal	8,500
Assessment Roll	3,500
Audit Fees	3,600
Insurance	8,200
Legal Advertisements	2,500
Miscellaneous	800
Postage	200
Office Supplies	425
Dues & Subscriptions	175
Trustee Fee	4,300
Continuing Disclosure Fee	250
Website Management	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 65,472
TOTAL EXPENDITURES	\$ 102,860
REVENUES LESS EXPENDITURES	\$ 119,974
Bond Payments	(111,683)
BALANCE	\$ 8,291
County Appraiser & Tax Collector Fee	(4,430)
Discounts For Early Payments	(8,861)
EXCESS/ (SHORTFALL)	\$ (5,000)
Carryover Funds From Prior Year	5,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 ANNUAL BUDGET	COMMENTS
REVENUES				
Administrative Assessments	63,446	62,975	62,928	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	39,776	39,774	39,774	Expenditures/.94
Debt Assessments	118,812	118,812	118,812	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	15,351	1,200	1,320	Estimated At \$110 Per Month
TOTAL REVENUES	\$ 237,385	\$ 222,761	\$ 222,834	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Lawn/Landscape Maintenance	13,725	16,500	16,500	No Change From 2025/2026 Budget
Entrance Features	1,875	1,000	1,000	No Change From 2025/2026 Budget
Miscellaneous Maintenance/Improvements	900	6,613	6,613	No Change From 2025/2026 Budget
Border Hedge/Monument/Fence	0	8,275	8,275	No Change From 2025/2026 Budget
Nutritional Control/Mulch	0	3,500	3,500	No Change From 2025/2026 Budget
Engineering/Inspections	1,377	1,500	1,500	No Change From 2025/2026 Budget
Contingency/Reserve	0	0	0	Currently \$16,270 In Available Funds
TOTAL MAINTENANCE EXPENDITURES	\$ 17,877	\$ 37,388	\$ 37,388	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,200	6,000	6,000	No Change From 2025/2026 Budget
Employer Taxes - Payroll	168	480	480	Projected At 8% Of Supervisor Fees
Management	20,916	21,516	22,092	CPI Adjustment
Secretarial	2,700	2,700	2,700	No Change From 2025/2026 Budget
Legal	7,830	8,000	8,500	\$500 Increase From 2025/2026 Budget
Assessment Roll	3,500	3,500	3,500	No Change From 2025/2026 Budget
Audit Fees	3,500	3,600	3,600	Accepted Amount For 2025/2026 Audit
Insurance	6,625	7,100	8,200	Fiscal Year 2025/2026 Expenditure Was \$7,523
Legal Advertisements	2,324	2,300	2,500	\$200 Increase From 2025/2026 Budget
Miscellaneous	613	800	800	No Change From 2025/2026 Budget
Postage	174	200	200	No Change From 2025/2026 Budget
Office Supplies	238	450	425	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	4,246	4,100	4,300	\$200 Increase From 2025/2026 Budget
Continuing Disclosure Fee	250	250	250	No Change From 2025/2026 Budget
Website Management	1,750	1,750	1,750	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 57,209	\$ 62,921	\$ 65,472	
TOTAL EXPENDITURES	\$ 75,086	\$ 100,309	\$ 102,860	
REVENUES LESS EXPENDITURES	\$ 162,299	\$ 122,452	\$ 119,974	
Bond Payments	(113,190)	(111,683)	(111,683)	2027 Principal & Interest Payments
BALANCE	\$ 49,109	\$ 10,769	\$ 8,291	
County Appraiser & Tax Collector Fee	(2,134)	(4,431)	(4,430)	Two Percent Of Total Tax Roll
Discounts For Early Payments	(8,352)	(8,863)	(8,861)	Four Percent Of Total Tax Roll
EXCESS/ (SHORTFALL)	\$ 38,623	\$ (2,525)	\$ (5,000)	
Carryover Funds From Prior Year	0	2,525	5,000	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 38,623	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,190	500	500	Projected Interest For FY 2026/2027
NAV Tax Collection	113,190	111,683	111,683	Maximum Debt Service Collection
Total Revenues	\$ 114,380	\$ 112,183	\$ 112,183	
EXPENDITURES				
Principal Payments	65,000	69,000	73,000	Principal Payment Due In 2027
Interest Payments	48,223	42,572	38,539	Interest Payments Due In 2027
Bond Redemption	0	611	644	Estimated Excess Debt Collections
Total Expenditures	\$ 113,223	\$ 112,183	\$ 112,183	
Excess/ (Shortfall)	\$ 1,157	\$ -	\$ -	

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 1/1/26 =	\$784,000	

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	\$ 306.97
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	\$ 1,086.28

* 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

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

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OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOUFLF

February 2, 2026

VIA E-MAIL ONLY— gperez@sdsinc.org

Ms. Gloria Perez
District Manager
Special District Services
Kendall Office Center
8785 SW 165th Avenue, #200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Riverside Park Community Development District
Our File: 535.03086**

Dear Gloria:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

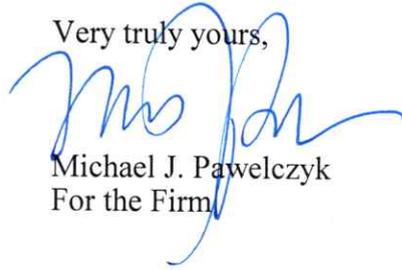
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Gloria Perez
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)

Riverside Park
Community Development District

**Financial Report For
February 2026**

Riverside Park Community Development District
Budget vs. Actual
October 2025 through February 2026

	<u>Oct 25 - Feb 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Admin Assessments	56,662.97	62,975.00	-6,312.03	89.98%
363.101 · Maintenance Assessments	35,775.60	39,774.00	-3,998.40	89.95%
363.810 · Debt Assessments	106,868.38	118,812.00	-11,943.62	89.95%
363.820 · Debt Assessment-Paid To Trustee	-101,560.69	-111,683.00	10,122.31	90.94%
363.830 · County Tax Collector Fee	-1,913.21	-4,431.00	2,517.79	43.18%
363.831 · Discounts For Early Payments	-7,985.47	-8,863.00	877.53	90.1%
369.401 · Interest Income	1,045.28	1,200.00	-154.72	87.11%
369.402 · Carryover From Prior Year	0.00	2,525.00	-2,525.00	0.0%
Total Income	88,892.86	100,309.00	-11,416.14	88.62%
Expense				
511.122 · PR Tax Expense	61.20	480.00	-418.80	12.75%
511.131 · Supervisors Fees	800.00	6,000.00	-5,200.00	13.33%
511.302 · Border Hedge/Monument/Fence	0.00	8,275.00	-8,275.00	0.0%
511.303 · Nutritional Control/Mulch	0.00	3,500.00	-3,500.00	0.0%
511.307 · Lawn/Landscape Maintenance	7,160.00	16,500.00	-9,340.00	43.39%
511.308 · Miscellaneous Maintenance	0.00	6,613.00	-6,613.00	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	8,965.00	21,516.00	-12,551.00	41.67%
511.312 · Secretarial Fees	1,125.00	2,700.00	-1,575.00	41.67%
511.315 · Legal Fees	2,072.50	8,000.00	-5,927.50	25.91%
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	7,523.00	7,100.00	423.00	105.96%
511.480 · Legal Advertisements	517.71	2,300.00	-1,782.29	22.51%
511.512 · Miscellaneous	207.21	800.00	-592.79	25.9%
511.513 · Postage and Delivery	59.01	200.00	-140.99	29.51%
511.514 · Office Supplies	87.75	450.00	-362.25	19.5%
511.516 · Website Management Fee	729.15	1,750.00	-1,020.85	41.67%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,100.00	-4,100.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	250.00	-250.00	0.0%
Total Expense	29,482.53	100,309.00	-70,826.47	29.39%
Net Income	59,410.33	0.00	59,410.33	100.0%

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
FEBRUARY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Feb-26	Year To Date Actual 10/1/25 - 2/28/26
REVENUES			
Administrative Assessments	62,975	0	56,663
Maintenance Assessments	39,774	0	35,776
Debt Assessments	118,812	0	106,868
Other Revenue	0	0	0
Interest Income	1,200	0	1,045
Total Revenues	\$ 222,761	\$ -	\$ 200,352
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	16,500	1,000	7,160
Entrance Features	1,000	0	0
Miscellaneous Maintenance/Improvements	6,613	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	\$ 37,388	\$ 1,000	\$ 7,160
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	0	800
Payroll Taxes - Employer	480	0	61
Management	21,516	1,793	8,965
Secretarial	2,700	225	1,125
Legal	8,000	0	2,073
Assessment Roll	3,500	0	0
Audit Fees	3,600	0	0
Insurance	7,100	0	7,523
Legal Advertisements	2,300	0	518
Miscellaneous	800	31	207
Postage	200	0	59
Office Supplies	450	7	88
Dues & Subscriptions	175	0	175
Trustee Fee	4,100	0	0
Continuing Disclosure Fee	250	0	0
Website Management	1,750	146	729
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 62,921	\$ 2,202	\$ 22,323
Total Expenditures	\$ 100,309	\$ 3,202	\$ 29,483
Revenues Less Expenditures	\$ 122,452	\$ (3,202)	\$ 170,869
Bond Payments	(111,683)	0	(101,561)
Balance	\$ 10,769	\$ (3,202)	\$ 69,308
County Appraiser & Tax Collector Fee	(4,431)	0	(1,913)
Discounts For Early Payments	(8,863)	0	(7,985)
Excess/ (Shortfall)	\$ (2,525)	\$ (3,202)	\$ 59,410
Carryover From Prior Year	2,525	0	0
Net Excess/ (Shortfall)	\$ -	\$ (3,202)	\$ 59,410

* Contingency/Reserve Funds Can Be Used In Fiscal Year 25/26 or in Future Fiscal Years.
Original Balance = \$36,680. Current Balance = \$16,270.

Bank Balance As Of 2/28/26	\$ 470,139.95
Accounts Payable As Of 2/28/26	\$ 16,870.51
Accounts Receivable As Of 2/28/26	\$ -
Reserve Funds As Of 2/28/26	\$ 16,270.00
Available Funds As Of 2/28/26	\$ 436,999.44

RIVERSIDE PARK CDD TAX COLLECTIONS 2025-2026

#	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
									\$ 221,564	\$ 62,976	\$ 39,776	\$ 118,812	\$ 62,976	\$ 39,776	\$ 118,812	
									\$ 211,992	\$ 62,921	\$ 37,388	\$ 111,683	\$ 62,921	\$ 37,388	\$ 111,683	\$ 111,683
1	1	Miami-Dade Tax Collector	12/05/25	NAV Taxes	\$ 173,256.32		\$ (1,663.26)	\$ (6,930.19)	\$ 164,662.87	\$ 49,256.77	\$ 31,099.51	\$ 92,900.04	\$ 46,813.66	\$ 29,556.98	\$ 88,292.23	\$ 88,292.23
2	2	Miami-Dade Tax Collector	11/28/25	NAV Taxes	\$ 15,211.14		\$ (146.02)	\$ (608.44)	\$ 14,456.68	\$ 4,324.53	\$ 2,730.40	\$ 8,156.21	\$ 4,110.04	\$ 2,594.98	\$ 7,751.66	\$ 7,751.66
3	3	Miami-Dade Tax Collector	11/17/25	NAV Taxes	\$ 9,778.59		\$ (93.88)	\$ (391.14)	\$ 9,293.57	\$ 2,780.05	\$ 1,755.26	\$ 5,243.28	\$ 2,642.16	\$ 1,668.20	\$ 4,983.21	\$ 4,983.21
4	4	Miami-Dade Tax Collector	11/25/25	NAV Taxes	\$ 1,060.90		\$ (10.05)	\$ (55.70)	\$ 995.15	\$ 301.62	\$ 190.43	\$ 568.85	\$ 282.93	\$ 178.63	\$ 533.59	\$ 533.59
5									\$ -							\$ -
6									\$ -							\$ -
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$ 199,306.95	\$ -	\$ (1,913.21)	\$ (7,985.47)	\$ 189,408.27	\$ 56,662.97	\$ 35,775.60	\$ 106,868.38	\$ 53,848.79	\$ 33,998.79	\$ 101,560.69	\$ 101,560.69

Assessment Roll

Admin: \$62,976.00
 Maint: \$39,776.15
 Debt: \$118,811.84
 Total: \$221,563.99

Collections

89.95%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
 Bottom line are 2025/2026 budgeted assessments after discounts and fees.

\$ 199,306.95	
\$ -	\$ 189,408.27
\$ (56,662.97)	\$ (53,848.79)
\$ (35,775.60)	\$ (33,998.79)
\$ (106,868.38)	\$ (101,560.69)
\$ -	\$ -

**Riverside Park Community Development District
Contingency/Reserve Expenditures
October 2015 - February 2026**

Contingency/Reserve	Date	Invoice #	Vendor	Description	Amount
	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 2/28/26	\$ 20,410.00
Contingency/Reserve Funds Balance As Of 2/28/26	\$ 16,270.00