



**RIVERSIDE PARK
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
MAY 18, 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 & PUBLIC HEARING
May 18, 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. March 16, 2026 Regular Meeting.....Page 3
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 7
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 14
 - 2. Approve and Ratify Turf Management Invoice & District Management Actions for a Portion of a Fallen Tree Removal and Disposal.....Page 16
 - 3. Consider Approval Turf Management Proposal and Arborist Recommended Tree Removal.....Page 18
- J. Administrative Matters
 - 1. Financial Update.....Page 20
 - 2. Announce the Qualified Elector (Registered Voter) Certification.....Page 25
 - 3. Announce the 2026 General Election and Candidate Qualifying Period – Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026
 - 4. Reminder of Statement of Financial Interests Disclosure 2025 Form 1, Filing Deadline: July 1, 2026
- K. Board Members/Staff: Additional Comments/Requests
- L. 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

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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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the Board of Supervisors of the Riv-
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Meeting Room at the Mercedes Benz
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at 6:30 p.m. on the following dates:

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contact the District Manager at 786-
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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

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 16, 2026**

A. CALL TO ORDER

The March 16, 2026, Regular Board Meeting of the Riverside Park Community Development District (the “District”) was called to order at 6:32 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, 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 Gabriella A. Fernandez Perez 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. October 20, 2025, Regular Board Meeting

A MOTION was made by Supervisor Ingrid Ojeda, seconded by Supervisor Nelson Ojeda and passed unanimously approving the minutes of the October 20, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Mrs. Perez presented Resolution No. 2026-01, entitled:

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.

As done in previous years, the Debt Service Assessment is the same (maximum) as in previous years. The Administrative Budget is slightly higher than last year.

The estimated available funds as of 9-30-2026 are anticipated to be approximately \$350,000, should no unexpected expenses occur. This does not include the additional contingency/reserve funds (currently \$16,270). A carryover balance of \$5,000 has been issued (\$2,525 was set-up last year). Because the overall assessment proposed for FY 2026/2027 is slightly less than that of the FY 2025/2026 assessment, letters to residents would not be required.

A **MOTION** was made by Supervisor Ingrid Ojeda, seconded by Supervisor Lariel Torres approving and adopting Resolution No. 2026-01, as presented and setting the public hearing to adopt the Fiscal Year 2026/2027 Final Budget and Assessments for May 18, 2026, 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.

2. Consider Billing Cochran Rate Adjustment Request

Presented in the meeting materials was the Billing Cochran Rate Adjustment Request proposing the raising of the current rates to the following:

Attorneys/Partners rate from \$275.00 to \$300.00 per hour
Attorneys/Associates rate from \$225.00 to \$250.00 per hour

A **MOTION** was made by Supervisor Lariel Torres, seconded by Supervisor Nelson Ojeda and passed unanimously approving the Billing Cochran rate adjustment request, 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 February 28, 2026, were \$436,999.44.

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

2. 2026 General Election and Candidate Qualifying Period

Mrs. Perez announced, pursuant to the Miami-Dade County Supervisor of Elections' website, the 2026 General Election and Candidate Qualifying Period runs from Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026.

AS	Seat 1 VACANT	Expires 2026
V-CHR	Seat 2 Lariel Torres	Expires 2026

J. BOARD MEMBER/STAFF CLOSING COMMENTS

Mrs. Perez advised that for this year’s filing requirement, a completed 2025 Form 1 must be submitted prior to July 1, 2026, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System floridaethics.gov. As previously noted, Board Members are no longer able to file completed Form 1 through your local Supervisor of Elections’ office.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Lorraine Torres, seconded by Supervisor Ingrid Ojeda and passed unanimously adjourning the Regular Board Meeting at 6:49 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

Publication Date
2026-05-05

Subcategory
Miscellaneous Notices

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 18, 2026, 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 2026/2027 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

PUBLISH: MIAMI HERALD 04/28/26 & 05/05/26

IPL0333486

Apr 28, May 5 2026

RESOLUTION NO. 2026-02

A RESOLUTION OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the Riverside Park Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 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 2026/2027 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 18th day of May, 2026.

ATTEST:

**RIVERSIDE PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Riverside Park
Community Development District

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

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- 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 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 FINAL 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 FINAL 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 2023/2024 Assessment <u>Before Discount*</u>	Fiscal Year 2024/2025 Assessment <u>Before Discount*</u>	Fiscal Year 2025/2026 Assessment <u>Before Discount*</u>	Fiscal Year 2026/2027 Projected Assessment <u>Before Discount*</u>
Administrative	\$ 307.85	\$ 307.72	\$ 307.20	\$ 306.97
Maintenance	\$ 194.03	\$ 194.03	\$ 194.03	\$ 194.03
<u>Debt</u>	<u>\$ 585.28</u>	<u>\$ 585.28</u>	<u>\$ 585.28</u>	<u>\$ 585.28</u>
Total	\$ 1,087.16	\$ 1,087.03	\$ 1,086.51	\$ 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

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 18th day of May, 2026.

ATTEST:

**RIVERSIDE PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 19, 2026
March 15, 2027
May 17, 2027
August 16, 2027**

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RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT

www.riversideparkcdd.org

PUBLISH: MIAMI HERALD 00/00/26

Turf Management
 12600 SW 125 Avenue
 Miami, FL 33186 US
 +13052557000
 turfbookkeeping@gmail.com



INVOICE

BILL TO

Riverside Park CDD
 Riverside Park Community
 Development District , Inc.
 C/O Special District Services
 2501A Burns Rd.
 Palm Beach Gardens, FL
 33410

INVOICE # 85939
DATE 05/11/2026
DUE DATE 06/10/2026
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
05/11/2026	Tree Trimming	Emergency tree trimming service. Removal and disposal of broken tree branch in common area by Old Cutler Road. *price includes removal and disposal of debris generated from job*	1	250.00	250.00

Ways to pay



[View and pay](#)

SUBTOTAL	250.00
TAX	0.00
TOTAL	250.00
BALANCE DUE	\$250.00





5/11/2026

To: Riverside Park CDD
C/O Gloria Perez
10217 SW 224 Ter.
Miami, FL. 33190

RE: Tree removal

We propose to remove and grind an Earleaf Acasia in common area off Old Cutler Road. Tree has significant amount of basal rot, and I believe it can be a danger to cars and pedestrians. The tree is found less than 20 feet from Old Cutler Road. We shall be responsible for all clean up and disposal of debris daily.

**Turf Management carries a \$1,000,000 property liability insurance, vehicle insurance, and all workers are covered under workers compensation insurance. **

Our Charge: \$ 1,450.00

Signed: _____

By: Fernando Toledo
Turf Management Services
Certified Arborist

Date: _____



Riverside Park
Community Development District

**Financial Report For
April 2026**

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

	<u>Oct 25 - Apr 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Admin Assessments	61,508.63	62,975.00	-1,466.37	97.67%
363.101 · Maintenance Assessments	38,695.78	39,774.00	-1,078.22	97.29%
363.810 · Debt Assessments	115,591.51	118,812.00	-3,220.49	97.29%
363.820 · Debt Assessment-Paid To Trustee	-109,888.27	-111,683.00	1,794.73	98.39%
363.830 · County Tax Collector Fee	-2,070.09	-4,431.00	2,360.91	46.72%
363.831 · Discounts For Early Payments	-8,566.30	-8,863.00	296.70	96.65%
369.401 · Interest Income	7,271.40	1,200.00	6,071.40	605.95%
369.402 · Carryover From Prior Year	0.00	2,525.00	-2,525.00	0.0%
Total Income	<u>102,542.66</u>	<u>100,309.00</u>	<u>2,233.66</u>	<u>102.23%</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	10,360.00	16,500.00	-6,140.00	62.79%
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	12,551.00	21,516.00	-8,965.00	58.33%
511.312 · Secretarial Fees	1,575.00	2,700.00	-1,125.00	58.33%
511.315 · Legal Fees	3,355.00	8,000.00	-4,645.00	41.94%
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	334.76	800.00	-465.24	41.85%
511.513 · Postage and Delivery	87.09	200.00	-112.91	43.55%
511.514 · Office Supplies	159.60	450.00	-290.40	35.47%
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	<u>39,381.37</u>	<u>100,309.00</u>	<u>-60,927.63</u>	<u>39.26%</u>
Net Income	<u>63,161.29</u>	<u>0.00</u>	<u>63,161.29</u>	<u>100.0%</u>

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

	Annual Budget 10/1/25 - 9/30/26	Actual Apr-26	Year To Date Actual 10/1/25 - 4/30/26
REVENUES			
Administrative Assessments	62,975	0	61,509
Maintenance Assessments	39,774	0	38,696
Debt Assessments	118,812	0	115,591
Other Revenue	0	0	0
Interest Income	1,200	0	7,271
Total Revenues	\$ 222,761	\$ -	\$ 223,067
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	16,500	2,200	10,360
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	\$ 2,200	\$ 10,360
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	0	1,600
Payroll Taxes - Employer	480	0	123
Management	21,516	1,793	12,551
Secretarial	2,700	225	1,575
Legal	8,000	0	3,355
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	62	335
Postage	200	28	87
Office Supplies	450	71	160
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	\$ 62,921	\$ 2,325	\$ 29,022
Total Expenditures	\$ 100,309	\$ 4,525	\$ 39,382
Revenues Less Expenditures	\$ 122,452	\$ (4,525)	\$ 183,685
Bond Payments	(111,683)	0	(109,888)
Balance	\$ 10,769	\$ (4,525)	\$ 73,797
County Appraiser & Tax Collector Fee	(4,431)	0	(2,070)
Discounts For Early Payments	(8,863)	0	(8,566)
Excess/ (Shortfall)	\$ (2,525)	\$ (4,525)	\$ 63,161
Carryover From Prior Year	2,525	0	0
Net Excess/ (Shortfall)	\$ -	\$ (4,525)	\$ 63,161

* 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 4/30/26	\$ 463,833.34
Accounts Payable As Of 4/30/26	\$ 6,812.94
Accounts Receivable As Of 4/30/26	\$ -
Reserve Funds As Of 4/30/26	\$ 16,270.00
Available Funds As Of 4/30/26	\$ 440,750.40

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	5	Miami-Dade Tax Collector	12/31/25	NAV Taxes	\$ 11,951.61		\$ (114.85)	\$ (467.20)	\$ 11,369.56	\$ 3,397.85	\$ 2,145.31	\$ 6,408.45	\$ 3,232.37	\$ 2,040.83	\$ 6,096.36	\$ 6,096.36
6	6	Miami-Dade Tax Collector	02/28/26	NAV Taxes	\$ 1,587.74		\$ (15.56)	\$ (31.76)	\$ 1,540.42	\$ 451.39	\$ 285.00	\$ 851.35	\$ 437.93	\$ 276.51	\$ 825.98	\$ 825.98
7	Int. -1	Miami-Dade Tax Collector	01/26/26	Interest		\$ 220.54			\$ 220.54	\$ 220.54			\$ 220.54			\$ -
8	7	Miami-Dade Tax Collector	01/09/26	NAV Taxes	\$ 2,729.08		\$ (26.47)	\$ (81.87)	\$ 2,620.74	\$ 775.88	\$ 489.87	\$ 1,463.33	\$ 745.08	\$ 470.42	\$ 1,405.24	\$ 1,405.24
9								\$ -	\$ -							\$ -
10								\$ -	\$ -							\$ -
11								\$ -	\$ -							\$ -
12								\$ -	\$ -							\$ -
13								\$ -	\$ -							\$ -
14								\$ -	\$ -							\$ -
15								\$ -	\$ -							\$ -
16								\$ -	\$ -							\$ -
					\$ 215,575.38	\$ 220.54	\$ (2,070.09)	\$ (8,566.30)	\$ 205,159.53	\$ 61,508.63	\$ 38,695.78	\$ 115,591.51	\$ 58,484.71	\$ 36,786.55	\$ 109,888.27	\$ 109,888.27

Assessment Roll

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

Collections

97.30%

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

\$ 215,575.38	
\$ 220.54	\$ 205,159.53
\$ (61,508.63)	\$ (58,484.71)
\$ (38,695.78)	\$ (36,786.55)
\$ (115,591.51)	\$ (109,888.27)
\$ -	\$ -

**Riverside Park Community Development District
Contingency/Reserve Expenditures
October 2015 - April 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 4/30/26	\$ 20,410.00
Contingency/Reserve Funds Balance As Of 4/30/26	\$ 16,270.00

Alina Garcia
Supervisor of Elections
2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480
votemiamidade.gov
[@votemiamidade](https://twitter.com/votemiamidade)

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that Riverside Park Community Development District, as described in the attached MAP, has 445 voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.