



Rizzetta & Company

# **South Shore Corporate Park Industrial Community Development District**

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**Financial Statements  
(Unaudited)**

**September 30, 2018**

**Prepared by: Rizzetta & Company, Inc.**

[southshorecdd.org](http://southshorecdd.org)  
[rizzetta.com](http://rizzetta.com)

**South Shore Corporate Park Industrial Community Development District**

Balance Sheet  
As of 9/30/2018  
(In Whole Numbers)

	General Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group
<b>Assets</b>				
Cash In Bank	38,272	0	38,272	0
Accounts Receivable	26,629	0	26,629	0
Prepaid Expenses	750	0	750	0
Deposits	7,890	0	7,890	0
Due From Other Funds	0	0	0	0
Fixed Assets	0	0	0	5,987,799
Total Assets	<u>73,542</u>	<u>0</u>	<u>73,542</u>	<u>5,987,799</u>
<b>Liabilities</b>				
Accounts Payable	5,100	0	5,100	0
Retainage Payable	0	0	0	0
Accrued Expenses Payable	800	0	800	0
Other Current Liabilities	0	0	0	0
Due to Developer	0	15,783,172	15,783,172	0
Due To Other Funds	0	0	0	0
Total Liabilities	<u>5,900</u>	<u>15,783,172</u>	<u>15,789,072</u>	<u>0</u>
<b>Fund Equity &amp; Other Credits</b>				
Beginning Fund Balance	47,598	(15,783,172)	(15,735,575)	5,987,799
Net Change in Fund Balance	20,044	0	20,044	0
Total Fund Equity & Other Credits	<u>67,642</u>	<u>(15,783,172)</u>	<u>(15,715,530)</u>	<u>5,987,799</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>73,542</u>	<u>0</u>	<u>73,542</u>	<u>5,987,799</u>

See Notes to Unaudited Financial Statements

**South Shore Corporate Park Industrial Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 9/30/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Special Assessments					
Off Roll	184,275	184,275	184,275	0	0.00%
Total Revenues	<u>184,275</u>	<u>184,275</u>	<u>184,275</u>	<u>0</u>	<u>0.00%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	1,000	1,000	400	600	60.00%
Financial & Administrative					
District Management	6,000	6,000	6,000	0	0.00%
District Engineer	3,000	3,000	0	3,000	100.00%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	1,200	1,200	1,200	0	0.00%
Accounting Services	3,000	3,000	3,000	0	0.00%
Auditing Services	3,600	3,600	3,300	300	8.33%
Public Officials Liability Insurance	1,500	1,500	1,320	180	12.00%
Legal Advertising	1,000	1,000	1,303	(303)	(30.25)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	1,200	1,200	0	0.00%
Legal Counsel					
District Counsel	10,000	10,000	14,083	(4,083)	(40.82)%
Electric Utility Services					
Street Lights	50,000	50,000	45,173	4,827	9.65%
Stormwater Control					
Lake/Pond Bank Maintenance	2,000	2,000	0	2,000	100.00%
Aquatic Maintenance	3,180	3,180	3,540	(360)	(11.32)%
Wetland Monitoring & Maintenance	4,150	4,150	3,525	625	15.06%
Other Physical Environment					
General Liability Insurance	500	500	435	65	13.00%
Entry & Walls Maintenance	2,500	2,500	0	2,500	100.00%
Landscape Maintenance	60,000	60,000	48,275	11,725	19.54%
Irrigation Maintenance	15,000	15,000	19,299	(4,299)	(28.66)%
Irrigation Repairs	5,520	5,520	7,003	(1,483)	(26.86)%
Contingency					
Miscellaneous Contingency	4,750	4,750	0	4,750	100.00%
Total Expenditures	<u>184,275</u>	<u>184,275</u>	<u>164,231</u>	<u>20,044</u>	<u>10.88%</u>
Excess Revenues Over/(Under)	0	0	20,044	20,044	0.00%
<b>Expenditures</b>					
Fund Balance, Beginning of Period	0	0	47,598	47,598	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>67,642</u>	<u>67,642</u>	<u>0.00%</u>

See Notes to Unaudited Financial Statements

**South Shore Corporate Park Industrial Community Development District**

## Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 9/30/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Excess of Revenues Over/(Under) Expenditures	0	0	0	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	(15,783,172)	(15,783,172)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(15,783,172)</u>	<u>(15,783,172)</u>	<u>0.00%</u>

**South Shore Corporate Park Industrial Community Development District**

Summary A/R Ledger

001 - General Fund

From 9/1/2018 Through 9/30/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
11/12/2017	Artesian Farms Inc.	857-18-02	3,507.94
11/12/2017	Dickman Investments LLC	857-18-03	1,279.82
11/12/2017	South Shore Corporate Park, LLC	857-18-01	<u>21,841.41</u>
Report Balance			26,629.17
			<u><u>                    </u></u>

# South Shore Corporate Park Industrial Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2018

001 - General Fund

From 9/1/2018 Through 9/30/2018

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Hopping Green & Sams	9/10/2018	102821	General Monthly Legal Services 08/18	1,157.84
TECO	9/27/2018	211010133950 09/18	351 30th ST NE 09/18	3,790.07
Times Publishing Company	9/28/2018	689823 09/28/18	Legal Advertising 09/18	152.00
			Total 001 - General Fund	5,099.91
Report Total				5,099.91

**South Shore Corporate Park Industrial  
Community Development District  
Notes to Unaudited Financial Statements  
September 30, 2018**

**Balance Sheet**

1. The amount presented as Due to Developer is subject to the terms and conditions outlined in the agreement between the South Shore Corporate Park Industrial CDD and South Shore Corporate Park LLC regarding the acquisition of certain work product, infrastructure and real property.