

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS' MEETING
JUNE 1, 2016**

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
JUNE 1, 2016 at 9:00 a.m.**

To be held at the office of Ryan Companies located at 101 E. Kennedy Blvd., Suite 2450, Tampa, FL 33602.

District Board of Supervisors	Mike Harryman Douglas Dieck John Tipton Brian Devlin Paul Segreto	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Sandy Oram	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Hopping Green & Sams, P.A.
District Engineer	Tonja Stewart	Stantec WilsonMiller

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **9:00 a.m.** with the first section, which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three **(3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT IS MAINTENANCE RELATED ITEM, THESE ITEMS WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors discussion, motion and vote. Agendas can be reviewed by contacting the Administrator's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to address items that are not on this agenda must be submitted in writing with an explanation to the District Administrator at least fourteen (14) days prior to the date of the meeting and will be heard under "Public Comments". The fourth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the 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 the appeal is to be based.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FL 33614
www.southshorecdd.org**

May 24, 2016

**Board of Supervisors
South Shore Corporate Park Industrial
Community Development District**

TENTATIVE AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will be held on **Wednesday, June 1, 2016 at 9:00 a.m.** at the offices of Ryan Companies, located at 101 E. Kennedy Blvd., Suite 2450, Tampa, Florida 33602. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors’
Meeting held on January 6, 2016.....Tab 1
 - B. Consideration of Operation and Maintenance Expenditures
for December 2015 and January through March 2016.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of a Board Supervisor Replacement for Seat #1
 1. Administer Oath of Office to Newly Appointed Supervisor....Tab 3
 2. Review of Form 1 and Sunshine Amendment
 - B. Consideration of Revised Public Facilities Report.....Tab 4
 - C. Presentation of Fiscal Year 2016/2017 Proposed Budget.....Tab 5
 1. Consideration of Resolution 2016-01, Approving
Fiscal Year 2016/2017 Proposed Budget and
Setting the Public Hearing on the Final Budget.....Tab 6
- 5. STAFF REPORTS**
 - A. Aquatic Maintenance Services
 1. Presentation of Monthly Pond Report.....Tab 7
 - B. Finn Outdoor
 1. Presentation of Quarterly Mitigation and
Monitoring Report.....Tab 8
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 1. Announcement Regarding Voter Registration Statistics
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

Sandy Oram

Sandy Oram
District Manager

cc: Mike Harryman, Chairman
Tucker Mackie, District Counsel

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the South Shore Corporate Park Industrial Community Development District was held on **Wednesday, January 6, 2016 at 9:00 a.m.** at the office of Ryan Companies US, Inc., located at 101 E. Kennedy Blvd., Suite 2450, Tampa, FL 33602.

Present and constituting a quorum:

Mike Harryman
Doug Dieck
John Tipton

Board Supervisor, Chairman
Board Supervisor, Vice Chairman
Board Supervisor, Assistant Secretary

Also present was:

Sandy Oram
Tucker Mackie
Mark Straley

District Manager, Rizzetta & Company, Inc.
District Counsel, HGS *(via conference call)*
Straley & Robin *(via conference call)*

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Oram called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Oram asked the Board for a motion to revise the meeting agenda to remove items 4A and 4B and to replace them with the Consideration of the Consolidated Amended and Restated Promissory Payment Agreement.

<p>On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board of Supervisors approved revising the meeting agenda to remove items 4A and 4B and to replace them with the Consideration of the Consolidated Amended and Restated Promissory Payment Agreement for the South Shore Corporate Park Industrial Community Development District.</p>
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Mr. Straley, the sole audience member, did not have any comments and left the meeting following the audience comment portion of the agenda.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisor's meeting held on August 5,
2015**

On a Motion by Mr. Tipton, seconded by Mr. Dieck, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on August 5, 2015 as presented for the South Shore Corporate Park Industrial Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for July
through November 2015**

The Board requested that Ms. Oram investigate why the TECO invoice was substantially higher in October and November than it has been in previous months and report back to them.

On a Motion by Mr. Harryman, seconded by Mr. Tipton, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July (\$22,821.36), August (\$11,370.02), September (\$7,071.95), October (\$21,295.43) and November 2015 (\$12,124.44) as discussed for the South Shore Corporate Park Industrial Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Consolidated Amended
and Restated Promissory Payment
Agreement**

Ms. Mackie presented and reviewed the Consolidated Amended and Restated Promissory Payment Agreement. The Agreement has three purposes: 1) it combines the two outstanding notes the District has in place with South Shore Corporate Park, LLC; 2) extends the maturity of the Note to August 31, 2020 and 3) removes Inland as a third party beneficiary of the Note. The combined principal of the Combined Note is \$15,783,172.08. The District, pursuant to this Agreement, promises to reimburse the Developer for these amounts in the event the District issues bonds in the future. The obligation to repay is contingent upon the issuance of the bonds.

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved the Consolidated Amended and Restated Promissory Payment Agreement for the South Shore Corporate Park Industrial Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Public Facilities Report

This item was tabled until the finalized report is received.

SEVENTH ORDER OF BUSINESS

**Ratification of Aquatic Maintenance
Services Agreement with Remson
Aquatics, LLC**

Ms. Oram presented the Aquatic Maintenance Services Agreement with Remson Aquatics, LLC that was previously approved. Mr. Harryman requested that Remson Aquatics provide the Board with monthly reports and include photos.

On a Motion by Mr. Harryman, seconded by Mr. Tipton, with all in favor, the Board of Supervisors ratified the approval of the Aquatic Maintenance Services Agreement with Remson Aquatics, LLC for the South Shore Corporate Park Industrial Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of Mitigation and Monitoring Agreement with Finn Outdoor, LLC

Ms. Oram presented the Mitigation and Monitoring Agreement with Finn Outdoor, LLC that was previously approved. Mr. Harryman requested that Finn Outdoor provide the Board with quarterly reports and include photos.

On a Motion by Mr. Harryman, seconded by Mr. Dieck, with all in favor, the Board of Supervisors ratified the approval of the Mitigation and Monitoring Agreement with Finn Outdoor, LLC for the South Shore Corporate Park Industrial Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Mackie stated that she would keep the Board updated on any upcoming legislation that may affect the District.
- B. District Engineer
Not present.
- C. District Manager
Ms. Oram stated that the next meeting is scheduled for February 3, 2016 at 9:00 a.m. The Board requested that this meeting be cancelled.

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Oram asked if there were any Supervisor requests. Mr. Harryman stated that the Monthly Water Monitoring Agreement with Stantec had expired and needed to be renewed.

On a Motion by Mr. Dieck, seconded by Mr. Tipton, with all in favor, the Board of Supervisors approved the renewal of the Monthly Water Monitoring Agreement with Stantec and authorized District Chairman to execute the agreement if the cost remains the same for the South Shore Corporate Park Industrial Community Development District.

ELEVENTH ORDER OF BUSINESS

Adjournment

<p>On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor the Board of Supervisors adjourned the meeting at 9:46 a.m. for South Shore Corporate Park Industrial Community Development District.</p>
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Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures December 2015 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2015 through December 31, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,928.13**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenses

December 1, 2015 Through December 31, 2015

10101 - Cash-Operating Account

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Auto-Owners Insurance	000440	011218855 15/16	General Liability Insurance FY 15/16	\$ 367.00
Commercial Cuts of SaraBay	000441	2715	Monthly Lawn Maintenance Service 12/15	\$ 3,440.00
Finn Outdoor, LLC	000438	1686	Initial Vegetative Maintenance	\$ 775.00
Irrigation Technical Services, Inc.	000436	20916	Replaced Hydraulic Relay Accelerator	\$ 689.73
Irrigation Technical Services, Inc.	000436	20924	Planned Maintenance 11/15	\$ 506.25
Rizzetta & Company, Inc.	000433	2559	District Management Fees 12/15	\$ 1,500.00
Rizzetta Technology Services	000434	INV0000000816	Website Hosting Services 12/15	\$ 100.00
Stantec Consulting Services Inc.	000435	979111	Phase 2 Inspection	\$ 343.50
Teco	000437	1800 0042805 11/15	351 30 ST NE 11/15	\$ 3,602.17
Teco	000439	0176 0305771 11/15	351 30 ST NE PMP 11/15	\$ 178.29
Teco	000439	0176 0310341 11/15	351 30 ST NE 11/15	\$ 426.19
Report Total				<u>\$ 11,928.13</u>

12-0049-00



STAHL & ASSOCIATES INSURANCE
3939 TAMPA RD
OLDSMAR FL 34677-3104
INVOICE

P.O. Box 30315, Lansing, Michigan 48909-7815
Phone 1-800-288-8740
www.auto-owners.com

Please contact your agent with questions at:
(727) 784-8554

Billing Account Information	
Statement Date	12-08-2015
Account Number	011218855
Payment Plan	FULL PAY
Due Date	12-28-2015

DEC 14 2015

SOUTH SHORE CORPORATE PARK
INDUSTRIAL CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Date Rec'd Hizzetta
M/Approval Sandra H. Oram
Date entered Oram
Fund 001
Check #
GL 53900 00 4502
Digitally signed by Sandra H. Oram
DN: cn=Sandra H. Oram
Date: 2015.12.22 14:41:48 -0500
DEC 16 2015

Summary of Billing Account Activity					
Previous Balance	Payments	Policy Activity	Fees	Total Due	Minimum Due
\$0.00	\$0.00	\$367.00	\$0.00	\$367.00	\$367.00

fold and detach here

0013675

12-0049-00



SOUTH SHORE CORPORATE PARK
INDUSTRIAL CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Billing Account Information	
Account Number	011218855
Due Date	12-28-2015
Total Due	\$367.00
Minimum Due	\$367.00

For updates to your billing address, mark Address Change below
and fill out the back of this stub.

____ Address Change

Please make checks payable to:

AUTO-OWNERS INSURANCE
P.O. BOX 30315
LANSING MI 48909-7815



000011218855 10 0000036700 0000036700

Policies on Account

TAILORED PROTECTION 20-725458	Effective Date 11-30-2015	Policy Activity \$367.00	Total Due \$367.00	Minimum Due \$367.00	Total Due with Paid in Full Discount Discount Not Available
Policy PID Code: 1R8 R86 P8A					

Important Billing Information

- Payment of your premium by check, to Auto-Owners Insurance or your agency, authorizes us to process your payment electronically. Funds may be withdrawn from your account as soon as the same day we receive your payment.
- A fee of up to \$15.00 may be charged if a cancellation bill is issued.
- A fee of up to \$25.00 may be charged for returned items. Returned items may be represented as an electronic ACH transaction.
- A convenience fee of up to \$8.00 may be charged when making a payment by phone.
- The full policy premium must be paid in full by the due date on the bill for any eligible policy to receive the Paid In Full Discount.
- Enroll at www.auto-owners.com to enjoy the convenience of viewing and paying your bill online. Eligible policies may be added online by using the assigned personal ID (PID) codes listed on this bill.

Commercial Cuts of SaraBay

PO Box 209
Parrish FL 34219
941-953-9735
standperkins@aol.com

Invoice

Date	Invoice #
12/1/2015	2715

Bill To
South Shore Corporate Park Industrial CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	- Monthly Lawn Maintenance Service—at South Shore roadway mowing	2,800.00 640.00	2,800.00 640.00
<div>RECEIVED Date Received <u>DEC 01 2015</u> D/M Approval <u>[Signature]</u> Date <u>12-8-15</u> Date entered <u>DEC 03 2015</u> Fund <u>001</u> GL <u>53900</u> OC <u>41604</u> Check # _____</div>			

It's been a pleasure working with you!

Total \$3,440.00

Finn Outdoor

1512 Carson Circle NE
St. Petersburg, FL 33703
(813)957-6075
robb@finnoutdoor.com



INVOICE

BILL TO

Southshore Corporate Park CDD
5844 Old Pasco Rd, Suite 100
Wesley Chapel, FL 33544

INVOICE # 1686

DATE 12/02/2015

DUE DATE 12/02/2015

TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Exotic Species Removal	1	775.00	775.00
Initial Vegetative Maintenance; Two herbicide treatments (11/12/15 and 12/4/15)			

BALANCE DUE

\$775.00**RECEIVED**

date rec'd Rizzetta & Co., Inc. DEC 08 2015
S/M approval 80 Date 12-14-15
date entered DEC 09 2015
Fund ODI GL 53800 OC 4607
check # _____



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 20916

Date: 11/20/2015

Record#: 18040

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project:
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 12/20/2015

Employee: 26046
Jacob Allen

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Hydraulic relay accelerator	1.0000	689.730000	689.73	N

Notes:

Station manufacturer replaced teh hydraulic relay accelerator.

11/20/2015
50 12-8-15
DEC 03 2015
001 53900 4609

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!!

Non-Taxable Amount:	689.73
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	689.73



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 20924
Date: 11/20/2015
Record#: 18048

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project:
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 12/20/2015

Employee: 26047
Matthew Olson

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		November 2015 PM	1.0000	506.250000	506.25	N

Notes:

South Shore Corporate Park
Common Area
November 2015

Planned Maintenance

See Maintenance Check Lists for further information.

NOV 30 2015
DEC 03 2015
53900.00 4609

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	506.25
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	506.25

RIZZETTA & COMPANY, INC.
 5020 W Linebaugh Avenue
 Suite 200
 Tampa, FL 33624

DATE	INVOICE NO.
12/1/2015	2559

BILL TO
SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

ITEM	DESCRIPTION	QTY	TERMS	PROJECT
			Due Upon Rec't	857 - CDD
			RATE	AMOUNT
DM ACTG FC	PROFESSIONAL FEES:			
	District Management Services		833.33	- 833.33
	Accounting Services		366.67	- 366.67
	Financial & Revenue Collections		300.00	- 300.00
	Services for the period December 1, 2015 through December 31, 2015			
	<div> <div>RECEIVED</div> <div> date received Rizzetta & Co., Inc. <u>NOV 25 2015</u> M approval <u>[Signature]</u> Date <u>11-30-15</u> date entered <u>NOV 25 2015</u> fund <u>001</u> GL <u>51300</u> OC <u>VAR</u> <u>125</u> check # _____ </div> </div>			
			Total	\$1,500.00

izzetta Technology Services

320 W Linebaugh Ave.

Suite 200

Tampa FL 33624

Invoice

Date	Invoice #
12/1/2015	INV0000000816

Bill To:

SOUTH SHORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
December		00857

Description	Qty	Rate	Amount
EMail Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
<div>RECEIVED NOV 25 2015 APPROVED BY: <u>[Signature]</u> Date <u>11-30-15</u> Date Entered <u>NOV 25 2015</u> In: <u>001 GL51300 OC 5103</u></div>			
Subtotal			\$100.00
Total			\$100.00

**INVOICE**

Page 1 of 2

Invoice Number	979111
Invoice Date	November 20, 2015
Customer Number	83545
Project Number	215611917

Bill To

South Shore Corporate Park Ind CDD
Matt Huber
c/o Rizzetta
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: SSCP - CDD Ph 2 Inspection

Stantec Project Manager:	Kemper, David A
Stantec Office Location:	Tampa FL
Authorization Amount:	\$144,902.79
Authorization Previously Billed:	\$143,876.57
Authorization Billed to Date:	\$144,220.07
Current Invoice Due:	\$343.50 ✓
For Period Ending:	November 13, 2015

Include:	Billing Summary
email invoice to:	SOram@rizzetta.com

RECEIVED

Date Rec'd Rizzetta & Co., Inc. NOV 24 2015
C/M approval SD Date 11-30-15
Date entered NOV 25 2015
Fund 001 GL 51300 OC 3103
Check # _____

Due on Receipt

INVOICE

Page 2 of 2

Invoice Number

979111

Project Number

215611917

Top Task 723 2015 WUP Monitoring**Progress Charge**

	Total Invoiced	Previously Invoiced	Current Amount
1,200.00 X 83.33 % Complete	1,000.00	696.00	304.00
Progress Charge Subtotal			304.00

Top Task 723 Total	304.00
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Top Task 740 CDD Public Facility Report 2014**Professional Services**

Billing Level	Hours	Rate	Current Amount
Level 04			
Molloy, Judith June (JJ)	0.50	79.00	39.50
	0.50		39.50
Professional Services Subtotal	0.50		39.50

Top Task 740 Total	39.50
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Total Fees & Disbursements	\$343.50
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INVOICE TOTAL (USD)	\$343.50
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Project Billing Summary

For Period Ending: November 13, 2015
Task Detail: Top Task
Project: 215611917 SSCP - CDD Ph 2 Inspection
Client: South Shore Corporate Park Ind CDD
Invoice #: 979111

Amounts shown are before taxes and for contracted items only

Top Task #	Task Description	Contract Value	Previously Invoiced	Current Invoice	Invoiced to Date	Contract Remaining	% of Contract Invoiced
312	30th Construction Observation	8,107.50	8,107.50		8,107.50	0.00	100.00%
313	30th Construction Meetings	1,375.00	1,375.00		1,375.00	0.00	100.00%
314	30th Assistance during construction & RFI	2,595.00	2,595.00		2,595.00	0.00	100.00%
315	30th Review Test Reports	800.00	800.00		800.00	0.00	100.00%
316	30th Final Inspection	1,500.00	1,500.00		1,500.00	0.00	100.00%
320	30th Record Drawings	3,500.00	3,500.00		3,500.00	0.00	100.00%
321	30th Final Certifications	2,000.00	2,000.00		2,000.00	0.00	100.00%
322	30th Dedication Boundary Survey	5,500.00	5,500.00		5,500.00	0.00	100.00%
323	30th Review Title Data/Survey Servs	500.00	500.00		500.00	0.00	100.00%
325	30th Dedication Mtgs & Coord	2,418.75	2,418.75		2,418.75	0.00	100.00%
326	30th Misc Services	1,650.00	1,650.00		1,650.00	0.00	100.00%
611	33rd/SP Shop Drawing Review	3,000.00	3,000.00		3,000.00	0.00	100.00%
612	33rd/SP Limited Constr Obser	20,000.00	20,000.00		20,000.00	0.00	100.00%
613	33rd/SP Construction Mtgs	4,688.00	4,688.00		4,688.00	0.00	100.00%
614	33rd/SP RFI Support	7,491.50	7,491.50		7,491.50	0.00	100.00%
615	33rd/SP Review Test Reports	1,500.00	1,500.00		1,500.00	0.00	100.00%
616	33rd/SP Final Inspection	4,000.00	4,000.00		4,000.00	0.00	100.00%
620	33rd/SP Record Drawings	5,500.00	5,500.00		5,500.00	0.00	100.00%
621	33rd/SP Final Certifications	2,500.00	2,500.00		2,500.00	0.00	100.00%
622	33rd/SP Dedication Mtg & Coord	5,000.00	5,000.00		5,000.00	0.00	100.00%
623	33rd/SP Misc Servs	2,054.50	2,019.50		2,019.50	35.00	98.30%
710	CDD Supplemental Bidding	0.00				0.00	
711	EDTF/FDOT	0.00				0.00	
712	EDTF CEI Support	0.00				0.00	
713	CDD Expenses	300.00	300.00		300.00	0.00	100.00%
715	Subdivision Platting Servs	15,383.54	15,383.54		15,383.54	0.00	100.00%
720	Stake Signals	1,578.00	1,578.00		1,578.00	0.00	100.00%
721	Additional Survey Support	4,500.00	4,485.25		4,485.25	14.75	99.67%
722	Additional Engineering Support	29,415.00	29,415.00		29,415.00	0.00	100.00%
723	2015 WUP Monitoring	1,200.00	696.00	304.00	1,000.00	200.00	83.33%
730	Water Use Permit Data Collection	1,200.00	1,200.00		1,200.00	0.00	100.00%
731	Wetland Mitigation Baseline Monitoring	2,250.00	2,250.00		2,250.00	0.00	100.00%
740	CDD Public Facility Report 2014	1,500.00	1,045.00	39.50	1,084.50	415.50	72.30%
900	Reimbursable Expenses	1,896.00	1,878.53		1,878.53	17.47	99.08%
	Total for Project# 215611917	144,902.79	143,876.57	343.50	144,220.07	682.72	99.53%



2205 N. 20th Street
Tampa, FL 33605

November 24, 2015

Ms. Sandra Oram
SouthShore Corporate Park Industrial CDD
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
soram@rizzetta.com

Reference: SSCP CDD – District Engineering Services
Invoice No. 979111
For Service Performed Through November 13, 2015
Stantec Project No. 215611917

Dear Sandra:

Please find attached our invoice for the above referenced services. These services have been performed in accordance with our existing project agreements (including the most recent Change Orders) and prior authorizations.

The invoice amount is \$343.50

Note this includes services performed under the following tasks:

- 723 – 2015 Water Use Permit (WUP) Monitoring – 83 % complete (10 of 12 months)
- 740 – Public Facilities Report 2014 – hourly charges for revisions/updates (JJ Molloy)

Please contact us with any questions or comments you may have, or if there is any additional information you will require from Stantec to review, approve and process this invoice.

Sincerely,

A handwritten signature in black ink, appearing to read "David Kemper", written over a horizontal line.

David Kemper
Senior Principal
Phone: (813) 223-9500 x 248
Fax: (813) 223-0009
David.Kemper@stantec.com

Cc – Mr. Mike Harryman - Mike.Harryman@RyanCompanies.com

Design with community in mind

v:\2156\active\215611917\admin\accounting\invoice\invoice_cover_letter_sscp_cdd_215611917_2015_11_24.docx

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
548M-00076

November Billing Information:

800108

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
1800 0042805

Statement Date
Nov 25, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		3,548.94	
Payments Received - Thank You	As of November 25, 2015	-3,548.94	
			\$0.00
New Charges Due by Dec 17, 2015		Service for 31 days from Oct 23 to Nov 23	
Lighting Service Items LS-1	105 Lights, 97 Poles	2,779.92	
Energy Flat Charge		329.57	
Fuel Charge	10,986 kWh @ \$.03830/kWh	420.61	
Florida Gross Receipts Tax	Based on \$750.18	18.84	
This Month's Charges			\$3,548.94
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 11/18/15	@ 1.5% On \$3,548.94	53.23	
Total Miscellaneous Charges			\$53.23
Total Due			\$3,602.17

NOV 30 2015

DEC 03 2015

601 53100 4307

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800108

TECO
TAMPA ELECTRIC

Account No.
1800 0042805

New Charges
\$3,602.17
Payable by Dec 17

Total Bill Amount
\$3,602.17

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

548M-00076 00076-1046



SOUTH SHORE CORP PK CDD
c/o RIZZETTA ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



2 1100 00 1800 0042805 0003602.17

Your Electric Bill

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TAMPA ELECTRIC

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Web site at
tampaelectric.com
588M-00222

Conservation Info.

This Month:
54 / kWh/Day
16 kW
Year Ago:
84 kWh/Day
23 kW

Report a malfunctioning streetlight:

Tampa Electric's
"Lights Out?" form at
tampaelectric.com makes it
easy to report a
malfunctioning light. Simply
answer a few questions, and
provide the ID number located
on the light pole, or provide
the nearest address or
landmark. If you prefer to
reach us by phone, please
call: (813) 223-0800 in
Hillsborough, (863) 299-0800
in Polk, or 1-888-223-0800 all
other counties.

December Billing Information:

800383

SOUTH SHORE CORP PK CDD
351 30 ST NE PMP
RUSKIN FL 33570-0000

Account Number
0176 0305771

Statement Date
Dec 02, 2015

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	31 day period
H86272	61261	59576	1685	1	

Next Read Date On Or About Dec 31, 2015 Total kWh Purchased 1,685

Account Activity	Explanation	Charge	Total
Previous Balance		147.54	
Payments Received - Thank You	As of December 02, 2015	-147.54	
			\$0.00

New Charges Due by Dec 27, 2015 Service from Oct 25 to Nov 25

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	1,685 kWh @ \$.05837/kWh	98.35
Fuel Charge	1,685 kWh @ \$.03874/kWh	65.28
Electric Service Cost		\$181.63
Florida Gross Receipts Tax	Based on \$181.63	4.66
This Month's Charges		\$186.29

Amount not paid by due date may be assessed a late payment charge.

Interest On Deposit	-8.00
Total Miscellaneous Charges	\$8.00 CR
Total Due	\$178.29

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

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Our free Power Updates keep you informed about your electric service. Signing up is easy! Just go to **TampaElectric.com/PowerUpdates** and let us know how you'd like us to contact you. Receive texts, emails and phone calls right to your mobile device. Once you're signed up, you'll find reporting outages even easier by texting **OUT** to 35069.

RECEIVED

date received RIZZETTA & CO., INC. DEC 07 2015

/Mapproval Date DEC 09 2015

date entered DEC 09 2015

Fund 001 GL 53100 OC 4307

Check #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800383



Account No.
0176 0305771

New Charges
\$178.29
Payable by Dec 27

Total Bill Amount
\$178.29

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

588M-00222 00222-1G42



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



1 1900 06 0176 0305771 0000178.29

Visit our
Web site at
tampaelectric.com
5871-11298

December Billing Information:

715559

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
0176 0310341

Statement Date
Dec 02, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		449.32	
Payments Received - Thank You	As of December 02, 2015	-449.32	
			\$0.00
New Charges Due by Dec 27, 2015		Service for 33 days from Oct 29 to Dec 01	
Lighting Service Items LS-1	10 Lights, 10 Poles	343.90	
Energy Flat Charge		45.08	
Fuel Charge	1,506 kWh @ \$.03830/kWh	57.70	
Florida Gross Receipts Tax	Based on \$102.78	2.64	
This Month's Charges			\$449.32
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Interest On Deposit		-23.13	
Total Miscellaneous Charges			\$23.13 CR
Total Due			\$426.19

RECEIVED
DEC 07 2015

Jate HECO Rizzetta & Co., Inc. _____
 M/Approval 80 Date 12-4-15
 Date entered DEC 09 2015
 Fund 001-GL53100 OC 4307
 Check # _____

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

715559



Account No.
0176 0310341

New Charges
\$426.19
Payable by Dec 27

Total Bill Amount
\$426.19

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

5871-11298 11298-1448



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



2 1100 00 0176 0310341 0000426.19

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SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures January 2016 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2016 through January 31, 2016. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,649.94**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenses

January 1, 2016 Through January 31, 2016

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Commercial Cuts of SaraBay	000451	2739	Monthly Lawn Maintenance Service 01/16	\$ 3,440.00
Hopping Green & Sams	000445	85594	General Monthly Legal Services 11/15	\$ 365.50
Irrigation Technical Services, Inc.	000446	21007	Planned Maintenance 12/15	\$ 506.25
Irrigation Technical Services, Inc.	000449	20583	Planned Maintenance 07/15	\$ 506.25
Irrigation Technical Services, Inc.	000449	20706	Planned Maintenance 09/15	\$ 506.25
Irrigation Technical Services, Inc.	000449	21047	Irrigation services 08/15	\$ 455.00
Rizzetta & Company, Inc.	000442	2668	District Management Fees 01/16	\$ 1,500.00
Rizzetta Technology Services	000443	INV0000000978	Website Hosting Services 01/16	\$ 100.00
Stantec Consulting Services Inc.	000444	994214	Ph 2 Inspection	\$ 200.00
TECO	000448	1800 0042805 12/15	351 30 ST NE 11/15	\$ 3,383.29
TECO	000450	0176 0305771 12/15	351 30 ST NE PMP 12/15	\$ 196.58
TECO	000450	0176 0310341 12/15	351 30 ST NE 12/15	\$ 446.02
Times Publishing Company	000447	234162	Acct #107030 Legal Advertising 12/15	<u>\$ 44.80</u>
Report Total				<u>\$ 11,649.94</u>

Commercial Cuts of SaraBay

PO Box 209
Parrish FL 34219
941-953-9735
standperkins@aol.com

Invoice

Date	Invoice #
1/1/2016	2739

Bill To
South Shore Corporate Park Industrial CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	- Monthly Lawn Maintenance Service---south shore blvd additional area	2,800.00 640.00	2,800.00 640.00
<div>Date Rec'd Dist Office <u>JAN 04 2016</u> DM Approval <u>SD</u> Date <u>1-4-16</u> Date Entered _____ Fund <u>001</u> GL <u>5390000 4604</u> Check # _____</div>			
All work is complete!		Total	\$3,440.00

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

South Shore Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

December 22, 2015

RECEIVED

Bill Number 85594
Billed through 11/30/2015

General Counsel
SSCDD 00001 TFM

are Hertz & Co., Inc.

W/Approval SO Date 1-11-16

ate entered JAN 08 2016

und 001 GL 51400 OC 3107

FOR PROFESSIONAL SERVICES RENDERED

11/13/15	TFM	Confer with Kemper regarding status of revised public facilities report.	0.20 hrs
11/16/15	TFM	Confer with Valley regarding tentative agenda.	0.40 hrs
11/18/15	TFM	Review revised public facilities report and confer with Kemper regarding same; confer with Dieck regarding promissory extensions.	0.90 hrs
11/30/15	TFM	Review correspondence from Kemper regarding public facilities report.	0.20 hrs
Total fees for this matter			\$365.50

MATTER SUMMARY

Mackie, A.Tucker Frazee	1.70 hrs	215 /hr	\$365.50
TOTAL FEES			\$365.50
TOTAL CHARGES FOR THIS MATTER			<u>\$365.50</u>

BILLING SUMMARY

Mackie, A.Tucker Frazee	1.70 hrs	215 /hr	\$365.50
TOTAL FEES			\$365.50
TOTAL CHARGES FOR THIS BILL			<u>\$365.50</u>

Please include the bill number on your check.



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 21007

Date: 12/29/2015

Record#: 18139

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project:
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date:

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Dec PM	1.0000	506.250000	506.25	N

Notes:

South Shore Corporate Park
Common Area
December 2015

Planned Maintenance

RECEIVED

JAN 04 2016

date received 1/11/16
M approval [Signature] Date 1-11-16
date entered 1/8/16
fund 001 GL 53900 OC 4609
check # _____

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	506.25
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	506.25



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 20583

Date: 08/28/2015

Record#: 17694

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: Shore Corporate Park Common
July 2015
Planned Maintenance

Due Date: 09/28/2015

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
	9999	July 2015 Planned Mainten	1.0000	506.250000	506.25	N

Notes:

South Shore Corporate Park

July 2015
Planned Maintenance

Please see Maintenance Check Lists for further information..

Date Rec'd Dist Office **JAN 13 2016**
DM Approval [Signature] Date 1-17-16
Date Entered **JAN 14 2016**
Fund 001 GL 53900 OC 4609
Check # _____

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	506.25
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	506.25



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 20706

Date: 09/29/2015

Record#: 17822

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corporate Park
September 2015
Common Area PM

Due Date: 10/29/2015

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		September 2015 Planned	1.0000	506.250000	506.25	N

Notes:

South Shore Corporate Park
Common Area
September 2015

Planned Maintenance

Please see Maintenance Check Lists for further information.

Date Rec'd Dist Office

JAN 13 2016

DM Approval

Date

Date Entered

JAN 14 2016

Fund 001

GL

5390000

4609

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	506.25
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	506.25



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 21047

Date: 09/10/2015

Record#: 18179

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corporate Park
Common Area Repairs
33614

Due Date: 10/10/2015

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
	9903	Alex Long (08-14-15)	7.0000	65.000000	455.00	N

Notes:

South Shore Corporate Park

During routine Planned Maintenance, found zones 28-30 not working. Further testing found a bad 4-station decoder.

Replaced decoder for zones 28-30, and 3 broken pop ups. Completed monthly service.

THIS IS A REPLACEMENT FOR THE UNPAID PORTION OF INVOICE 20647

Date Rec'd Dist Office JAN 13 2016
Dist Approval [Signature] Date 1-17-16
Date Entered JAN 14 2016
Fund 001 GL 53900 or 4614
Check # _____

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	455.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	455.00

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
1/1/2016	2668

BILL TO
SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	857 - CDD
RATE	AMOUNT

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM ACTG FC	PROFESSIONAL FEES:			
	District Management Services		3101 - 833.33	833.33
	Accounting Services		3201 - 366.67	366.67
	Financial & Revenue Collections		3111 - 300.00	300.00
	Services for the period January 1, 2016 through January 31, 2016			
	<p>RECEIVED</p> <p>DEC 29 2015</p> <p>date received <u>12/29/15</u></p> <p>V/M approval <u>[Signature]</u> Date <u>1-5-16</u></p> <p>date entered <u>DEC 29 2015</u></p> <p>fund <u>001 GL 5130 OC VARIOUS</u></p> <p>check #</p>			

Total	\$1,500.00
--------------	-------------------

Rizzetta Technology Services
 5020 W Linebaugh Ave.
 Suite 200
 Tampa FL 33624

Invoice

Date	Invoice #
1/1/2016	INV0000000978

Bill To:

SOUTH SHORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
January		00857

Description	Qty	Rate	Amount
EMail Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
<p style="text-align: center;">RECEIVED</p> <p> Date received <u>DEC 16 2015</u> Digitally signed by Sandra H. Oram DN: cn=Sandra H. Oram Date: 2015.12.22 14:40:29 -05'00' Date entered <u>DEC 16 2015</u> Fund <u>001</u> GL <u>51300</u> OC <u>5103</u> Check # </p>			
Subtotal			\$100.00
Total			\$100.00

**INVOICE**

Page 1 of 2

Invoice Number 994214
Invoice Date December 23, 2015
Customer Number 83545
Project Number 215611917

Bill To

South Shore Corporate Park Ind CDD
Matt Huber
c/o Rizzetta
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: SSCP - CDD Ph 2 Inspection

Stantec Project Manager: Kemper, David A
Stantec Office Location: Tampa FL
Authorization Amount: \$144,902.79
Authorization Previously Billed: \$144,220.07
Authorization Billed to Date: \$144,420.07
Current Invoice Due: \$200.00
For Period Ending: December 11, 2015

Include: Billing Summary
email invoice to: SOram@rizzetta.com

RECEIVED

DEC 28 2015

Date Rec'd Rizzetta & Co., Inc.

D/M Approval

Date 1-5-16

Date entered

DEC 29 2015

Fund 001 GI 51300-00-3103

Check #

Due on Receipt

INVOICE

Page 2 of 2

Invoice Number 994214
Project Number 215611917

Top Task 723 2015 WUP Monitoring

Progress Charge

	Total Invoiced	Previously Invoiced	Current Amount
1,200.00 X 100.00 % Complete	1,200.00	1,000.00	200.00
Progress Charge Subtotal			<u>200.00</u>

Top Task 723 Total 200.00

Total Fees & Disbursements \$200.00

INVOICE TOTAL (USD) \$200.00

Project Billing Summary

For Period Ending: December 11, 2015
Task Detail: Top Task
Project: 215611917 SSCP - CDD Ph 2 Inspection
Client: South Shore Corporate Park Ind CDD
Invoice #: 994214

Amounts shown are before taxes and for contracted items only

Top Task #	Task Description	Contract Value	Previously Invoiced	Current Invoice	Invoiced to Date	Contract Remaining	% of Contract Invoiced
312	30th Construction Observation	8,107.50	8,107.50		8,107.50	0.00	100.00%
313	30th Construction Meetings	1,375.00	1,375.00		1,375.00	0.00	100.00%
314	30th Assistance during construction & RFI	2,595.00	2,595.00		2,595.00	0.00	100.00%
315	30th Review Test Reports	800.00	800.00		800.00	0.00	100.00%
316	30th Final Inspection	1,500.00	1,500.00		1,500.00	0.00	100.00%
320	30th Record Drawings	3,500.00	3,500.00		3,500.00	0.00	100.00%
321	30th Final Certifications	2,000.00	2,000.00		2,000.00	0.00	100.00%
322	30th Dedication Boundary Survey	5,500.00	5,500.00		5,500.00	0.00	100.00%
323	30th Review Title Data/Survey Servs	500.00	500.00		500.00	0.00	100.00%
325	30th Dedication Mtgs & Coord	2,418.75	2,418.75		2,418.75	0.00	100.00%
326	30th Misc Services	1,650.00	1,650.00		1,650.00	0.00	100.00%
611	33rd/SP Shop Drawing Review	3,000.00	3,000.00		3,000.00	0.00	100.00%
612	33rd/SP Limited Constr Obser	20,000.00	20,000.00		20,000.00	0.00	100.00%
613	33rd/SP Construction Mtgs	4,688.00	4,688.00		4,688.00	0.00	100.00%
614	33rd/SP RFI Support	7,491.50	7,491.50		7,491.50	0.00	100.00%
615	33rd/SP Review Test Reports	1,500.00	1,500.00		1,500.00	0.00	100.00%
616	33rd/SP Final Inspection	4,000.00	4,000.00		4,000.00	0.00	100.00%
620	33rd/SP Record Drawings	5,500.00	5,500.00		5,500.00	0.00	100.00%
621	33rd/SP Final Certifications	2,500.00	2,500.00		2,500.00	0.00	100.00%
622	33rd/SP Dedication Mtg & Coord	5,000.00	5,000.00		5,000.00	0.00	100.00%
623	33rd/SP Misc Servs	2,054.50	2,019.50		2,019.50	35.00	98.30%
710	CDD Supplemental Bidding	0.00				0.00	
711	EDTF/FDOT	0.00				0.00	
712	EDTF CEI Support	0.00				0.00	
713	CDD Expenses	300.00	300.00		300.00	0.00	100.00%
715	Subdivision Platting Servs	15,383.54	15,383.54		15,383.54	0.00	100.00%
720	Stake Signals	1,578.00	1,578.00		1,578.00	0.00	100.00%
721	Additional Survey Support	4,500.00	4,485.25		4,485.25	14.75	99.67%
722	Additional Engineering Support	29,415.00	29,415.00		29,415.00	0.00	100.00%
723	2015 WUP Monitoring	1,200.00	1,000.00	200.00	1,200.00	0.00	100.00%
730	Water Use Permit Data Collection	1,200.00	1,200.00		1,200.00	0.00	100.00%
731	Wetland Mitigation Baseline Monitoring	2,250.00	2,250.00		2,250.00	0.00	100.00%
740	CDD Public Facility Report 2014	1,500.00	1,084.50		1,084.50	415.50	72.30%
900	Reimbursable Expenses	1,896.00	1,878.53		1,878.53	17.47	99.08%
	Total for Project# 215611917	144,902.79	144,220.07	200.00	144,420.07	482.72	99.67%

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
758M-00077

December Billing Information:

800110

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
1800 0042805

Statement Date
Dec 29, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		3,602.17	
Payments Received - Thank You	As of December 29, 2015	-3,602.17	
			\$0.00
New Charges Due by Jan 20, 2016		Service for 30 days from Nov 23 to Dec 23	
Lighting Service Items LS-1	105 Lights, 97 Poles	2,779.92	
Energy Flat Charge		329.57	
Fuel Charge	10,986 kWh @ \$.03830/kWh	420.61	
Florida Gross Receipts Tax	Based on \$750.18	18.84	
This Month's Charges			\$3,548.94
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Interest On Deposit		-165.65	
Total Miscellaneous Charges			\$165.65 CR
Total Due			\$3,383.29

RECEIVED

ate new nizzetta & CO. 11/16/15

/M approval

Date

JAN 08 2016

ate entered

and 001 GL 531020C 4307

not #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800110

TECO
TAMPA ELECTRIC

Account No.
1800 0042805

New Charges
\$3,383.29
Payable by Jan 20

Total Bill Amount
\$3,383.29

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

758M-00077 00077-1447



SOUTH SHORE CORP PK CDD
c/o RIZZETTA ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



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LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
798M-00213

Conservation Info.

This Month:
61 / kWh/Day
16 kW
Year Ago:
101 kWh/Day
27 kW

January Billing Information:

800365

SOUTH SHORE CORP PK CDD
351 30 ST NE PMP
RUSKIN FL 33570-0000

Account Number
0176 0305771

Statement Date
Jan 05, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
H86272	63096	61261	1835	1	

Next Read Date On Or About	Jan 29, 2016	Total kWh Purchased	1,835
----------------------------	--------------	---------------------	-------

Account Activity	Explanation	Charge	Total
Previous Balance		178.29	
Payments Received - Thank You	As of January 05, 2016	-178.29	
			\$0.00

New Charges Due by Jan 26, 2016

	Service from Nov 25 to Dec 25
Basic Service Charge	General Service 200 Rate 18.00
Energy Charge	1,835 kWh @ \$.05788/kWh 106.22
Fuel Charge	1,835 kWh @ \$.03676/kWh 67.45
Electric Service Cost	\$191.67
Florida Gross Receipts Tax	Based on \$191.67 4.91
This Month's Charges	\$196.58

Amount not paid by due date may be assessed a late payment charge.

Total Due	\$196.58
-----------	----------

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

RECEIVED
JAN 08 2016

Date HECO Rizzetta & Co., Inc.

Approval

Date

Date entered

und 001 GLS3001 OC 4307

Sheet 4

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800365



Account No.
0176 0305771

New Charges
\$196.58
Payable by Jan 26

Total Bill Amount
\$196.58

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

798M-00213 00213-1043



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



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TECO
TAMPA ELECTRIC

Visit our
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tampaelectric.com
7971-11257

January Billing Information:

715543

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
0176 0310341

Statement Date
Jan 05, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		426.19	
Payments Received - Thank You	As of January 05, 2016	-426.19	
			\$0.00
New Charges Due by Jan 26, 2016		Service for 30 days from Dec 01 to Dec 31	
Lighting Service Items LS-1	10 Lights, 10 Poles	343.90	
Energy Flat Charge		44.92	
Fuel Charge	1,506 kWh @ \$.03627/kWh	54.66	
Florida Gross Receipts Tax	Based on \$99.58	2.54	
This Month's Charges			\$446.02
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$446.02

RECEIVED
JAN 08 2016

State HECO Rizzetta & Co., Inc.
M/Approval [Signature] Date 1-17-16
Date entered JAN 14 2016
Fund 001 GL 53100 OC 4307
Check # _____

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

715543



Account No.
0176 0310341

New Charges
\$446.02
Payable by Jan 26

Total Bill Amount
\$446.02

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

7971-11257 11257-1447



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Blank Tab

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures February 2016 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2016 through February 29, 2016. This does not include expenditures previously approved by the Board.

The total items being presented: **\$19,746.72**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenses

February 1, 2016 Through February 29, 2016

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Commercial Cuts of SaraBay	000461	2757	Monthly Lawn Maintenance Service 02/16	\$ 4,839.00
Finn Outdoor, LLC	000452	1711	Inspection/Reporting - Time Zero Report	\$ 1,650.00
Finn Outdoor, LLC	000458	1707	Step Two: Remediation Planting - 1,014 Plants Installed	\$ 3,800.00
Hopping Green & Sams	000455	86049	General Monthly Legal Services 12/15	\$ 1,489.50
Irrigation Technical Services, Inc.	000456	21022	Planned Maintenance 01/16	\$ 506.25
Irrigation Technical Services, Inc.	000459	21064	Annual Subscription for Hoover Flowguard 03/16 - 02/17	\$ 1,620.00
Rizzetta & Company, Inc.	000453	2780	District Management Fees 02/16	\$ 1,500.00
Rizzetta Technology Services	000454	INV0000001060	Website Hosting Services 02/16	\$ 100.00
TECO	000457	1800 0042805 01/16	351 30 ST NE 01/16	\$ 3,525.90
TECO	000460	0176 0305771 01/16	351 30 ST NE PMP 01/16	\$ 270.05
TECO	000460	0176 0310341 01/16	351 30 ST NE 01/16	\$ 446.02
Report Total				<u>\$ 19,746.72</u>

Commercial Cuts of SaraBay

PO Box 209
Parrish FL 34219
941-953-9735
standperkins@aol.com

Invoice

Date	Invoice #
2/1/2016	2757

Bill To
South Shore Corporate Park Industrial CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	- Monthly Lawn Maintenance Service at south shore additional area bushhogging	2,800.00 640.00 1,399.00	2,800.00 640.00 1,399.00
<div>Date Rec'd Dist Office FEB 04 2016 DM Approval <u>SO</u> Date <u>2-15-16</u> Date Entered FEB 12 2016 Fund <u>001</u> GL <u>53900</u> ac <u>4604</u> Check # _____</div>			
It's been a pleasure working with you!		Total	\$4,839.00

Finn Outdoor

1512 Carson Circle NE
St. Petersburg, FL 33703
(813)957-6075
robb@finnoutdoor.com



Finn Outdoor

INVOICE

BILL TO

Southshore Corporate Park
CDD
5844 Old Pasco Rd, Suite 100
Wesley Chapel, FL 33544

INVOICE # 1711

DATE 01/27/2016

DUE DATE 01/27/2016

TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Inspection/Reporting Time Zero report written and submitted to USACE	1	1,650.00	1,650.00

BALANCE DUE

\$1,650.00

Date Rec'd Dist Office JAN 28 2016
DM Approval SO Date 2-7-16
Date Entered JAN 29 2016
Fund 001 GL 5300 00 4607
Check # _____

Finn Outdoor

1512 Carson Circle NE
St. Petersburg, FL 33703
(813)957-6075
robb@finnoutdoor.com



INVOICE

BILL TO

Southshore Corporate Park
CDD
5844 Old Pasco Rd, Suite 100
Wesley Chapel, FL 33544

INVOICE # 1707

DATE 01/19/2016

DUE DATE 01/19/2016

TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Planting Per contract - Step Two; Remediation Planting. 1014 total plants were installed.	1	3,800.00	3,800.00

BALANCE DUE

\$3,800.00

Date Rec'd Dist Office **FEB 10 2016**
DM Approval SO Date 2-18-16
Date Entered **FEB 12 2016**
Fund 001 GL 53802 OC 4607
Check# _____

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

January 21, 2016

South Shore Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Bill Number 86049
Billed through 12/31/2015

General Counsel

SSCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

12/11/15	TFM	Confer with Kemper.	0.20 hrs
12/23/15	TFM	Confer with Dieck.	0.20 hrs
12/29/15	TFM	Confer with Dieck and Williams regarding promissory notes; prepare same.	4.80 hrs
12/29/15	TFM	Review tentative agenda; prepare promissory note extensions and confer with Dieck regarding same.	1.60 hrs
12/29/15	JEM	Review issues regarding consolidation and restatement of promissory notes.	0.10 hrs
Total fees for this matter			\$1,489.50

MATTER SUMMARY

Merritt, Jason E.	0.10 hrs	275 /hr	\$27.50
Mackie, A.Tucker Frazee	6.80 hrs	215 /hr	\$1,462.00

TOTAL FEES \$1,489.50

TOTAL CHARGES FOR THIS MATTER \$1,489.50

BILLING SUMMARY

Merritt, Jason E.	0.10 hrs	275 /hr	\$27.50
Mackie, A.Tucker Frazee	6.80 hrs	215 /hr	\$1,462.00

TOTAL FEES \$1,489.50

TOTAL CHARGES FOR THIS BILL \$1,489.50

Please include the bill number on your check.



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 21022

Date: 01/26/2016

Record#: 18154

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project:

c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 02/26/2016

Employee: 26046
Jacob Allen

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		January PM	1.0000	506.250000	506.25	N

Notes:

South Shore Corporate Park
Building
January 2016
Planned Maintenance

Date Rec'd Rizzetta & Co., Inc.

By/Manager

Date

Date entered

FEB 05 2016

Fund

GL 53900

OC 4609

Check #

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	506.25
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	506.25



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 21064

Date: 01/25/2016

Record#: 18198

Billed To: South Shore Corp. Park -common
Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corporate Park
Pump Station
Internet Monitoring Plan

Due Date: 02/25/2016

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Hoover Flowguard Inte	1.0000	1,620.000000	1,620.00	N

Notes:

South Shore Corporate Park
Common Area Irrigation

Annual Subscription for Hoover Flowguard

03/01/16 to 02/28/17

ate necl nizzetta & co., llc.

Approval 20 Date 2-1-16

ate entered JAN 29 2016

und 001 GL 53900 E.O.C. 4609

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!!

Non-Taxable Amount:	1,620.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	1,620.00

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
2/1/2016	2780

BILL TO
SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	857 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM ACTG FC	PROFESSIONAL FEES:			
	District Management Services		3101 - 833.33	833.33
	Accounting Services		3201 - 366.67	366.67
	Financial & Revenue Collections		3111 - 300.00	300.00
	Services for the period February 1, 2016 through February 29, 2016			
	Date Rec'd Dist Office <u>JAN 26 2016</u> DM Approval <u>[Signature]</u> Date <u>2-1-16</u> Date Entered <u>JAN 27 2016</u> Fund <u>001</u> GL <u>51300</u> CC <u>various</u> Check # _____			

Total

\$1,500.00

izzetta Technology Services

120 W Linebaugh Ave.

Suite 200

Tampa FL 33624

Invoice

Date	Invoice #
2/1/2016	INV0000001060

Bill To:

SOUTH SHORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
February		00857

Description	Qty	Rate	Amount
Email Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
		Subtotal	\$100.00
		Total	\$100.00

Date Rec'd Dist Office JAN 27 2016
DM Approval SO Date 2-1-16
Date Entered JAN 27 2016
Fund 001 GL 51300 OC 5103
Check # _____

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968M-00074

January Billing Information:

800106

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
1800 0042805

Statement Date
Jan 28, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		3,383.29	
Payments Received - Thank You	As of January 28, 2016	-3,383.29	
			\$0.00
New Charges Due by Feb 18, 2016		Service for 33 days from Dec 23 to Jan 25	
Lighting Service Items LS-1	105 Lights, 97 Poles	2,779.92	
Energy Flat Charge		328.52	
Fuel Charge	10,986 kWh @ \$.03627/kWh	398.63	
Florida Gross Receipts Tax	Based on \$727.15	18.83	
This Month's Charges			\$3,525.90
Amount not paid by due date may be assessed a late payment charge.			
Total Due			\$3,525.90

for RIZZETTA ASSOCIATES, LLC.

APPROVAL 

DATE

2-8-16

RE ENTERED

FEB 05 2016

and 001

GL 53100 00 4307

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800106



Account No.
1800 0042805

New Charges
\$3,525.90

Payable by Feb 18

Total Bill Amount
\$3,525.90

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

968M-00074 00074-1044



SOUTH SHORE CORP PK CDD
c/o RIZZETTA ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



2 1100

07 1800 0042805 0003525.90

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TECO
TAMPA ELECTRIC

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Web site at
tampaelectric.com
012B-00142

Conservation Info.

This Month:
84 / kWh/Day
16 kW
Year Ago:
72 kWh/Day
15 kW

Fuel sources we use to serve you

For the 12-month period
ending December 2015, the
percentage of fuel type used
by Tampa Electric to provide
electricity to its customers was:
Natural Gas and Oil*...49%
Coal..... 45%
Purchased Power..... 6%
*Oil makes up less than 1%
Tampa Electric provides this
information to our customers
on a quarterly basis.

February Billing Information:

200215

SOUTH SHORE CORP PK CDD
351 30 ST NE PMP
RUSKIN FL 33570-0000

Account Number
0176 0305771

Statement Date
Feb 03, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	31 day period
H86272	65688	63096	2592	1	

Next Read Date On Or About Feb 29, 2016 Total kWh Purchased 2,592

Account Activity	Explanation	Charge	Total
Previous Balance		196.58	
Payments Received - Thank You	As of February 03, 2016	-196.58	
			\$0.00

New Charges Due by Feb 24, 2016 Service from Dec 25 to Jan 25

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	2,592 kWh @ \$.05788/kWh	150.02
Fuel Charge	2,592 kWh @ \$.03676/kWh	95.28
Electric Service Cost		\$263.30
Florida Gross Receipts Tax	Based on \$263.30	6.75
This Month's Charges		\$270.05

Amount not paid by due date may be assessed a late payment charge.

Total Due \$270.05

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Rate HECO RIZZETTA & CO., INC.

Approval

Date 2-15-16

Entered

FEB 12 2016

and

GL 53100 NO 4307

Good

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

200215

TECO

TAMPA ELECTRIC

Account No.
0176 0305771

New Charges
\$270.05
Payable by Feb 24

Total Bill Amount
\$270.05

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

012B-00142 00142-1042



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

1 1400

02 0176 0305771 0000270.05



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TECO
TAMPA ELECTRIC

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Web site at
tampaelectric.com
0171-11237

February Billing Information:

715557

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
0176 0310341

Statement Date
Feb 03, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		446.02	
Payments Received - Thank You	As of February 03, 2016	-446.02	
			\$0.00
New Charges Due by Feb 24, 2016		Service for 29 days from Dec 31 to Jan 29	
Lighting Service Items LS-1	10 Lights, 10 Poles	343.90	
Energy Flat Charge		44.92	
Fuel Charge	1,506 kWh @ \$.03627/kWh	54.66	
Florida Gross Receipts Tax	Based on \$99.58	2.54	
This Month's Charges			\$446.02
Amount not paid by due date may be assessed a late payment charge.			
Total Due			\$446.02

ATE RIZZETTA ASSOCIATES, INC.
Approval SO Date 2-15-16
Entered FEB 12 2016
Und 001 GL 53100 004307
Book # _____

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

715557



Account No.
0176 0310341

New Charges
\$446.02
Payable by Feb 24

Total Bill Amount
\$446.02

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

0171-11237 11237-1047



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



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SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures March 2016 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2016 through March 31, 2016. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,893.25**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenses

March 1, 2016 Through March 31, 2016

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Commercial Cuts of SaraBay	000469	2782	Monthly Lawn Maintenance Service 03/16	\$ 3,440.00
Hopping Green & Sams	000462	86355	General Monthly Legal Services 01/16	\$ 1,073.46
Hopping Green & Sams	000470	86829	General Monthly Legal Services 02/16	\$ 236.71
Irrigation Technical Services, Inc.	000466	21084	Irrigation Services 02/16	\$ 506.25
Irrigation Technical Services, Inc.	000471	21138	Planned Maintenance 03/16	\$ 506.25
Rizzetta & Company, Inc.	000463	2911	District Management Fees 03/16	\$ 1,500.00
Rizzetta Technology Services	000464	INV0000001141	Website Hosting Services 03/16	\$ 100.00
Stantec Consulting Services Inc.	000472	1024023	Engineering Services 03/16	\$ 200.00
TECO	000467	1800 0042805 02/16	351 30 ST NE 02/16	\$ 3,578.79
TECO	000468	0176 0305771 02/16	351 30 ST NE PMP 02/16	\$ 271.13
TECO	000468	0176 0310341 02/16	351 30 ST NE 02/16	\$ 446.02
Times Publishing Company	000465	256964	Acct #107030 Legal Advertising 02/16	<u>\$ 34.64</u>
Report Total				<u>\$ 11,893.25</u>

Commercial Cuts of SaraBay

Invoice

PO Box 209
Parrish FL 34219
941-953-9735
standperkins@aol.com

Date	Invoice #
3/1/2016	2782

Bill To
South Shore Corporate Park Industrial CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Lawn Maintenance Service at south shore blvd additional	2,800.00 640.00	2,800.00 640.00
<div>Date Rec'd Dist Office _____ DM Approval <u>SD</u> Date <u>3-7-16</u> Date Entered <u>MAR 01 2016</u> Fund <u>001</u> GL <u>53900.00</u> <u>4604</u> Check # _____</div>			
s been a pleasure working with you!		Total	\$3,440.00

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

February 15, 2016

South Shore Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Bill Number 86355
Billed through 01/31/2016

General Counsel

SSCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

01/04/16	TFM	Review comments to note and confer with Dieck regarding same.	0.80 hrs
01/05/16	TFM	Confer with Dieck regarding comments to promissory note and revise same; prepare for board meeting.	1.10 hrs
01/06/16	TFM	Prepare for and attend board meeting by phone; confer with Dieck, Oram and Valley; follow-up from Board meeting.	1.50 hrs
01/08/16	TFM	Review meeting minutes and provide comment.	0.60 hrs
01/21/16	JLE	Review auditor request letter, and review and revise draft response; follow-up regarding the same.	0.30 hrs
01/24/16	TFM	Confer with Harryman and Oram regarding bond release.	0.30 hrs
01/26/16	JLG	Prepare and coordinate response to auditor letter; forward same to auditor.	0.70 hrs
Total fees for this matter			\$1,072.50

DISBURSEMENTS

Postage	0.96
Total disbursements for this matter	\$0.96

MATTER SUMMARY

Earlywine, Jere L.	0.30 hrs	260 /hr	\$78.00
Gillis, Jennifer L. - Legal Assistant	0.70 hrs	100 /hr	\$70.00
Mackie, A.Tucker Frazee	4.30 hrs	215 /hr	\$924.50

TOTAL FEES	\$1,072.50
TOTAL DISBURSEMENTS	\$0.96

TOTAL CHARGES FOR THIS MATTER **\$1,073.46**

BILLING SUMMARY

Earlywine, Jere L.	0.30 hrs	260 /hr	\$78.00
Gillis, Jennifer L. - Legal Assistant	0.70 hrs	100 /hr	\$70.00
Mackie, A.Tucker Frazee	4.30 hrs	215 /hr	\$924.50

TOTAL FEES	\$1,072.50
TOTAL DISBURSEMENTS	\$0.96

TOTAL CHARGES FOR THIS BILL	\$1,073.46
------------------------------------	-------------------

Please include the bill number on your check.

RECEIVED
FEB 21 2016
date received/entered _____
M approval [Signature] Date 3-1-16
date entered FEB 24 2016
und 001 GL 51400 OC 3107
book # _____

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

T. CIVIL

MAR 21 2016

STATEMENT

March 15, 2016

South Shore Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Bill Number 86829
Billed through 02/29/2016

General Counsel
SSCDD 00001 TFM

IN THE CIRCUIT COURT OF THE 11th JUDGE: J. L. GIVENS
Case No. 16-00001 Date: 3-28-16
MAR 25 2016

FOR PROFESSIONAL SERVICES RENDERED

02/02/16	TFM	Confer with Valley regarding board vacancy.	0.40 hrs
02/10/16	TFM	Confer with Oram regarding WUP monitoring; confer with Kemper.	0.50 hrs
02/23/16	TFM	Confer with Valley regarding board meeting.	0.20 hrs
Total fees for this matter			\$236.50

DISBURSEMENTS

Long Distance	0.21
Total disbursements for this matter	\$0.21

MATTER SUMMARY

Mackie, A.Tucker Frazee	1.10 hrs	215 /hr	\$236.50
-------------------------	----------	---------	----------

TOTAL FEES	\$236.50
TOTAL DISBURSEMENTS	\$0.21

TOTAL CHARGES FOR THIS MATTER	\$236.71
-------------------------------	----------

BILLING SUMMARY

Mackie, A.Tucker Frazee	1.10 hrs	215 /hr	\$236.50
-------------------------	----------	---------	----------

TOTAL FEES	\$236.50
TOTAL DISBURSEMENTS	\$0.21

TOTAL CHARGES FOR THIS BILL	\$236.71
-----------------------------	----------

Please include the bill number on your check.



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 21084

Date: 02/26/2016

Record#: 18218

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project:
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 03/26/2016

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		February PM	1.0000	506.250000	506.25	N

Notes:

RECEIVED
Date Rec'd Rizzetta & Co. Inc. MAR 02 2016
V/M approval SO Date 3-7-16
Entered MAR 04 2016
Fund 001 GL 53900 00 4609
Sheet # _____

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	506.25
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	506.25



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 21138

Date: 03/14/2016

Record#: 18281

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project:
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 04/14/2016

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		March PM	1.0000	506.250000	506.25	N

Notes:

South Shore Corporate Park
Building
March 2016
Planned Maintenance

ale nico nizzetta & co., inc.

Approval

Date

date entered

ind 001 GL 5390000 4609

RECEIVED
MAR 17 2016

MAR 17 2016

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Non-Taxable Amount:	506.25
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	506.25

Thank you for your prompt payment!

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
3/1/2016	2911

BILL TO
SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

ITEM	DESCRIPTION	QTY	TERMS	PROJECT
			Due Upon Rec't	857 - CDD
			RATE	AMOUNT
DM ACTG FC	PROFESSIONAL FEES:			
	District Management Services -3101		833.33	833.33
	Accounting Services -3201		366.67	366.67
	Financial & Revenue Collections -3111		300.00	300.00
	Services for the period March 1, 2016 through March 31, 2016			
	Date Rec'd Dist Office			
	DM Approval <u>SO</u> Date <u>3-1-16</u>			
	Date Entered FEB 24 2016			
	Fund <u>001</u> GL <u>51300</u> OC <u>see above</u>			
	Check # _____			

Total	\$1,500.00
--------------	-------------------

**INVOICE**

Page 1 of 2

Invoice Number	1024023
Invoice Date	March 18, 2016
Customer Number	83545
Project Number	215611917

Bill To

South Shore Corporate Park Ind CDD
Matt Huber
c/o Rizzetta
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: SSCP - CDD Ph 2 Inspection

Stantec Project Manager:	Kemper, David A
Stantec Office Location:	Tampa FL
Current Invoice Due:	\$200.00
For Period Ending:	March 11, 2016

email invoice to: SOram@rizzetta.com

Date Rec'd Dist Office

DM Approval

Date

Date Entered

MAR 25 2016

Fund

GL 51300

OO 3103

Check #

Due on Receipt

INVOICE

Invoice Number 1024023
Project Number 215611917

Top Task 732 2016 WUP Monitoring

Progress Charge

	Total Invoiced	Previously Invoiced	Current Amount
2 months @ \$100.00/month	200.00	0.00	200.00
Progress Charge Subtotal			200.00

Top Task 732 Total 200.00

Total Fees & Disbursements \$200.00

INVOICE TOTAL (USD) \$200.00

Your Electric Bill

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TAMPA ELECTRIC

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Web site at
tampaelectric.com
188M-00077

February Billing Information:

800109

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
1800 0042805

Statement Date
Feb 26, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		3,525.90	
Payments Received - Thank You	As of February 26, 2016	-3,525.90	
			\$0.00
New Charges Due by Mar 20, 2016		Service for 29 days from Jan 25 to Feb 23	
Lighting Service Items LS-1	105 Lights, 97 Poles	2,779.92	
Energy Flat Charge		328.52	
Fuel Charge	10,986 kWh @ \$.03627/kWh	398.63	
Florida Gross Receipts Tax	Based on \$727.15	18.83	
This Month's Charges			\$3,525.90
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 02/19/16	@ 1.5% On \$3,525.90	52.89	
Total Miscellaneous Charges			\$52.89
Total Due			\$3,578.79

RECEIVED
MAR 11 2 2016

RECEIVED
MAR 04 2016
DATE 3-7-16
001 53100 004307

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800109



Account No.
1800 0042805

New Charges
\$3,578.79
Payable by Mar 20

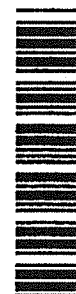
Total Bill Amount
\$3,578.79

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

188M-00077 00077-1047



SOUTH SHORE CORP PK CDD
c/o RIZZETTA ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



2 1.100 02 1.800 0042805 0003578.79

Your Electric Bill

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tampaelectric.com
228M-00219

Conservation Info.

This Month:
84 / kWh/Day
16 kW
Year Ago:
76 kWh/Day
16 kW

Report a malfunctioning streetlight:

Tampa Electric's
"Lights Out?" form at
tampaelectric.com makes it
easy to report a
malfunctioning light. Simply
answer a few questions, and
provide the ID number located
on the light pole, or provide
the nearest address or
landmark. If you prefer to
reach us by phone, please
call: (813) 223-0800 in
Hillsborough, (863) 299-0800
in Polk, or 1-888-223-0800 all
other counties.

March Billing Information:

800360

SOUTH SHORE CORP PK CDD
351 30 ST NE PMP
RUSKIN FL 33570-0000

Account Number
0176 0305771

Statement Date
Mar 03, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	31 day period
H86272	68291	65688	2603	1	

Next Read Date On Or About	Total kWh Purchased
Mar 30, 2016	2,603

Account Activity	Explanation	Charge	Total
Previous Balance		270.05	
Payments Received - Thank You	As of March 03, 2016	-270.05	

New Charges Due by Mar 27, 2016

	Service from Jan 25 to Feb 25
Basic Service Charge	General Service 200 Rate 18.00
Energy Charge	2,603 kWh @ \$.05788/kWh 150.66
Fuel Charge	2,603 kWh @ \$.03676/kWh 95.69
Electric Service Cost	\$264.35
Florida Gross Receipts Tax	Based on \$264.35 6.78
This Month's Charges	\$271.13

Amount not paid by due date may be assessed a late payment charge.

Total Due	\$271.13
------------------	-----------------

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Forget the phone. Go online!

We make it easy for you to pay your bill, turn service on or off, report a power outage, change your mailing address, or update your phone number - all from the convenience of your computer or smart phone, 24 hours a day. Go to **tampaelectric.com** to get things done.

AC NEW 1123BIR 000000 MAR 07 2016
MAR 03 2016
MAR 11 2016
001 53100 4307

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800360

TECO

TAMPA ELECTRIC

Account No.
0176 0305771

New Charges
\$271.13
Payable by Mar 27

Total Bill Amount
\$271.13

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

228M-00219 00219-1449



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



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TECO
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Web site at
tampaelectric.com
2271-11348

March Billing Information:

715713

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
0176 0310341

Statement Date
Mar 03, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		446.02	
Payments Received - Thank You	As of March 03, 2016	-446.02	
New Charges Due by Mar 27, 2016			\$0.00
Service for 31 days from Jan 29 to Feb 29			
Lighting Service Items LS-1	10 Lights, 10 Poles	343.90	
Energy Flat Charge		44.92	
Fuel Charge	1,506 kWh @ \$.03627/kWh	54.66	
Florida Gross Receipts Tax	Based on \$99.58	2.54	
This Month's Charges			\$446.02
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$446.02

MAR 07 2016
3-14-16
MAR 11 2016
001 53100 4307

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

715713



Account No.
0176 0310341

New Charges
\$446.02
Payable by Mar 27

Total Bill Amount
\$446.02

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

2271-11348 11348-1048



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Tab 3

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISOR
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND THE STATE OF FLORIDA.

Board Supervisor Signature

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

On this _____ day of _____ 2016, before me, personally appeared _____ to me well known and known to me to be the person described herein and who took the aforementioned oath as a Board Member of the Board of Supervisors of South Shore Corporate Park Industrial Community Development District and acknowledged to and before me that they took said oath for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Notary Public
STATE OF FLORIDA

My commission expires on:

Tab 4

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

Public Facilities Report



Prepared for:
South Shore Corporate Park
Industrial Community
Development District

Prepared by:
Stantec Consulting Services Inc.

May 6, 2015

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

Table of Contents

1.0	PURPOSE AND SCOPE.....	1
2.0	GENERAL INFORMATION	1
3.0	EXISTING PUBLIC FACILITIES.....	1
4.0	CURRENTLY PROPOSED EXPANSION IN THE NEXT SEVEN YEARS.....	2
5.0	REPLACEMENT OF FACILITIES.....	3

LIST OF APPENDICES

APPENDIX A	VICINITY MAP	A.1
APPENDIX B	SITE PLAN.....	B.2

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

Purpose and Scope
May 6, 2015

1.0 PURPOSE AND SCOPE

This report has been prepared at the request of the South Shore Corporate Park Industrial Community Development District (the "District") to comply with the requirements of 189.08, Florida Statutes, regarding the Special District Public Facilities Report. This report provides a general description of the public facilities that are currently owned and maintained by the District, as well as, the District's future development plans and service needs.

The District is partially developed, as described in this report. Future development plans are conceptual and are subject to change based on future real estate market conditions.

2.0 GENERAL INFORMATION

The District was established by an ordinance adopted by the Hillsborough County Board of County Commissioners on March 11, 2008 (CDD07-1339) for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District.

The District encompasses approximately 456 acres of land in southern Hillsborough County, Florida within Sections 3 and 10, Township 32 South, Range 19 East, south of 19th Avenue N.E., west of I-75.

A vicinity map of the District is contained in Appendix A.

3.0 EXISTING PUBLIC FACILITIES

Phases 1A and 1B have been constructed and platted and cover a portion of the District's property.

A Site Plan of Phases 1A and 1B is included in Appendix B.

The completed public facilities include:

Drainage

The District currently owns the community stormwater management facilities which provide stormwater treatment and storage for the South Shore Corporate Park development, as permitted by Hillsborough County and the Southwest Florida Water Management District. The District will be responsible for maintaining the stormwater management facilities.



SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

Currently Proposed Expansion in the Next Seven Years
May 6, 2015

Landscaping and Irrigation

Key points along the community perimeter, as well as internal to the project, have been and will be irrigated and landscaped/hardscaped. These areas are, and will be, maintained by the District.

Street Lights

The District has an agreement with Tampa Electric Company to provide street lights and their electrical service throughout the developed portion of the District.

Roadways

The District has designed and constructed several roadways within the Project. These roadways were subsequently dedicated to Hillsborough County. Hillsborough County is responsible for maintenance of these roadways.

Sanitary Sewer

The District had designed and constructed the sanitary sewer facilities within the Project. These facilities are, and will be, owned and maintained by Hillsborough County.

Potable Water

The District also designed and constructed the potable water facilities within the Project. These facilities are, and will be, owned and maintained by Hillsborough County.

4.0 CURRENTLY PROPOSED EXPANSION IN THE NEXT SEVEN YEARS

The land within the District is owned by several land owners, and the District build-out is currently planned in multiple phases over many years. The future public facilities within the District include District roads, water management and control, water supply, sewer and wastewater management, landscaping/hardscaping/irrigation and undergrounding of electrical service. The master public facilities within the major Hillsborough County collector road rights of way, i.e. 30th Street, have been and will be designed to service the ultimate build out of the District. Funding of the design, permitting, and construction of the future public facilities will be provided by the District, land owners, and/or developers or any combination thereof.



SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

Replacement of Facilities
May 6, 2015

5.0 REPLACEMENT OF FACILITIES

The District does not currently anticipate replacing any facilities within the next ten (10) years.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

Appendix A Vicinity Map
May 6, 2015

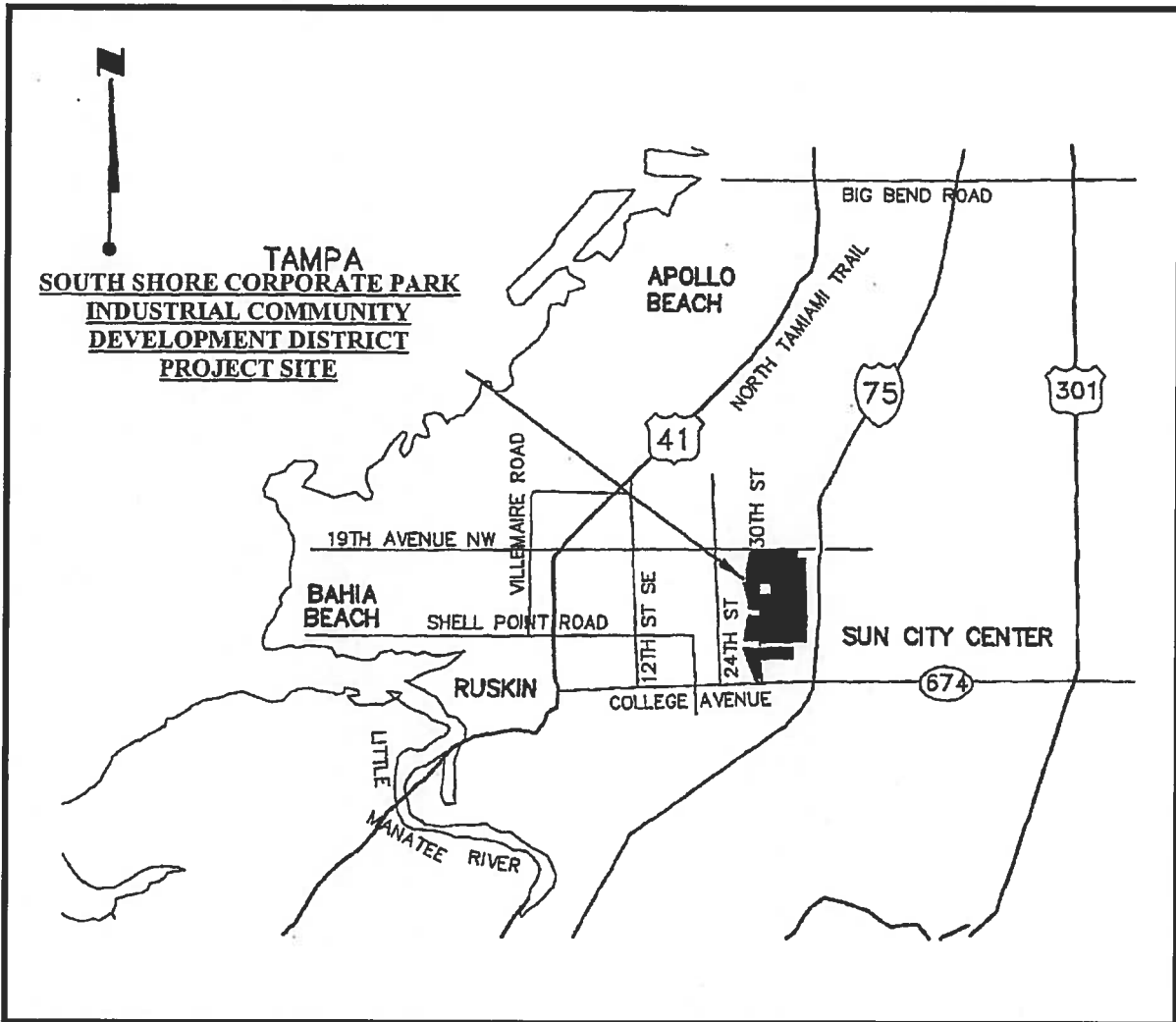
Appendix A VICINITY MAP

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

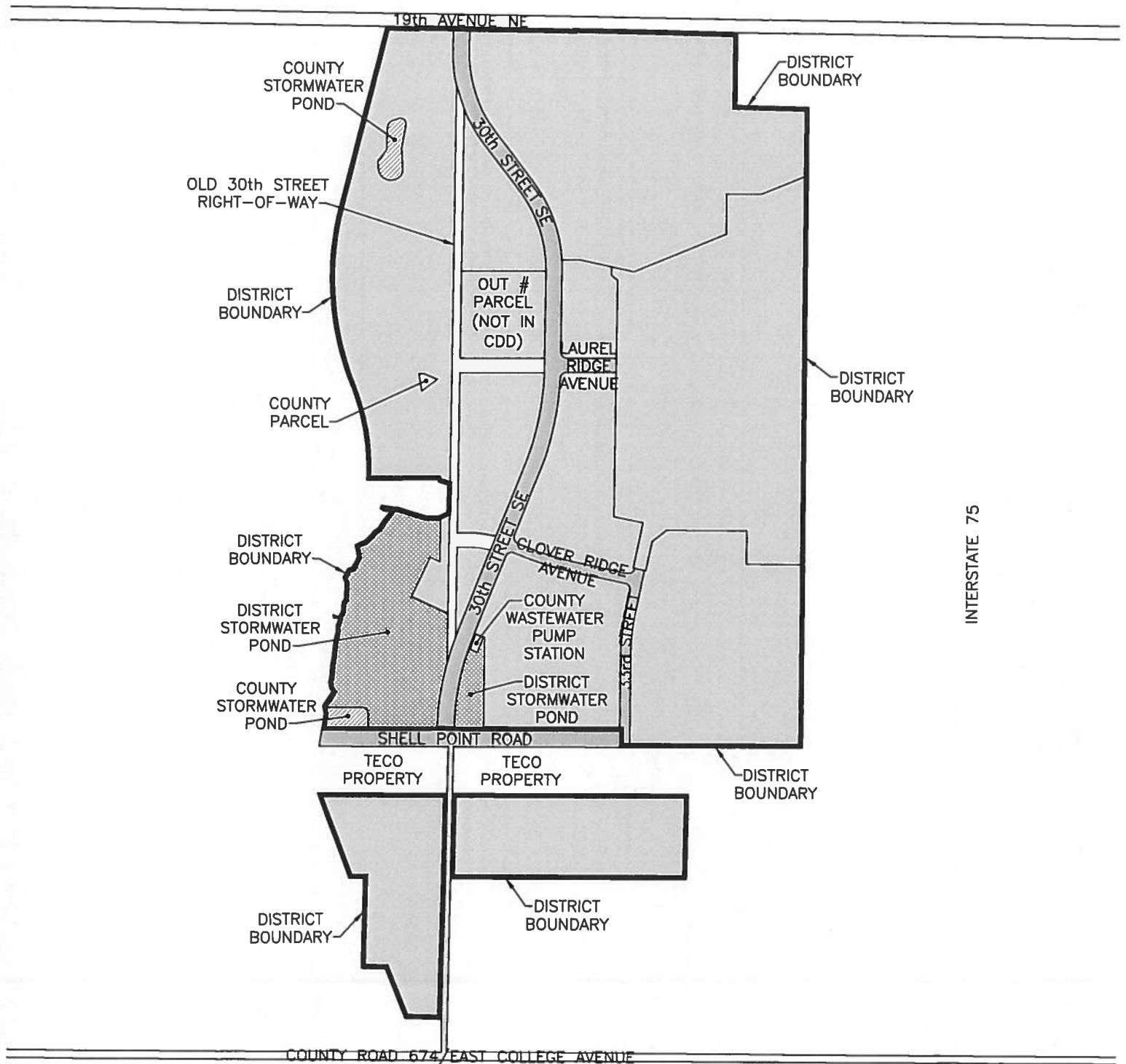
Appendix B Site Plan
May 6, 2015

Appendix B SITE PLAN




APPENDIX A VICINITY MAP



APPENDIX B SITE PLAN



LEGEND

-  DEVELOPMENT PARCELS
-  COUNTY STORMWATER PONDS
-  DISTRICT STORMWATER PONDS



4/29/2016

Tab 5



Rizzetta & Company

South Shore Community Development District

Budget Proposal Packet for Fiscal Year 2016/2017

Presented by: Rizzetta & Company, Inc.

**Tampa Office
3434 Colwell Ave.; Suite 200
Tampa, Florida 33614
813.933.5571**

www.rizzetta.com

The following are enclosed in this Budget Proposal Packet:

- Proposed General Fund Budget, Reserve Fund Budget & Debt Service Fund Budget worksheets for Fiscal Year 2016/2017.
- Assessment Charts for current Fiscal Year 2015/2016 and Assessment Charts for Fiscal Year 2016/2017 if budget were to be adopted as proposed.
- General Fund Budget, Reserve Fund Budget & Debt Service Fund Account Category Descriptions for Fiscal Year 2016/2017.

THE BUDGET PROPOSAL PACKET FOR FISCAL YEAR 2016/2017 IS SIMPLY A PROPOSED BUDGET AND PROPOSED LEVEL OF ASSESSMENTS WHICH ARE DONE AS PART OF THE BUDGET PROCESS. THESE ARE NOT FINAL AND SHOULD NOT BE CONSTRUED AS FINAL, UNTIL AFTER THE BOARD OF SUPERVISORS HAS HELD A PUBLIC HEARING ON THE BUDGET AND ADOPTED THE FINAL BUDGET AND LEVIED ASSESSMENTS.



Rizzetta & Company

Proposed Budget
South Shore Community Development District
General Fund
Fiscal Year 2016/2017

	Chart of Accounts Classification	Actual YTD through 03/31/16	Projected Annual Totals 2015/2016	Annual Budget for 2015/2016	Projected Budget variance for 2015/2016	Budget for 2016/2017	Budget Increase (Decrease) vs 2015/2016	Comments
	REVENUES							
	Special Assessments							
	Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Street Light Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Off Roll*	\$ 192,075	\$ 192,075	\$ 192,075	\$ -	\$ 192,075	\$ -	
	TOTAL REVENUES	\$ 192,075	\$ 192,075	\$ 192,075	\$ -	\$ 192,075	\$ -	
	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	TOTAL REVENUES AND BALANCE FORWARD	\$ 192,075	\$ 192,075	\$ 192,075	\$ -	\$ 192,075	\$ -	
	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
	EXPENDITURES - ADMINISTRATIVE							
	Legislative							
	Supervisor Fees	\$ 200	\$ 400	\$ 1,000	\$ 600	\$ 1,000	\$ -	
	Financial & Administrative							
	Administrative Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	District Management	\$ 5,000	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	
	District Engineer	\$ 744	\$ 3,000	\$ 5,000	\$ 2,000	\$ 3,000	\$ (2,000)	Reduced due to history
	Assessment Roll	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	Previously not added - standard
	Financial Consulting Services	\$ 1,800	\$ 3,600	\$ 3,600	\$ -	\$ 3,600	\$ -	
	Accounting Services	\$ 2,200	\$ 4,400	\$ 4,400	\$ -	\$ 4,400	\$ -	
	Auditing Services	\$ -	\$ 3,500	\$ 5,900	\$ 2,400	\$ 3,600	\$ (2,300)	
	Arbitrage Rebate Calculation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Public Officials Liability Insurance	\$ 1,323	\$ 1,323	\$ 2,000	\$ 677	\$ 1,500	\$ (500)	
	Legal Advertising	\$ 116	\$ 232	\$ 1,000	\$ 768	\$ 1,000	\$ -	
	Bank Fees	\$ -	\$ -	\$ 100	\$ 100	\$ -	\$ (100)	No bank fees
	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
	Miscellaneous Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Website Hosting, Maintenance, Backup (and Email)	\$ 600	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	
	Legal Counsel							
	District Counsel	\$ 4,335	\$ 8,670	\$ 10,000	\$ 1,330	\$ 10,000	\$ -	
	Administrative Subtotal	\$ 16,493	\$ 36,500	\$ 44,375	\$ 7,875	\$ 44,475	\$ 100	
	EXPENDITURES - FIELD OPERATIONS							
	Electric Utility Services							
	Utility Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Street Lights	\$ 25,162	\$ 50,324	\$ 45,000	\$ (5,324)	\$ 50,000	\$ 5,000	Based on 5 month history x 12 mos.
	Stormwater Control							
	Stormwater Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Aquatic Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 3,180	\$ 1,180	Per contract Remson Aquatics
	Fountain Service Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
	Wetland Monitoring & Maintenance	\$ 6,850	\$ 11,625	\$ 12,000	\$ 375	\$ 4,150	\$ (7,850)	Finn Outdoor
	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Aquatic Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Stormwater System Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Dry Retention Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Dry Retention Pond Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Other Physical Environment							
	General Liability Insurance	\$ 367	\$ 367	\$ 4,200	\$ 3,833	\$ 500	\$ (3,700)	
	Rust Prevention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Entry & Walls Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
	Landscape Maintenance	\$ 23,438	\$ 46,876	\$ 60,000	\$ 13,124	\$ 60,000	\$ -	
	Ornamental Lighting & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Well Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Irrigation Maintenance	\$ 5,670	\$ 11,340	\$ 15,000	\$ 3,660	\$ 15,000	\$ -	
	Irrigation Repairs	\$ 1,145	\$ 2,290	\$ 5,000	\$ 2,710	\$ 5,520	\$ 520	
	Landscape - Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Landscape Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Annual Mulching	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Miscellaneous Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Fire Ant Treatment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Contingency							
	Miscellaneous Contingency	\$ -	\$ -	\$ -	\$ -	\$ 4,750	\$ 4,750	
	Field Operations Subtotal	\$ 62,632	\$ 122,822	\$ 147,700	\$ 24,878	\$ 147,600	\$ (100)	

Proposed Budget
South Shore Community Development District
General Fund
Fiscal Year 2016/2017

	Chart of Accounts Classification	Actual YTD through 03/31/16	Projected Annual Totals 2015/2016	Annual Budget for 2015/2016	Projected Budget variance for 2015/2016	Budget for 2016/2017	Budget Increase (Decrease) vs 2015/2016	Comments
	Contingency for County TRIM Notice							
	TOTAL EXPENDITURES	\$ 79,125	\$ 159,322	\$ 192,075	\$ 32,753	\$ 192,075	\$ -	
	EXCESS OF REVENUES OVER EXPENDITURES	\$ 112,950	\$ 32,753	\$ -	\$ (32,753)	\$ -	\$ -	

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2015/2016 O&M Budget	\$192,075.00
2016/2017 O&M Budget	\$192,075.00

Total Difference:	<u><u>\$0.00</u></u>
-------------------	----------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	<u>2015/2016</u>	<u>2016/2017</u>	<u>\$</u>	<u>%</u>
Debt Service - Warehouse (Phase 1)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance Admin - Warehouse (Phase 1)	\$109.59	\$109.59	\$0.00	0.00%
Operations/Maintenance Field - Warehouse (Phase 1)	\$54.82	\$54.82	\$0.00	0.00%
Total	\$164.41	\$164.41	\$0.00	0.00%
Debt Service - Office (Phase 1)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance Admin - Office (Phase 1)	\$109.59	\$109.59	\$0.00	0.00%
Operations/Maintenance Field - Office (Phase 1)	\$54.82	\$54.82	\$0.00	0.00%
Total	\$164.41	\$164.41	\$0.00	0.00%
Debt Service - Warehouse (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance Admin - Warehouse (Future Phases)	\$109.59	\$109.59	\$0.00	0.00%
Operations/Maintenance Field - Warehouse (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
Total	\$109.59	\$109.59	\$0.00	0.00%
Debt Service - Office (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance Admin - Office (Future Phases)	\$109.59	\$109.59	\$0.00	0.00%
Operations/Maintenance Field - Office (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
Total	\$109.59	\$109.59	\$0.00	0.00%

SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD

FISCAL YEAR 2016/2017 O&M ASSESSMENT SCHEDULE

TOTAL O&M ADMIN BUDGET

\$44,375.00

TOTAL O&M FIELD BUDGET

\$147,700.00

LOT SIZE

Phase 1

PLANNED UNITS ⁽¹⁾

Warehouse	2644.216
Office	50
Total Phase 1	2694.216

Future Phases

PLANNED UNITS ⁽¹⁾

Warehouse	988.1
Office	706
Total Future Phases	1694.1
Total District	4388.316

ALLOCATION OF ADMIN O&M ASSESSMENT

ADMIN ACRES	% TOTAL ACRES	TOTAL O&M BUDGET	ADMIN PER ACRE
186.529	46.06%	\$20,440.92	\$109.59
186.529	46.06%	\$20,440.92	
218.405	53.94%	\$23,934.08	\$109.59
218.405	53.94%	\$23,934.08	
404.934	100.00%	\$44,375.00	

ALLOCATION OF FIELD O&M ASSESSMENT

FIELD SQ. FT	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	FIELD PER 1K sq ft
2644.216	2644.216	98.14%	\$144,958.94	\$54.82
50	50.000	1.86%	\$2,741.06	\$54.82
2694.216	2694.216	100.00%	\$147,700.00	
0	0.000	0.00%	\$0.00	\$0.00
0	0.000	0.00%	\$0.00	\$0.00
0	0.000	0.00%	\$0.00	
2694.216	2694.216	100.00%	\$147,700.00	

ANNUAL ASSESSMENT

<u>O&M ADMIN PER ACRE</u>	<u>O&M FIELD PER 1K SQ FT</u>	<u>DEBT SERVICE ⁽²⁾</u>
\$109.59	\$54.82	\$0.00
\$109.59	\$0.00	

⁽¹⁾ One Unit = 1,000 square feet

⁽²⁾ Bonds have not been issued yet.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Operations & Maintenance Assessments: The District levies Non-Ad Valorem Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second is for lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Funding Agreement: The District may enter into funding agreements to provide for a source of revenue for certain expenditures.

Developer Contribution: The District may, similar to a funding agreement, receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Facility Rental: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Interlocal Agreement: The District may enter into interlocal agreements with other governmental entities to provide for revenue for certain expenditures.

Miscellaneous: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These items include but are not limited to mailing and preparation of agenda packages, overnight deliveries, facsimiles and long distance phone calls. Also, each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8). Finally, this line item also includes a cost for the storage of all the District's official records, supplies and files.

District Manager: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day administrative needs. The cost to maintain the minutes of all Board meetings, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Financial Consulting Services: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses. Also, additional financial consulting services include, but are not limited to responding to bondholder questions, prepayment analysis, long term pay-offs and true-up analysis. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: The District has contracted for maintenance of accounting records. These services include, but are not limited to accounts payable, accounts receivable and preparation of financial reports for the district. This also includes all preparations necessary for the fiscal year end audits to be done.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Subscriptions: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Development and Maintenance: The District may incur fees as they relate to the development and ongoing maintenance of its own website.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Electric Service-Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Gas-Recreation Facility: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage Collection-Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Water-Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Water-Recreation Facility: The District may incur water and sewer charges for its recreation facilities

Water-Pool: The District may incur charges for water for its pool if metered separately.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the Districts boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Aquatic Contract: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Mitigation Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Lake/Pond Repair: Expense related to repair and maintenance for inlet pipes, outfalls and weir structures for the storm water drainage system.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, that may or may not have been required by other governmental entities.

Employee-Salaries: The District may incur salary expenses for a field manager of site superintendent who oversees daily activity within the field operations of the District's facilities.

Employee-P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee-Workers' Comp: Fees related to obtaining workers compensation insurance.

Employee-Health Insurance: Expenses related to providing health insurance coverage if the District elects to offer same.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Casualty Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch and irrigation repairs.

Irrigation Repairs & Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Clock Maintenance Contract: Expenses incurred for such things as entry clocks if they exist.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Miscellaneous Maintenance: Expenses which may not fit into any defined category in this section of the budget.

Employees-Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees P/R Taxes: Expenses related to an employers portion of payroll taxes such as FICA, etc.

Employee-Workers' Comp: Expenses related to Workers' Comp Insurance

Employees-Health Insurance: Expenses related to health insurance coverage for employees if the District elects to over same.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Clubhouse Facility Maintenance: The District may incur expenses to maintain its recreation facilities.

Clubhouse Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Clubhouse Facility Landscaping: The District may wish to budget separately for this item from its other landscaping needs.

Clubhouse Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Clubhouse Facility Irrigation: The District may wish to budget separately for this item from its other irrigation needs.

Pool/Water Park/Fountain Repairs and Maintenance: Expenses related to the repair and maintenance of swimming pools and other water features to include service contracts, repair and replacement

Security System: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Off Duty Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Contract: The District may incur expenses for providing security at entries, neighborhood patrols etc.

Guard & Gate Facility Maintenance: The District may choose to have its entry gates manned with personnel. Also, any ongoing gate repairs and maintenance would be included in this line item.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Capital Improvements: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Operations & Maintenance Assessments: The District levies Non-Ad Valorem Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second is for lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Funding Agreement: The District may enter into funding agreements to provide for a source of revenue for certain expenditures.

Developer Contribution: The District may, similar to a funding agreement, receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Facility Rental: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Interlocal Agreement: The District may enter into interlocal agreements with other governmental entities to provide for revenue for certain expenditures.

Miscellaneous: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES - FIELD OPERATIONS:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Debt Service Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES:

Bank Fees: The District may incur bank service charges during the year.

Interest Payment: The District may incur interest payments on the debt related to its various bond issues.

Principal Payment: This would be the portion of the payment to satisfy the repayment of the bond issue debt.



Rizzetta & Company
Professionals in Community Management

Tab 6

RESOLUTION 2016-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2016/2017 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District (the "Board") prior to June 15, 2016, a proposed operating budget, debt service budget and capital projects budget for Fiscal Year 2016/2017; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT:

1. The operating, debt service and capital projects budgets proposed by the District Manager for Fiscal Year 2016/2017 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.
2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: _____

HOUR: _____

LOCATION: _____

3. The District Manager is hereby directed to submit a copy of the approved budgets to Hillsborough County and least 60 days prior to the hearing set above.
4. In accordance with Section 189.418, Florida Statutes, the District's Secretary is further directed to post this approved budget on the District's website at least two days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit this approved budget to Hillsborough County for posting on the local governing authority's website.
5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2016.

ATTEST:

**SOUTH SHORE CORPORATE
PARK INDUSTRIAL
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/ Assistant Secretary

By: _____
Chairman/Vice Chairman

EXHIBIT A

Proposed Budget for Fiscal Year 2016/2017

Tab 7



Waterways Report

Remson Aquatics, LLC

Service with Science!

11207 Remson Lane, Riverview, FL 33579
Phone 813-671-2851 Fax 813-671-0386
Kar@remsonaquatics.com

TODAY'S DATE: 05/04/2016

MAINTENANCE EVENT DATE 05/17/2016

TO: South Shore CDD

Description

Remson Aquatics, LLC conducted a routine Maintenance Event in your community on 05/04/2016. The herbicides applied to the pond's edge were as follows; Aquaneat, Reward, and Hydrotholl. For the control of shoreline vegetation an additional application of Algaecide was applied with pond dye to help the prevention of future aquatic weed recruitment. Below is a list of potential problems that may occur and/or are noticed during the Maintenance Event. You will see that the bullets are bolded and highlighted according to the occurrences observed during this dated event.

- Excessive Amounts of Litter
- Algae Blooms
- Shoreline Vegetation (I.e. Cattails, Primrose, Willow, and Torpedo Grass, Etc.)
- Emerged, Floating Vegetation (I.e. Duckweed, Giant Duckweed, and Water Millet, Etc.)
- Submerged Vegetation (I.e. Hydrilla, Common Water weed, Hornwort, Etc.)
- Water Quality Analysis, PH Levels, Dissolved Oxygen Levels Etc.
- Excessive Erosion, Proper Functioning Inlets and Outlets

Comments: Weather patterns from April are rolling over into May. Remson Aquatics is continuing to apply Clipper (a herbicide) to the ponds to help relieve algae blooms and submerged vegetation.

Remson Aquatics, LLC is a licensed aquatic herbicide applicator in good standings with the State of Florida. Remson Aquatics, LLC will secure all permits and ensure work is done within State, County, and local government guidelines and policies.

Thank You for Your Business!

Tab 8

Dawn Valley

From: Robb Brown <robb@finnoutdoor.com>
Sent: Thursday, February 18, 2016 6:13 AM
To: Dawn Valley
Subject: RE: South Shore CDD

Hi Dawn,

- Herbicide spraying was conducted in two treatments in November and December of 2015.
- All planting was done on January 15th and 18th.
- Photos were taken for first report on January 20th.
- Time zero report was mailed to USACE on Jan 29th.
- Our first maintenance activity will be in March.
- Maintenance work will be conducted bi-monthly throughout 2016, per contract.
- To date, we have received payments for the initial herbicide spraying (\$775) and for the time zero reporting (\$1650), but have not received payment for the planting (\$3800).

Are we expected to attend the meeting on March 2nd? Is it in-person or a tele-conference? Thanks!

Robb Brown - Finn Outdoor
813.957.6075

From: Dawn Valley [<mailto:dvalley@rizzetta.com>]
Sent: Monday, February 15, 2016 10:57 AM
To: 'kar@remsonaquatics.com' <kar@remsonaquatics.com>; robb@finnoutdoor.com
Cc: Sandra Oram <SOram@rizzetta.com>
Subject: South Shore CDD

Just a reminder that the Board would like you to provide reports to be included in their meeting agenda that will be going out next Tuesday morning for the meeting to be held on March 2nd at 9:00 a.m.

Thank you,

Dawn Valley

Administrative Assistant
RIZZETTA & COMPANY, INC.
5844 Old Pasco Rd., Suite 100
Wesley Chapel, FL 33544
Phone: 813-994-1001
Fax: 813-994-2100

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