



Rizzetta & Company

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

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**Board of Supervisors'  
Meeting August 23, 2019**

**District Office:  
9428 Camden Field Parkway  
Riverview, Florida 33578  
813.533.2950**

**[www.southshorecdd.org](http://www.southshorecdd.org)**

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

<b>District Board of Supervisors</b>	Clifton Fischer	Chairman
	John Carnesale	Vice Chairman
	John Tipton	Assistant Secretary
	Joseph Urbanic	Assistant Secretary
<b>Regional District Manager</b>	Justin Croom	Rizzetta & Company, Inc.
<b>District Counsel</b>	Tucker Mackie	Hopping Green & Sams, P.A.
<b>District Engineer</b>	Dave Kemper	Stantec

**All Cellular phones and pagers must be turned off during the meeting.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that 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 • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578  
www.southshorecdd.org**

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

August 15, 2019

**AGENDA**

Dear Board Members:

The Public Hearing for the Special meeting of the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will be held on **Friday, August 23, 2019 at 1:00 p.m.** at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578. The following is the agenda for these meetings:

**BOARD OF SUPERVISORS MEETING:**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Special Meeting held on June 7, 2019 .....Tab 1
  - B. Consideration of Operations & Maintenance Expenditures for May 2019 through July 2019.....Tab 2
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 5. BUSINESS ITEMS**
  - A. Public Hearing on Fiscal Year 2019-2020 Budget & Imposing Special Assessment
    1. Presentation of Fiscal Year 209-2020 Budget .....Tab 3
    2. Consideration of Resolution 2019-04, Adopting Fiscal Year 2019-2020 Budget .....Tab 4
    3. Consideration of Resolution 2019-05, Imposing Special Assessments & Certifying an Assessment Roll.....Tab 5
  - B. Consideration of Resolution 2019-06, Setting the Fiscal Year 2019-2020 Meeting Schedule.....Tab 6
  - C. Ratification of the Fiscal Year 2017-2018 Audit .....Tab 7
  - D. Consideration of Oak Lifting Proposal.....Tab 8
  - E. Consideration of Contract for Professional Technology Services .....Tab 9
- 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) 533-2950.

Sincerely,

*Justin Croom*

Justin Croom  
District Manager



## **Tab 1**

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

**June 7, 2019 - Minutes of Meeting**

**Page 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 Special meeting of the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District was held on **Friday, June 7, 2019 at 1:05 p.m.** at the office of Rizzetta & Company Inc., located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum were:

Clifton Fischer  
John Carnesale  
John Tipton  
Joseph Urbanic

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

Also present were:

Justin Croom  
Joseph Roethke

**District Manager, Rizzetta & Company, Inc.**  
**Regional District Manager, Rizzetta & Company, Inc.**

Tucker Mackie

**District Counsel, Hopping Green & Sams (via phone)**

Shannon Sheppard  
Gary Lieberman

**Starlight Homes (via phone)**  
**Lieberman, Dvorin, & Dowd, LLC (via phone)**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Croom called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience members present.

**THIRD ORDER OF BUSINESS**

**Administer Oath of Office to Newly Elected Supervisors**

1. Consideration of Compensation
2. Review of Chapter 190 FL Statutes
3. Review of Sunshine Laws and Code of Ethics for Public Officers and Employees

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

**June 7, 2019 - Minutes of Meeting**

**Page 2**

Mr. Croom, Administered the Oath of Office to Mr. Tipton, Mr. Urbanic, and Mr. Carnesale. Mr. Carnesale declined to receive compensation, however Mr. Tipton and Mr. Urbanic accepted to receive compensation.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-01,  
Canvassing and Certifying Results of  
Landowner Election Meeting**

On a Motion by Mr. Fischer, seconded by Mr. Carnesale, with all in favor, the Board of Supervisors adopted Resolution 2019-01, Canvassing and Certifying Results of the Landowner Election for the South Shore Corporate Park Industrial Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-02,  
Designating Officers of the District**

On a Motion by Mr. Tipton, seconded by Mr. Carnesale, with all in favor, the Board of Supervisors adopted Resolution 2019-02, Designating Officers of the District for the South Shore Corporate Park Industrial Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Special Meeting  
held on August 15, 2018**

On a Motion by Mr. Fischer, seconded by Mr. Carnesale, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Special Meeting held on August 15, 2018 as presented for the South Shore Corporate Park Industrial Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Landowner Election Meeting held on  
November 6, 2018**

On a Motion by Mr. Fischer, seconded by Mr. Carnesale, with all in favor, the Board of Supervisors approved the minutes of the Landowner Election Meeting held on November 6, 2018 as presented for the South Shore Corporate Park Industrial Community Development District.

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

**June 7, 2019 - Minutes of Meeting**

**Page 3**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Operations and  
Maintenance Expenditures for July  
2018 through April 2019**

On a Motion by Mr. Fischer, seconded by Mr. Carnesale, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for July 2018 (\$10,652.51) August 2018 (\$9,263.80) September 2018 (\$19,117.97) October 2018 (\$6,519.91) November 2018 (\$14,509.38) December 2018 (\$7,329.57) January 2019 (\$8,585.84) February 2019 (\$10,334.34) March 2019 (\$10,801.15) and April 2019 (\$10,801.15 as presented for the South Shore Corporate Park Industrial Community Development District.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Mackie had nothing new to report.

**B. District Engineer**

Mr. Kemper was not present.

**C. District Manager**

Mr. Croom noted that the next Board of Supervisors meeting would be held on August 23, 2019 at 1:00 p.m. at the offices of Rizzetta & Company, Inc. located at 9428 Camden Field Parkway, Riverview, FL 33578 which will be the presentation of the adoption for the fiscal year 2019-2020 final budget.

**TENTH ORDER OF BUSINESS**

**Presentation of the Proposed Budget  
for Fiscal Year 2019/2020**

1. Consideration of Resolution 2019-03, Approving the Proposed Budget and Setting the Public Hearing

Mr. Roethke presented the proposed budget to the Board for their review, a discussion ensued.

On a Motion by Mr. Fischer, seconded by Mr. Carnesale, with three in favor and one (Mr. Tipton) opposed, the Board of Supervisors adopted Resolution 2019-03, approving the proposed budget and setting the public hearing for the South Shore Corporate Park Industrial Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Modification of  
Professional District Services**

On a Motion by Mr. Fischer, seconded by Mr. Carnesale, with all in favor, the Board of Supervisors accepted the modification of Professional District Services for the South Shore Corporate Park Industrial Community Development District.

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

**June 7, 2019 - Minutes of Meeting**

**Page 4**

**TWELFTH ORDER OF BUSINESS**

**Discussion Regarding ADA Website  
Compliance**

On a Motion by Mr. Fischer, seconded by Mr. Carnesale, with all in favor, the Board of Supervisors approved the ADASC website compliance proposal for option 2 for the South Shore Corporate Park Industrial Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of Registered Voter Count**

Mr. Croom presented the registered voter count letter from Hillsborough County Supervisor of Elections to the Board, noting that there are 0 registered electors.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Tipton requested to remove developer out of CDD.

Ms. Mackie discussed the funding source with the Board, staff will begin to prepare agreement documents to bring back for the August meeting.

Tree's are overgrown and hanging in the street.

Semi-Trucks are being parked on the side of the road.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Tipton, seconded by Mr. Fischer, with all in favor, the Board of Supervisors adjourned the meeting at 1:47 p.m. for South Shore Corporate Park Industrial Community Development District.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

## Tab 2

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

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## **Operation and Maintenance Expenditures May 2019 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2019 through May 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,929.53**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## South Shore Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2019 Through May 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Finn Outdoor, LLC	000804	2413	Aquatic/Wetlands Maintenance 04/19	\$ 625.00
Hopping Green & Sams	000810	107165	General Monthly Legal Services 03/19	\$ 172.00
Hopping Green & Sams	000813	107564	General Monthly Legal Services 04/19	\$ 127.50
Native Son Landscaping, LLC	000805	10857	Monthly Lawn Maintenance Service 05/19	\$ 3,440.00
Remson Aquatics, LLC	000806	111221	Lake Maintenance 04/19	\$ 285.00
Remson Aquatics, LLC	000814	111365	Lake Maintenance 05/19	\$ 295.00
Rizzetta & Company, Inc.	000807	INV0000040353	District Management Fees 05/19	\$ 850.00
Rizzetta Technology Services	000808	INV00000004388	Website Hosting Services 05/19	\$ 100.00
Stantec Consulting Services Inc.	000815	1509559	SSCP - CDD Ph 2 Inspection 04/19	\$ 965.40
TECO	000811	211010133950 04/19	351 30th ST NE 04/19	\$ 3,765.63
Times Publishing Company	000809	769739 04/19/19	Legal Advertising 04/19	\$ 152.00
Times Publishing Company	000812	775758 05/10/19	Legal Advertising 05/19	\$ <u>152.00</u>
Report Total				\$ <u>10,929.53</u>



Finn Outdoor  
1304 43rd Avenue Dr W  
Palmetto, FL 34221 US  
(813)957-6075  
robb@finnoutdoor.com



## Invoice

### BILL TO

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

INVOICE # 2413

DATE 04/22/2019

DUE DATE 04/22/2019

TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Aquatics Maintenance Service Wetlands Maintenance Services for April 2019 - (Next service October 2019)	1	625.00	625.00

BALANCE DUE

**\$625.00**

**RECEIVED**

Date Rec'd Rizzetta & Co., Inc. APR 23 2019

D/M approval [Signature] Date 4/30

Date entered APR 29 2019

Fund 001 GL 53800 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 =====

April 10, 2019

South Shore Community Development District  
c/o District Manager  
9428 Camden Field Parkway  
Riverview, FL 33578

Bill Number 107165  
Billed through 03/31/2019

**General Counsel**

**SSCDD 00001 TFM**

**FOR PROFESSIONAL SERVICES RENDERED**

03/11/19	TFM	Confer with Shannon.	0.50 hrs
03/25/19	TFM	Confer with Shannon.	0.30 hrs
Total fees for this matter			\$172.00

**MATTER SUMMARY**

Mackie, A.Tucker Frazee	0.80 hrs	215 /hr	\$172.00
TOTAL FEES			\$172.00
TOTAL CHARGES FOR THIS MATTER			<u>\$172.00</u>

**BILLING SUMMARY**

Mackie, A.Tucker Frazee	0.80 hrs	215 /hr	\$172.00
TOTAL FEES			\$172.00
TOTAL CHARGES FOR THIS BILL			<u>\$172.00</u>

**Please include the bill number on your check.**

**RECEIVED**

Date Rec'd Rizzetta & Co., Inc. MAY 02 2019

D/M approval GR Date 5/6

Date entered MAY 03 2019

Fund 001 GL 51400 OC 3107

Check # \_\_\_\_\_

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

May 10, 2019

South Shore Community Development District  
c/o District Manager  
9428 Camden Field Parkway  
Riverview, FL 33578

Bill Number 107564  
Billed through 04/30/2019

### General Counsel

SSCDD 00001 TFM

### FOR PROFESSIONAL SERVICES RENDERED

04/01/19	SRS	Continue research regarding ADA website accessibility.	0.10 hrs
04/29/19	TFM	Confer with Christensen.	0.30 hrs
04/29/19	DGW	Draft budget approval resolution.	0.20 hrs
04/30/19	JLK	Review and negotiate standard form of agreement for professional technological services.	0.10 hrs

Total fees for this matter \$127.50

### MATTER SUMMARY

Wilbourn, David - Paralegal	0.20 hrs	125 /hr	\$25.00
Kilinski, Jennifer L.	0.10 hrs	190 /hr	\$19.00
Sandy, Sarah R.	0.10 hrs	190 /hr	\$19.00
Mackie, A.Tucker Frazee	0.30 hrs	215 /hr	\$64.50

TOTAL FEES \$127.50

**TOTAL CHARGES FOR THIS MATTER \$127.50**

### BILLING SUMMARY

Wilbourn, David - Paralegal	0.20 hrs	125 /hr	\$25.00
Kilinski, Jennifer L.	0.10 hrs	190 /hr	\$19.00
Sandy, Sarah R.	0.10 hrs	190 /hr	\$19.00
Mackie, A.Tucker Frazee	0.30 hrs	215 /hr	\$64.50

TOTAL FEES \$127.50

**TOTAL CHARGES FOR THIS BILL \$127.50**

**Please include the bill number on your check.**

# Hopping Green & Sams

Attorneys and Counselors

May 23, 2019

Via Email to:

CDDInvoice@rizzetta.com

jroethke@rizzetta.com

South Shore Community Development District  
c/o Rizzetta & Company, Inc.  
9428 Camden Field Parkway  
Riverview, FL 33578

**Re: South Shore Community Development District  
SSCDD/001 – Bill Number 107564 – General Counsel**

Dear District Manager:

Enclosed please find our billing statement for services rendered and expenses incurred on behalf of South Shore Community Development District through the month of April 2019.

If you have any questions, please feel free to call.

Very truly yours,



Tucker F. Mackie

TFM/kgb

Enclosure

RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAY 23 2019

D/M approval QL Date 5/28/19

Date entered MAY 24 2019

Fund 001 GL 51400 OC 3107

Check # \_\_\_\_\_

Native Son Landscaping  
P. O. Box 801  
Tallevast, FL 34270 US  
(941) 7277122  
nativesonlandscape@gmail.com

## Invoice

**BILL TO**

South Shore Corporate Park  
5844 Old Pasco Rd., Ste. 100  
Wesley Chapel, FL 33544

**SHIP TO**

South Shore Corporate Park  
South Shore Corporate Park  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10857	04/20/2019	\$3,440.00	05/20/2019	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Lawn Maintenance	Lawn Maintenance Service and summer mow month of May 2019	1	3,440.00	3,440.00

BALANCE DUE

**\$3,440.00**

**RECEIVED**

Date Rec'd Rizzetta & Co., Inc. APR 19 2019  
D/M approval RR Date 4/30  
Date entered APR 29 2019  
Fund 001 GL 53900 OC 4604  
Check # \_\_\_\_\_

Remson Aquatics  
11207 Remson Lane  
Riverview, FL 33579 US  
(813) 671-2851  
kar@remsonaquatics.com  
www.remsonaquatics.com

## Invoice

### BILL TO

South Shore Corporate  
Industrial Park  
C/O: Rizzetta & Co.  
12750 Citrus Park Lane, Ste  
115  
Tampa, FL 33625

INVOICE # 111221

DATE 04/20/2019

DUE DATE 05/20/2019

TERMS Net 30

ACTIVITY	AMOUNT
Apr Srv	285.00
April Lake Maintenance	

BALANCE DUE

**\$285.00**

RECEIVED

Date Rec'd Rizzetta & Co., Inc. APR 22 2019

D/M approval SR Date 4/30

Date entered APR 29 2019

Fund 001 GL 53800 OC 4605

Check # \_\_\_\_\_



Remson Aquatics  
11207 Remson Lane  
Riverview, FL 33579 US  
(813) 671-2851  
kar@remsonaquatics.com  
www.remsonaquatics.com

## Invoice

### BILL TO

South Shore Corporate  
Industrial Park  
C/O: Rizzetta & Co.  
12750 Citrus Park Lane, Ste  
115  
Tampa, FL 33625

INVOICE # 111365  
DATE 05/07/2019  
DUE DATE 06/06/2019  
TERMS Net 30

ACTIVITY	AMOUNT
May Srv May Lake Maintenance Service Provided-05/07/19	295.00

BALANCE DUE

\$295.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAY 08 2019  
D/M approval JR Date 5/13  
Date entered MAY 08 2019  
Fund 001 GL 53800 OC 4605  
Check # \_\_\_\_\_

Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

## Invoice

Date	Invoice #
5/1/2019	INV0000040353

**Bill To:**

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

Services for the month of	Terms	Client Number
May	Upon Receipt	00857

Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$500.00	\$500.00
Accounting Services 3201	1.00	\$250.00	\$250.00
Financial & Revenue Collections 3111	1.00	\$100.00	\$100.00
<div>RECEIVED</div> <div>Date Rec'd Rizzetta &amp; Co., Inc. APR 24 2019</div> <div>D/M approval <u>SR</u> Date <u>4/30</u></div> <div>Date entered <u>APR 29 2019</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>*</u></div> <div>Check # _____</div>			
Subtotal			\$850.00
Total			\$850.00



**Rizzetta Technology Services**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

# Invoice

Date	Invoice #
5/1/2019	INV0000004388

**Bill To:**

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

Services for the month of		Terms	Client Number
May			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;"><b>RECEIVED</b></p> <p style="text-align: center;">APR 24 2019</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>JR</u> Date <u>4/30</u></p> <p style="text-align: center;">APR 29 2019</p> <p>Date entered _____</p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></p> <p>Check # _____</p>			
<b>Subtotal</b>			\$100.00
<b>Total</b>			\$100.00

**INVOICE**

Page 1 of 2

Invoice Number	1509559
Invoice Date	May 17, 2019
Customer Number	83545
Project Number	215611917

**Bill To**

South Shore Corporate Park Ind CDD  
Christine Perkins  
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

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**Project Description:** SSCP - CDD Ph 2 Inspection

<b>Stantec Project Manager:</b>	Kemper, David A
<b>Current Invoice Due:</b>	\$965.40
<b>For Period Ending:</b>	May 10, 2019

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<b>email invoice to:</b>	CPerkins@rizzetta.com
<b>Include:</b>	Billing Summary

Please contact Debra Jones if you have any questions concerning this invoice.  
Phone: (239) 649-4040 E-mail: [Debra.Jones@Stantec.com](mailto:Debra.Jones@Stantec.com)  
\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\*  
Thank you.

**RECEIVED**Date Rec'd Rizzetta & Co., Inc. MAY 20 2019

D/M approval \_\_\_\_\_ Date \_\_\_\_\_

Date entered MAY 20 2019Fund 001 GL 53900 OC 3103

Check # \_\_\_\_\_

Due upon receipt or in accordance with terms of the contract

## INVOICE

Page 2 of 2

Invoice Number

1509559

Project Number

215611917

**Top Task 735                      2019 WUP Monitoring**Progress Charge

	Total Invoiced	Previously Invoiced	Current Amount
1,800.00 X 33.30 % Complete	599.40	384.00	215.40
Progress Charge Subtotal			<u>215.40</u>

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<b>Top Task 735 Total</b>	<b>215.40</b>
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**Top Task 736                      WUP Renewal/Transfer**Progress Charge

	Total Invoiced	Previously Invoiced	Current Amount
1,500.00 X 100.00 % Complete	1,500.00	750.00	750.00
Progress Charge Subtotal			<u>750.00</u>

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<b>Top Task 736 Total</b>	<b>750.00</b>
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Total Fees & Disbursements	\$965.40
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<b>INVOICE TOTAL (USD)</b>	<b><u><u>\$965.40</u></u></b>
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## Project Billing Summary

**For Period Ending:** May 10, 2019  
**Task Detail:** Top Task  
**Project:** 215611917 SSCP - CDD Ph 2 Inspection  
**Client:** South Shore Corporate Park Ind CDD  
**Invoice #:** 1509559

**Parent Billing Task:**

Amounts shown are before taxes and for contracted items only

Top Task #	Lowest Task #	Top 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	1,200.00		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%
732		2016 WUP Monitoring	1,200.00	1,200.00		1,200.00	0.00	100.00%
733		2017 WUP Monitoring	1,800.00	1,800.00		1,800.00	0.00	100.00%
734		2018 WUP Monitoring	1,800.00	1,800.00		1,800.00	0.00	100.00%
735		2019 WUP Monitoring	1,800.00	384.00	215.40	599.40	1,200.60	33.30%
736		WUP Renewal/Transfer	1,500.00	750.00	750.00	1,500.00	0.00	100.00%
740		CDD Public Facility Report 2014	1,500.00	1,489.50		1,489.50	10.50	99.30%
741		2018 District Engineering Support	1,500.00	447.50		447.50	1,052.50	29.83%
900		Reimbursable Expenses	1,896.00	1,878.53		1,878.53	17.47	99.08%

## Project Billing Summary

For Period Ending: May 10, 2019  
Task Detail: Top Task  
Project: 215611917 SSCP - CDD Ph 2 Inspection  
Client: South Shore Corporate Park Ind CDD  
Invoice #: 1509559

**Parent Billing Task:**

Amounts shown are before taxes and for contracted items only

Top Task #	Lowest Task #	Top Task Description	Contract Value	Previously Invoiced	Current Invoice	Invoiced to Date	Contract Remaining	% of Contract Invoiced
		<i>Total for Project# 215611917</i>	154,502.79	151,206.57	965.40	152,171.97	2,330.82	98.49%



SOUTH SHORE CORP PK CDD  
C/O RIZZETTA & CO  
351 30TH ST NE  
RUSKIN, FL 33570-5100

Statement Date: 04/26/2019  
Account: 211010133950

Current month's charges:	\$3,765.63
Total amount due:	\$3,765.63
Payment Due By:	05/17/2019

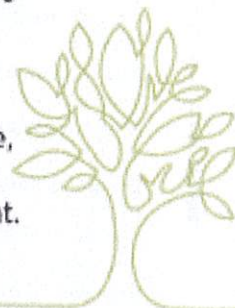
**Your Account Summary**

Previous Amount Due	\$3,712.15
Payment(s) Received Since Last Statement	-\$3,712.15
<b>Current Month's Charges</b>	<b>\$3,765.63</b>
<b>Total Amount Due</b>	<b>\$3,765.63</b>

Date Rec'd Rizzetta & Co., Inc. MAY 01 2019  
D/M approval 516 Date MAY 02 2019  
Date entered MAY 02 2019  
Fund 001 GL 53100 OC 4307  
Check# \_\_\_\_\_

**Go paperless for perks!**

Goodbye clutter. Hello convenience.  
Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up > [tampaelectric.com/paperless](http://tampaelectric.com/paperless)

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Yard project?**  
**Avoid damage and fines**

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211010133950

Current month's charges:	\$3,765.63
Total amount due:	\$3,765.63
Payment Due By:	05/17/2019
Amount Enclosed	\$ <u>3,765.63</u>

661259657578

00002955 01 AB 0 40 33578 FTECO104271901382510 00000 07 01000000 003 08 38484 002



SOUTH SHORE CORP PK CDD  
C/O RIZZETTA & CO  
9428 CAMDEN FIELD PKWY  
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6612596575782110101339500000003765636

## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

Hearing Impaired/TTY  
711

Power Outages Toll-Free  
877-588-1010

Energy-Saving Programs  
813-275-3909

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed monthly amount to cover the cost of providing service to your location.

**Bright Choices<sup>SM</sup>** – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

**Budget Billing** – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

**Energy Charge** – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Renewable Energy<sup>SM</sup>** – The amount of electricity purchased from renewable sources.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.

**Zap Cap Systems<sup>®</sup>** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tampaelectric.com](http://tampaelectric.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit [tampaelectric.com](http://tampaelectric.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at [tampaelectric.com](http://tampaelectric.com) or call 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.



**Account:** 211010133950  
**Statement Date:** 04/26/2019  
**Current month's charges due** 05/17/2019

## Details of Charges – Service from 03/22/2019 to 04/22/2019

Service for: 351 30TH ST NE, RUSKIN, FL 33570-5100

Rate Schedule: Lighting Service

### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	10932 kWh @ \$0.02904/kWh	\$317.47
Fixture & Maintenance Charge	105 Fixtures	\$786.48
Lighting Pole / Wire	97 Poles	\$2295.42
Lighting Fuel Charge	10932 kWh @ \$0.03194/kWh	\$349.17
Florida Gross Receipt Tax		\$17.09
<b>Lighting Charges</b>		<b>\$3,765.63</b>

### Total Current Month's Charges

**\$3,765.63**

00002955-0008732-Page 3 of 4





# HERE'S HOW YOUR BUSINESS CAN SAVE.

Keep your energy costs under control. Schedule a free **Commercial Energy Audit** to have one of our nationally certified commercial energy analysts evaluate your electric usage and give you no-cost or low-cost suggestions to improve your energy efficiency.

If you choose our **Comprehensive Energy Audit** (minimum cost \$75), we'll sub-meter and monitor\* up to two pieces of equipment. Our analyst will evaluate equipment size and operating hours, identify process inefficiencies and more. Once monitoring is complete, we'll recommend steps you can take to maximize your energy efficiency.

You'll earn rebates if you qualify for these programs:

- Add or replace cooling equipment at your facility.
- Replace existing incandescent lamps with high-efficiency compact fluorescent lamps or light-emitting diode lamps within conditioned or non-conditioned space.
- Implement conservation measures that primarily reduce power consumption during peak-demand periods.

Learn more about our energy-saving programs at [tampaelectric.com/bizsave](http://tampaelectric.com/bizsave). To speak with an energy expert, call **813-275-3909** on weekdays from 8 a.m. to 5 p.m.

\*Available on equipment or panels  $\leq$  480 volts.

**MORE POWER TO YOU<sup>SM</sup>**

EEEE092618





[illegible]

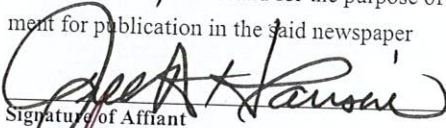
**Tampa Bay Times**

Published Daily

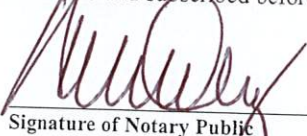
STATE OF FLORIDA } ss  
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is Legal Clerk of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Regular Meeting** was published in **Tampa Bay Times**: 4/19/19. in said newspaper in the issues of **Tampa Tribune Southeast**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

  
Signature of Affiant

Sworn to and subscribed before me this 04/19/2019.

  
Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced \_\_\_\_\_

LEGAL NOTICE

**NOTICE OF PUBLIC MEETING  
SOUTH SHORE CORPORATE PARK INDUSTRIAL  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will hold their regular meeting on May 1, 2019 at 1:00 p.m. at the office of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578. The purpose of the meeting is to consider organizational matters, as well as the proposed budget related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578, (813) 533-2950, during normal business hours.

There may be occasions when one or more Board Supervisors, staff, or other individuals will participate by telephone.

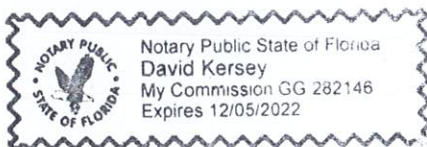
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that 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 CDD  
Joseph Roethke, District Manager

4/19/2019

769739-1





DALLAS, TX 75312-3396  
1001070300000000007757581005000015200

**Tampa Bay Times**

Published Daily

STATE OF FLORIDA } ss  
 COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Meeting** was published in **Tampa Bay Times: 5/10/19**, in said newspaper in the issues of **Tampa Tribune Southeast**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

  
 Signature of Affiant

Sworn to and subscribed before me this 05/10/2019.

  
 Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced \_\_\_\_\_

## LEGAL NOTICE

## NOTICE OF PUBLIC MEETING SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will hold their special meeting on May 24, 2019 at 1:00 p.m. at the office of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578, (813) 533-2950, during normal business hours.

There may be occasions when one or more Board Supervisors, staff, members of the Audit Committee, or other individuals will participate by telephone.

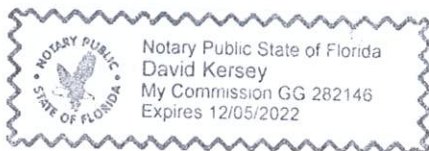
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that 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 CDD  
 Joseph Roethke, District Manager

5/10/2019

775758-1



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

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## **Operation and Maintenance Expenditures June 2019 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2019 through June 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$18,336.40**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## South Shore Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2019 Through June 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADA Site Compliance, LLC	000822	684	Website Compliance Shield	\$ 3,900.00
Irrigation Technical Services, Inc.	000816	24892	Irrigation Maintenance	\$ 926.08
Irrigation Technical Services, Inc.	000816	24987	Irrigation Maintenance	\$ 600.91
Irrigation Technical Services, Inc.	000823	25010	Pump & Irrigation Repairs 06/19	\$ 912.56
McDermitt Davis & Co, LLC	000817	41811	Accounting Services for Audited Financial Statements FY09/18	\$ 3,400.00
Native Son Landscaping, LLC	000824	10966	Monthly Lawn Maintenance Service 06/19	\$ 3,440.00
Rizzetta & Company, Inc.	000818	INV0000041097	District Management Fees 06/19	\$ 850.00
Rizzetta Technology Services	000819	INV00000004474	Website Hosting Services 06/19	\$ 100.00
Stantec Consulting Services Inc.	000825	1522826	SSCP - CDD Ph 2 Inspection 05/19	\$ 300.60
TECO	000821	211010133950 05/19	351 30th ST NE 05/19	\$ 3,754.25
Times Publishing Company	000820	782200 05/24/19	Legal Advertising 05/19	<u>\$ 152.00</u>
Report Total				<u>\$ 18,336.40</u>

**ADA Site Compliance**

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**

South Shore CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
684	06/10/2019	\$3,900.00	07/10/2019	Net 30	

DESCRIPTION	AMOUNT
Compliance Shield, Accessibility Policy, Technological Audit 50% due upon execution of agreement, 50% due upon delivery.	3,900.00

**BALANCE DUE****\$3,900.00****RECEIVED**Date Rec'd Rizzetta & Co., Inc. JUN 14 2019D/M approval SL Date 6/18/19Date entered JUN 14 2019Fund 001 GL 51300 OC 5103

Check # \_\_\_\_\_





# Irrigation Technical Services,

3330 36th Avenue North  
St Petersburg FL 33713  
727-521-3320

## Service Invoice

Invoice#: 24892

Date: 05/22/2019

Record#: 22596

**Billed To:** South Shore Corp. Park-Common  
South Shore Corporate Park-CDD  
9428 Camden Field Parkway  
Riverview FL 33578

**Project:** South Shore Corporate Park  
351 30th St. NE  
Ruskin FL 33570

Due Date: 06/22/2019

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		South Shore				
		PM May 2019	1.0000	905.690000	905.69	N
	12260	RB 1806 6" Spray Head	2.0000	8.830000	17.66	N
	2297	Drip Coupling -Compressio	2.0000	1.366000	2.73	N

### Notes:

Work completed on 5/21/2019

Irrigation maintenance was performed on 5/7/2019. ITS had to replace two broken spray heads and made two drip repairs. Zones 25, 26 and 27 are down and need a new four-station decoder that will be repaired in separate work order.

Pump Station maintenance was performed on 5/21/2019. Flowguard valve is not closing properly. ITS will submit proposal to rebuild valve.

**RECEIVED**

Date Rec'd Rizzetta & Co., Inc. MAY 28 2019

D/M approval SC Date 6/3/19

Date entered MAY 29 2019

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:	926.08
Taxable Amount:	0.00
Sales Tax:	0.00
<b>Amount Due</b>	<b>926.08</b>



# Irrigation Technical Services,

3330 36th Avenue North  
St Petersburg FL 33713  
727-521-3320

## Service Invoice

Invoice#: 24987

Date: 05/28/2019

Record#: 22692

**Billed To:** South Shore Corp. Park -common  
Ryan Companies  
201 N. Franklin St.  
Tampa FL 66302

**Project:** South Shore Corp  
351 30th St. NE  
Ruskin FL 33570

Due Date: 06/28/2019

Employee:

Order#:

Assembly#	Part#	Descrip	Quantity	Price	Ext Price	Sales Tax
	3	Lead Technician	1.1500	75.000000	86.25	N
	6065	Rain Master 4-Stat	1.0000	514.660000	514.66	N

### Notes:

Work completed on 5/24/2019

ITS replaced bad four station decoder that operated zones 25, 26, and 27,

RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAY 28 2019

D/M approval JC Date 6/3/19

Date entered MAY 29 2019

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:	600.91
Taxable Amount:	0.00
Sales Tax:	0.00
<b>Amount Due</b>	<b>600.91</b>



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

## Service Invoice

Invoice#: 25010

Date: 06/18/2019

Record#: 22715

**Billed To:** South Shore Corp. Park-Common  
South Shore Corporate Park-CDD  
9428 Camden Field Parkway  
Riverview FL 33578

**Project:** South Shore Corporate Park  
351 30th St. NE  
Ruskin FL 33570

Due Date: 07/18/2019

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		South Shore PM				
		June 2019	1.0000	905.690000	905.69	N
	2207	.75" PVC Cap Slip	1.0000	0.790000	0.79	N
	12803	RB Drip Comp. Coupler	4.0000	1.520000	6.08	N

**Notes:**

Work completed on 6/6/2019

ITS performed pump station maintenance and everything was working as it should.

ITS performed irrigation maintenance and had to make four drip repairs and cap one drip line.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JUN 18 2019

D/M approval QC Date 6/21/19

Date entered JUN 20 2019

Fund 001 GL 53900 OC 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:	912.56
Taxable Amount:	0.00
Sales Tax:	0.00
<b>Amount Due</b>	<b>912.56</b>

# MCDIRMIT DAVIS

CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

934 N. Magnolia Ave.  
Suite 100  
Orlando, FL 32803

(407) 843-5406  
www.mcdirmitdavis.com

SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD  
12750 CITURS PARK LANE, SUITE 115  
TAMPA, FL 33625

Date: 5/30/2019  
Invoice Number: 41811  
Client: 29346.0

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Accounting services rendered in connection with the preparation and issuance of audited financial statements for SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD for the year ended September 30, 2018.

Total Due This Invoice \$3,400.00

RECEIVED

MAY 30 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval QC Date 6/3/19  
Date entered MAY 30 2019  
Fund 001 GL 51300 OC 3202  
Check # \_\_\_\_\_

Thank you for your business.

Native Son Landscaping  
P. O. Box 801  
Tallevast, FL 34270 US  
(941) 7277122  
nativesonlandscape@gmail.com

## Invoice



BILL TO
South Shore Corporate Park 5844 Old Pasco Rd., Ste. 100 Wesley Chapel, FL 33544

SHIP TO
South Shore Corporate Park South Shore Corporate Park 3434 Colwell Ave, Suite 200 Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10966	05/20/2019	\$3,440.00	06/19/2019	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Lawn Maintenance	Lawn Maintenance Service and Summer Mow month of June 2019	1	3,440.00	3,440.00

BALANCE DUE

**\$3,440.00**

**RECEIVED**

Date Rec'd Rizzetta & Co., Inc. **MAY 20 2019**  
D/M approval 9C Date 5/28/19  
Date entered **MAY 20 2019**  
Fund 001 GL 53900 OC 4604  
Check # \_\_\_\_\_



Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

## Invoice

Date	Invoice #
6/1/2019	INV0000041097

**Bill To:**

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

Services for the month of		Terms	Client Number
June		Upon Receipt	00857
Description	Qty	Rate	Amount
District Management Services	1.00	\$500.00	\$500.00
Accounting Services	1.00	\$250.00	\$250.00
Financial & Revenue Collections	1.00	\$100.00	\$100.00
<div>RECEIVED MAY 23 2019 Date Rec'd Rizzetta &amp; Co., Inc. _____ D/M approval <u>96</u> Date <u>6/3/19</u> MAY 29 2019 Date entered _____ Fund <u>001</u> GL <u>51300</u> OC <u>3101 - \$500.00</u> <u>3201 - \$250.00</u> Check # _____ <u>3111 - \$100.00</u></div>			
Subtotal			\$850.00
Total			\$850.00

**Rizzetta Technology Services**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

# Invoice

Date	Invoice #
6/1/2019	INV0000004474

**Bill To:**

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

Services for the month of		Terms	Client Number
June			00857
Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	0	\$15.00	\$0.00
Website Hosting, Backup and Content Updating	1	\$100.00	\$100.00
<p style="text-align: center;"><b>RECEIVED</b>  <b>MAY 23 2019</b></p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>  JC  </u> Date <u>  6/3/19  </u></p> <p>Date entered <u>  MAY 29 2019  </u></p> <p>Fund <u>  001  </u> GL <u>  51300  </u> OC <u>  5103  </u></p> <p>Check # _____</p>			
Subtotal			\$100.00
Total			\$100.00



## INVOICE

Page 1 of 2

Invoice Number 1522826  
Invoice Date June 14, 2019  
Customer Number 83545  
Project Number 215611917

**Bill To**

South Shore Corporate Park Ind CDD  
Accounts Payable  
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  
**Current Invoice Due:** \$300.60  
**For Period Ending:** June 7, 2019

**email invoice to:** CDDinvoice@rizzetta.com  
**Copy of invoice to:** Jcroom@rizzetta.com  
**Include:** Billing Summary

Please contact Debra Jones if you have any questions concerning this invoice.

Phone: (239) 649-4040 E-mail: [Debra.Jones@Stantec.com](mailto:Debra.Jones@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JUN 17 2019  
D/M approval [Signature] Date 6/21/19  
Date entered JUN 20 2019  
Fund 001 GL 53900 OC 4609  
Check # \_\_\_\_\_

Due upon receipt or in accordance with terms of the contract



**INVOICE**

Page 2 of 2

**Invoice Number**

1522826

**Project Number**

215611917

---

**Top Task 735****2019 WUP Monitoring****Progress Charge**

	<b>Total Invoiced</b>	<b>Previously Invoiced</b>	<b>Current Amount</b>
1,800.00 X 50.00 % Complete	900.00	599.40	300.60
<b>Progress Charge Subtotal</b>			<b>300.60</b>

---

**Top Task 735 Total****300.60**

Total Fees &amp; Disbursements

\$300.60

**INVOICE TOTAL (USD)****\$300.60**

---

## Project Billing Summary

**For Period Ending:** June 07, 2019  
**Task Detail:** Top Task  
**Project:** 215611917 SSCP - CDD Ph 2 Inspection  
**Client:** South Shore Corporate Park Ind CDD  
**Invoice #:** 1522826

**Parent Billing Task:**

Amounts shown are before taxes and for contracted items only

Top Task #	Lowest Task #	Top 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	99.87%
722		Additional Engineering Support	29,415.00	29,415.00		29,415.00	0.00	100.00%
723		2015 WUP Monitoring	1,200.00	1,200.00		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%
732		2016 WUP Monitoring	1,200.00	1,200.00		1,200.00	0.00	100.00%
733		2017 WUP Monitoring	1,800.00	1,800.00		1,800.00	0.00	100.00%
734		2018 WUP Monitoring	1,800.00	1,800.00		1,800.00	0.00	100.00%
735		2019 WUP Monitoring	1,800.00	599.40	300.60	900.00	900.00	50.00%
736		WUP Renewal/Transfer	1,500.00	1,500.00		1,500.00	0.00	100.00%
740		CDD Public Facility Report 2014	1,500.00	1,489.50		1,489.50	10.50	99.30%
741		2018 District Engineering Support	1,500.00	447.50		447.50	1,052.50	29.83%
900		Reimbursable Expenses	1,896.00	1,878.53		1,878.53	17.47	99.08%

## Project Billing Summary

**For Period Ending:** June 07, 2019  
**Task Detail:** Top Task  
**Project:** 215611917 SSCP - CDD Ph 2 Inspection  
**Client:** South Shore Corporate Park Ind CDD  
**Invoice #:** 1522826

**Parent Billing Task:**

Amounts shown are before taxes and for contracted items only

Top Task #	Lowest Task #	Top Task Description	Contract Value	Previously Invoiced	Current Invoice	Invoiced to Date	Contract Remaining	% of Contract Invoiced
		Total for Project# 215611917	154,502.79	152,171.97	300.60	152,472.57	2,030.22	98.89%

Statement Date: 05/28/2019

Account: 211010133950

SOUTH SHORE CORP PK CDD  
C/O RIZZETTA & CO  
351 30TH ST NE  
RUSKIN, FL 33570-5100

Current month's charges:	\$3,754.25
Total amount due:	\$3,754.25
Payment Due By:	06/18/2019

**Your Account Summary**

Previous Amount Due	\$3,765.63
Payment(s) Received Since Last Statement	-\$3,765.63
<b>Current Month's Charges</b>	<b>\$3,754.25</b>
<b>Total Amount Due</b>	<b>\$3,754.25</b>



Always assume that a downed power line is energized. Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

Date Rec'd Rizzetta & Co., Inc. MAY 30 2019  
D/M approval [Signature] Date 6/10/19  
Date entered JUN 03 2019  
Fund 001 GL 53100 OC 4307  
Check# \_\_\_\_\_

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Tampa Electric will generate more solar energy per customer by 2021 than any other utility in the state.**

Visit [tampaelectric.com/solar](http://tampaelectric.com/solar) to learn more about how we're tapping to sun to deliver renewable energy to all our customers.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211010133950

Current month's charges:	\$3,754.25
Total amount due:	\$3,754.25
Payment Due By:	06/18/2019

Amount Enclosed \$ 3,124.25

652617712568

00006347 01 AB 0.40 33578 FTECO105291900062810 00000 08 01000000 010 08 40828 002



SOUTH SHORE CORP PK CDD  
C/O RIZZETTA & CO  
9428 CAMDEN FIELD PKWY  
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6526177125682110101339500000003754253

## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)

863-299-0800 (Polk County)

888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Power Outages Toll-Free

877-588-1010

### Energy-Saving Programs

813-275-3909

### Mail Payments to

TECO

P.O. Box 31318

Tampa, FL 33631-3318

### All Other Correspondence

Tampa Electric

P.O. Box 111

Tampa, FL 33601-0111

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed monthly amount that covers the cost to provide service to your location.

**Bright Choices™** – The number of leased light fixtures and/or poles and associated fees and charges.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Energy Charge** – The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Sun Select™** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go™** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems™** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tecoaccount.com](http://tecoaccount.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at [tampaelectric.com](http://tampaelectric.com).
- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://tecoaccount.com) or by calling 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.

**Account:** 211010133950  
**Statement Date:** 05/28/2019  
**Current month's charges due** 06/18/2019

**Details of Charges – Service from 04/23/2019 to 05/21/2019**

Service for: 351 30TH ST NE, RUSKIN, FL 33570-5100

**Rate Schedule: Lighting Service**
**Lighting Service Items LS-1 (Bright Choices) for 29 days**

Lighting Energy Charge	10932 kWh @ \$0.02904/kWh	\$317.47
Fixture & Maintenance Charge	105' Fixtures	\$786.48
Lighting Pole / Wire	96 Poles	\$2284.04
Lighting Fuel Charge	10932 kWh @ \$0.03194/kWh	\$349.17
Florida Gross Receipt Tax		\$17.09
<b>Lighting Charges</b>		<b>\$3,754.25</b>

<b>Total Current Month's Charges</b>	<b>\$3,754.25</b>
--------------------------------------	-------------------

**Important Messages**
**Fuel sources we use to serve you**

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida. We have reached the half-way point on constructing of 6 million solar panels – enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending March 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil\* 79%, Coal 15%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

*\*Oil makes up less than 1%*



# You're a priority on our bucket list.



Your safety and reliable service - and our fast restoration for you after severe weather - are more than just top priorities; we work year-round to be ready for hurricane season. We're in this together, and we urge you to keep the following tips in mind. Visit [tampaelectric.com/stormsafety](http://tampaelectric.com/stormsafety) for more.

## Be ready before the storm

Take these steps to help us ensure a faster response and timely updates for you if severe weather results in power outages:

- Register in advance on [tecoaccount.com](http://tecoaccount.com) to create an online profile and better manage your account online.
- Once registered, update your contact information (phone number and email address) at [tecoaccount.com](http://tecoaccount.com). Our automated system will match your information to your service address when you call or go online to report an outage so that we can serve you better.
- Go to [tecoaccount.com/communication](http://tecoaccount.com/communication) and sign up for free Power Updates\*. Once enrolled, you'll be able to receive updates on the status of your service as you wish - text, email and/or phone calls.
- Bookmark our Outage Map page at [tampaelectric.com/outagemap](http://tampaelectric.com/outagemap). Here, you'll be able to search for an address to see the location of a power outage and estimated restoration time.

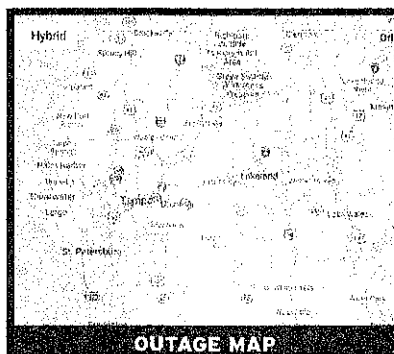
\* Message and data rates may apply.

## Report a power outage

Use any of these convenient options:

- Log into [tecoaccount.com](http://tecoaccount.com) and report your outage with one click; or
- Visit [tampaelectric.com/outage](http://tampaelectric.com/outage) and report your outage. You'll need your meter or account number (found on your billing statement); or
- \*Text **OUT** to **35069**; or
- Call **1-877-588-1010**.

\* If the phone number you enter is not recognized in our system, you may text **OUT** followed by your account number or meter number.



## Safety & preparedness tips

- **Stay a safe distance away from downed power lines and avoid floodwaters.** Always assume that a downed power line is energized and move a safe distance away to safety. Floodwaters can hide energized power lines or other hazards or put you at risk of drowning.
- **Use portable generators safely.** DO NOT Plug your appliances directly into the generator. Connecting your generator to your home's circuits may cause power to flow to outside lines, posing life-threatening danger to power restoration crews. Also, DO NOT operate portable generators inside or near air conditioning ducts or in any enclosed space (including a closed garage) where deadly carbon monoxide gases could build up.
- **Register for special needs assistance** for those who require a shelter with more skilled medical care by contacting your county's emergency management agency.
- **Determine your flood zone** by visiting your county's emergency management website to see if you live in an area expected to experience heavy flooding in the event of severe weather.



Visit our storm safety page

Visit [tampaelectric.com/stormsafety](http://tampaelectric.com/stormsafety) for information on our restoration process, safety and preparedness tips and more.



TECO42219



[illegible]

**Tampa Bay Times**

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Clerk of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Meeting** was published in **Tampa Bay Times: 5/24/19**, in said newspaper in the issues of **Tampa Tribune Southeast**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 05/24/2019.

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced \_\_\_\_\_



## LEGAL NOTICE

## NOTICE OF PUBLIC MEETING SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will hold their special meeting on June 7, 2019 at 1:00 p.m. at the office of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578, (813) 533-2950, during normal business hours.

There may be occasions when one or more Board Supervisors, staff, members of the Audit Committee, or other individuals will participate by telephone.

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 least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that 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 CDD  
Justin Croom, District Manager

5/24/2019

782200-1

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

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## **Operation and Maintenance Expenditures July 2019 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2019 through July 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,736.44**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## South Shore Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2019 Through July 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clifton C. Fischer	000826	CF060719	Board of Supervisors Meeting 060719	\$ 200.00
Hopping Green & Sams	000832	108387	General Monthly Legal Services 05/19	\$ 508.50
Irrigation Technical Services, Inc.	000834	25117	Irrigation and Pump PM 07/19	\$ 905.69
John Tipton	000831	JT060719	Board of Supervisors Meeting 060719	\$ 200.00
Joseph A. Urbanic	000827	JU060719	Board of Supervisors Meeting 060719	\$ 200.00
Native Son Landscaping, LLC	000835	11104	Monthly Lawn Maintenance Service 07/19	\$ 3,440.00
Remson Aquatics, LLC	000828	111495	Lake Maintenance 06/19	\$ 295.00
Remson Aquatics, LLC	000836	111606	Lake Maintenance 07/19	\$ 295.00
Rizzetta & Company, Inc.	000829	INV0000041546	District Management Fees 07/19	\$ 850.00
Rizzetta Technology Services	000830	INV00000004560	Website Hosting Services 07/19	\$ 100.00
TECO	000833	211010133950 06/19	351 30th ST NE 06/19	<u>\$ 3,742.25</u>
Report Total				<u>\$ 10,736.44</u>

**SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD  
SUPERVISOR PAY REQUEST**

Meeting Date: June 7, 2019

Name of Board Supervisor	Check if present	Check if paid
Clifton Fischer	✓	✓
John Carnesale	✓	N/A
Joseph Urbanic	✓	✓
John Tipton	✓	✓

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	1:05 PM
Meeting End Time:	1:47 PM
Total Meeting Time:	42 mins.

Time Over ( ) Hours:	N/A
----------------------	-----

Total at \$175 per Hour:	N/A
--------------------------	-----

DM Signature: 

RECEIVED

JUN 10 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval JC Date 7/1/19  
JUN 27 2019

Date entered \_\_\_\_\_

Fund 001 GL 51100 OC 1101

Check # \_\_\_\_\_



# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6626  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

June 10, 2019

South Shore Community Development District  
c/o District Manager  
9428 Camden Field Parkway  
Riverview, FL 33578

Bill Number 108387  
Billed through 05/31/2019

### General Counsel

SSCDD 00001 TFM

### FOR PROFESSIONAL SERVICES RENDERED

05/10/19	JLK	Continue negotiations and research with district management team, insurance providers and ADA consultants on questions related to policies, accessibility and requisite standards.	0.10 hrs
05/16/19	JLK	Negotiate professional IT master services agreement with Rizzetta IT services.	0.10 hrs
05/17/19	DGW	Draft and disseminate fiscal year budget documents.	0.50 hrs
05/21/19	MGC	Review auditor letter.	0.20 hrs
05/21/19	APA	Prepare attorney response to auditor letter fiscal year end 2018.	0.60 hrs
05/22/19	TFM	Confer with Roethke; prepare budget documents.	0.30 hrs
05/28/19	TFM	Confer with Brizendine and Roethke.	0.20 hrs
05/30/19	TFM	Prepare FY 2019 budget documents; review correspondence regarding property conveyance and confer with Roethke regarding same.	0.70 hrs
05/30/19	DGW	Compile and transmit budget documents to district manager.	0.20 hrs
Total fees for this matter			\$508.50

### MATTER SUMMARY

Papp, Annie M. - Paralegal	0.60 hrs	125 /hr	\$75.00
Wilbourn, David - Paralegal	0.70 hrs	125 /hr	\$87.50
Kilinski, Jennifer L.	0.20 hrs	190 /hr	\$38.00
Collazo, Mike	0.20 hrs	250 /hr	\$50.00
Mackie, A.Tucker Frazee	1.20 hrs	215 /hr	\$258.00

TOTAL FEES

\$508.50

**TOTAL CHARGES FOR THIS MATTER**

**\$508.50**

**BILLING SUMMARY**

Papp, Annie M. - Paralegal	0.60 hrs	125 /hr	\$75.00
Wilbourn, David - Paralegal	0.70 hrs	125 /hr	\$87.50
Kilinski, Jennifer L.	0.20 hrs	190 /hr	\$38.00
Collazo, Mike	0.20 hrs	250 /hr	\$50.00
Mackie, A.Tucker Frazee	1.20 hrs	215 /hr	\$258.00

TOTAL FEES \$508.50

**TOTAL CHARGES FOR THIS BILL \$508.50**

**Please include the bill number on your check.**

RECEIVED

JUN 28 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

DM approval 96 Date 7/8/19

Date entered JUL 05 2019

Fund 001 GL 51400 OC 3107

Check # \_\_\_\_\_



# Irrigation Technical Services,

3330 36th Avenue North  
St Petersburg FL 33713  
727-521-3320

## Service Invoice

Invoice#: 25117

Date: 07/17/2019

Record#: 22849

**Billed To:** South Shore Corp. Park-Common  
South Shore Corporate Park-CDD  
9428 Camden Field Parkway  
Riverview FL 33578

**Project:** South Shore Corporate Park  
351 30th St. NE  
Ruskin FL 33570

Due Date: 08/17/2019

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Southshore PM July 2019 Per Contract	1.0000	905.690000	905.69	N

### Notes:

Irrigation and Pump PM completed by 7/9/19

Everything working as expected. No additional repairs required.

RECEIVED

JUL 17 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval QC Date 7/22/19

Date entered JUL 19 2019

Fund 001 GL 53900 OC 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:	905.69
Taxable Amount:	0.00
Sales Tax:	0.00
<b>Amount Due</b>	<b>905.69</b>

**Native Son Landscaping**

P. O. Box 801

Tallevast, FL 34270 US

(941) 7277122

nativesonlandscape@gmail.com

**Invoice****Native Son**  
Landscaping, LLC**BILL TO**South Shore Corporate Park  
5844 Old Pasco Rd., Ste. 100  
Wesley Chapel, FL 33544**SHIP TO**South Shore Corporate Park  
South Shore Corporate Park  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11104	06/20/2019	\$3,440.00	07/20/2019	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Lawn Maintenance	Lawn Maintenance Service and Sommer mow month of July 2019	1	3,440.00	3,440.00

BALANCE DUE

**\$3,440.00****RECEIVED**Date Rec'd Rizzetta & Co., Inc. JUN 20 2019D/M approval 9C Date 6/21/19Date entered JUN 20 2019Fund 001 GL 53900 OC 4604

Check # \_\_\_\_\_

Remson Aquatics  
11207 Remson Lane  
Riverview, FL 33579 US  
(813) 671-2851  
kar@remsonaquatics.com  
www.remsonaquatics.com

## Invoice

### BILL TO

South Shore Corporate  
Industrial Park  
C/O: Rizzetta & Co.  
12750 Citrus Park Lane, Ste  
115  
Tampa, FL 33625

INVOICE # 111495  
DATE 06/25/2019  
DUE DATE 07/25/2019  
TERMS Net 30

ACTIVITY	AMOUNT
June Srv	295.00
June Lake Maintenance	
Service Provided-06/20/19	

BALANCE DUE

**\$295.00**

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JUN 25 2019  
D/M approval QC Date 7/1/19  
Date entered JUN 27 2019  
Fund 001 GL 53800 OC 4605  
Check # \_\_\_\_\_



Remson Aquatics  
11207 Remson Lane  
Riverview, FL 33579 US  
(813) 671-2851  
kar@remsonaquatics.com  
www.remsonaquatics.com

## Invoice

### BILL TO

South Shore Corporate  
Industrial Park  
C/O: Rizzetta & Co.  
12750 Citrus Park Lane, Ste  
115  
Tampa, FL 33625

INVOICE # 111606  
DATE 07/25/2019  
DUE DATE 08/24/2019  
TERMS Net 30

ACTIVITY	AMOUNT
July Srv	295.00
July Lake Maintenance	
Service Provided-07/11/19	

---

BALANCE DUE **\$295.00**

### RECEIVED

Date Rec'd Rizzetta & Co., Inc. JUL 25 2019  
D/M approval SL Date 7/29/19  
Date entered JUL 25 2019  
Fund 001 GL 53800 OC 4605  
Check # \_\_\_\_\_

**Rizzetta & Company, Inc.**

3434 Colwell Avenue

Suite 200

Tampa FL 33614

**Invoice**

Date	Invoice #
7/1/2019	INV0000041546

**Bill To:**

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

Services for the month of		Terms	Client Number
July		Upon Receipt	00857
Description	Qty	Rate	Amount
District Management Services	1.00	\$500.00	\$500.00
Accounting Services	1.00	\$250.00	\$250.00
Financial & Revenue Collections	1.00	\$100.00	\$100.00
<div>RECEIVED</div> <div>Date Rec'd Rizzetta &amp; Co., Inc. JUN 20 2019</div> <div>D/M approval <u>SC</u> Date <u>6/21/19</u></div> <div>Date entered <u>JUN 20 2019</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>3101</u> \$500.00</div> <div>Check # <u>3201</u> \$250.00</div> <div><u>3111</u> \$100.00</div>			
Subtotal			\$850.00
Total			\$850.00

**Rizzetta Technology Services**

3434 Colwell Avenue

Suite 200

Tampa FL 33614

**Invoice**

Date	Invoice #
7/1/2019	INV0000004560

**Bill To:**

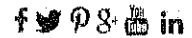
SOUTH SHORE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of		Terms	Client Number
July			00857
Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	0	\$15.00	\$0.00
Website Hosting, Backup and Content Updating	1	\$100.00	\$100.00
<div>RECEIVED</div> <div>Date Rec'd Rizzetta &amp; Co., Inc. JUN 19 2019</div> <div>D/M approval <u>JC</u> Date <u>6/21/19</u></div> <div>Date entered <u>JUN 20 2019</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></div> <div>Check # _____</div>			
Subtotal			\$100.00
Total			\$100.00



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/26/2019

Account: 211010133950

SOUTH SHORE CORP PK CDD  
C/O RIZZETTA & CO  
351 30TH ST NE  
RUSKIN, FL 33570-5100

Current month's charges:	\$3,742.25
Total amount due:	\$3,742.25
Payment Due By:	07/17/2019

### Your Account Summary

Previous Amount Due	\$3,754.25
Payment(s) Received Since Last Statement	-\$3,754.25
Current Month's Charges	\$3,742.25
<b>Total Amount Due</b>	<b>\$3,742.25</b>

RECEIVED

JUL 01 2019

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval QC Date 7/8/19

Date entered JUL 05 2019

Fund 001 GL 53100 OC 4307

Check # \_\_\_\_\_

### Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at  
[tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).



Amount not paid by due date may be assessed a late payment charge and an additional deposit.



### Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into [tecoaccount.com](http://tecoaccount.com) or visit [tampaelectric.com/billpay](http://tampaelectric.com/billpay).

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211010133950

Current month's charges:	\$3,742.25
Total amount due:	\$3,742.25
Payment Due By:	07/17/2019
Amount Enclosed	\$ <u>3,742.25</u>

650148598609

00002468 01 AB 0.40 33578 FTECO106271800014310 00000 07 01000000 003 08 37971 002



SOUTH SHORE CORP PK CDD  
C/O RIZZETTA & CO  
9428 CAMDEN FIELD PKWY  
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6501485986092110101339500000003742257



tampaelectric.com

## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

Hearing Impaired/TTY  
711

Power Outages Toll-Free  
877-588-1010

Energy-Saving Programs  
813-275-3909

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed monthly amount that covers the cost to provide service to your location.

**Bright Choices™** – The number of leased light fixtures and/or poles and associated fees and charges.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Energy Charge** – The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Sun Select™** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go™** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems®** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tecoaccount.com](http://tecoaccount.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at [tampaelectric.com](http://tampaelectric.com).
- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://tecoaccount.com) or by calling 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

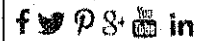
When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.

## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211010133950  
**Statement Date:** 06/26/2019  
**Current month's charges due** 07/17/2019

### Details of Charges – Service from 05/22/2019 to 06/20/2019

Service for: 351 30TH ST NE, RUSKIN, FL 33570-5100

**Rate Schedule: Lighting Service**

#### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	10446 kWh @ \$0.02904/kWh	\$303.35
Fixture & Maintenance Charge	105 Fixtures	\$817.08
Lighting Pole / Wire	96 Poles	\$2271.84
Lighting Fuel Charge	10446 kWh @ \$0.03194/kWh	\$333.65
Florida Gross Receipt Tax		\$16.33

#### Lighting Charges

**\$3,742.25**

#### Total Current Month's Charges

**\$3,742.25**

00002458-0007255-Page 3 of 4





# REPORT A POWER OUTAGE AND GET UPDATES THIS STORM SEASON



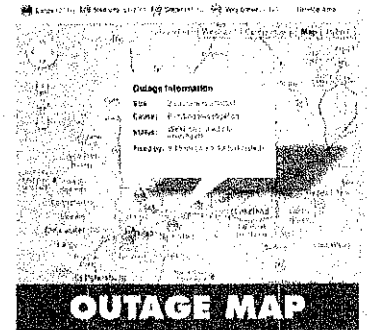
Report an outage caused by inclement weather with these convenient options:

- Log into **tecoaccount.com** and report your outage with one click; or
- Visit **tampaelectric.com/outage** and report your outage. You'll need your account or meter number (found on your billing statement); or
- \*Text **OUT** to **35069**; or
- Call our automated system at **1-877-588-1010**.

Get the latest updates about the status of your outage with one of these convenient options:

- Sign up for **Power Updates\*** through **tecoaccount.com/communication**. When you sign up, you can let us know how you'd like us to contact you. You can receive texts, emails and/or phone calls regarding your outage and other important information; or
- Text **UPDATE** to **35069** (after the outage has been reported); or
- Visit our Outage Map at **tecoaccount.com** or **tampaelectric.com/outagemap**. You can search for an address to see the location of a power outage and estimated restoration time.

*\*Message and data rates may apply.*



## Tab 3



Rizzetta & Company

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

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

---

**Approved Proposed Budget for Fiscal Year  
2019/2020**

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

**9428 Camden Field Parkway  
Riverview, Florida 3578  
Phone: 813-533-2950**

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

## Table of Contents

	<u>Page</u>
<b>General Fund Budget Account Category Descriptions</b>	<b>1</b>
<b>General Fund Budget for Fiscal Year 2019/2020</b>	<b>7</b>
<b>Assessments Charts for Fiscal Year 2019/2020</b>	<b>9</b>

## 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:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special 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.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

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

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

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants 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 services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with

Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**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.

**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.

**Assessment Roll:** 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.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. 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:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**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.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

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

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**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:**

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

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

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

**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.

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

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - 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-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

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

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

**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 District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland 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.

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

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

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

**Property 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 Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

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

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**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/Parking Lot 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 Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates 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.

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

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

**Employees - 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.

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

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

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

**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.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** 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.

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

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

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

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

**Proposed Budget**  
**South Shore Industrial Corporate Park Community Development District**  
**General Fund**  
**Fiscal Year 2019/2020**

	Chart of Accounts Classification	Actual YTD through 07/31/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
1								
2	<b>REVENUES</b>							
3								
4	Interest Earnings							
5	Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8	Off Roll*	\$ 184,275	\$ 184,275	\$ 184,275	\$ -	\$ 184,275	\$ -	
9								
10	<b>TOTAL REVENUES</b>	<b>\$ 184,275</b>	<b>\$ 184,275</b>	<b>\$ 184,275</b>	<b>\$ -</b>	<b>\$ 184,275</b>	<b>\$ -</b>	
11								
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 184,275</b>	<b>\$ 184,275</b>	<b>\$ 184,275</b>	<b>\$ -</b>	<b>\$ 184,275</b>	<b>\$ -</b>	
15								
17								
18	<b>EXPENDITURES - ADMINISTRATIVE</b>							
19								
20	Legislative							
21	Supervisor Fees	\$ 600	\$ 720	\$ 1,000	\$ 280	\$ 2,000	\$ 1,000	Two Meetings, 5 Supervisors
22	Financial & Administrative							
23	Administrative Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
24	District Management	\$ 5,000	\$ 6,000	\$ 6,000	\$ -	\$ 7,800	\$ 1,800	DM fee
25	District Engineer	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
26	Disclosure Report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
27	Trustees Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
28	Assessment Roll	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	DM fee
29	Financial & Revenue Collections	\$ 1,000	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	DM fee
30	Accounting Services	\$ 2,500	\$ 3,000	\$ 3,000	\$ -	\$ 4,000	\$ 1,000	DM fee
31	Auditing Services	\$ 3,400	\$ 3,400	\$ 3,500	\$ 100	\$ 3,500	\$ -	McDermitt Davis Contract Rate
32	Arbitrage Rebate Calculation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
33	Miscellaneous Mailings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34	Public Officials Liability Insurance	\$ 1,880		\$ 1,500	\$ 1,500	\$ 2,475	\$ 975	Egis estimate
35	Legal Advertising	\$ 938	\$ 1,126	\$ 1,000	\$ (126)	\$ 1,000	\$ -	Variable Depending on Need
36	Dues, Licenses & Fees	\$ 175	\$ 210	\$ 175	\$ (35)	\$ 175	\$ -	Dept. Economic Opportunity
37	Website Hosting, Maintenance, Backup	\$ 1,000	\$ 1,200	\$ 1,200	\$ -	\$ 5,000	\$ 3,800	New ADA Compliant Website
38	Legal Counsel							
39	District Counsel	\$ 1,167	\$ 1,400	\$ 10,000	\$ 8,600	\$ 4,325	\$ (5,675)	Variable Depending on Need
40								
41	<b>Administrative Subtotal</b>	<b>\$ 17,660</b>	<b>\$ 18,256</b>	<b>\$ 36,575</b>	<b>\$ 18,319</b>	<b>\$ 39,475</b>	<b>\$ 2,900</b>	
42								
43	<b>EXPENDITURES - FIELD OPERATIONS</b>							
44								
45	Electric Utility Services							
46	Utility Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
47	Street Lights	\$ 33,543	\$ 40,252	\$ 50,000	\$ 9,748	\$ 47,200	\$ (2,800)	Based on last three FYs Av.
48	Stormwater Control							
49	Stormwater Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
50	Aquatic Maintenance	\$ 2,940	\$ 3,528	\$ 3,540	\$ 12	\$ 3,540	\$ -	Remson Aquatics Contract
51	Fountain Service Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
52	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
53	Wetland Monitoring & Maintenance	\$ 2,275	\$ 2,730	\$ 4,150	\$ 1,420	\$ 4,150	\$ -	Finn Outdoor & Stantec
54	General Liability Insurance	\$ 2,298	\$ 2,298	\$ 500	\$ (1,798)	\$ 3,025	\$ 2,525	Egis estimate
55	Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
56	Entry & Walls Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	Monuments & Lighting
57	Landscape Maintenance	\$ 19,356	\$ 23,227	\$ 60,000	\$ 36,773	\$ 60,000	\$ -	Native Son Landscaping
58	Irrigation Maintenance	\$ 13,478	\$ 16,174	\$ 15,000	\$ (1,174)	\$ 15,000	\$ -	ITS Irrigation
59	Irrigation Repairs	\$ 4,403	\$ 5,284	\$ 5,520	\$ 236	\$ 5,000	\$ (520)	ITS Irrigation
60	Contingency							
61	Miscellaneous Contingency	\$ 3,900	\$ 4,680	\$ 4,490	\$ (190)	\$ 2,385	\$ (2,105)	
62	<b>Field Operations Subtotal</b>	<b>\$ 82,193</b>	<b>\$ 98,172</b>	<b>\$ 147,700</b>	<b>\$ 49,528</b>	<b>\$ 144,800</b>	<b>\$ (2,900)</b>	

Proposed Budget  
South Shore Industrial Corporate Park Community Development District  
General Fund  
Fiscal Year 2019/2020

	Chart of Accounts Classification	Actual YTD through 07/31/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
63								
64	Contingency for County TRIM Notice							
65								
66	TOTAL EXPENDITURES	\$ 99,853	\$ 116,428	\$ 184,275	\$ 67,847	\$ 184,275	\$ -	
67								
68	EXCESS OF REVENUES OVER	\$ 84,422	\$ 67,847	\$ -	\$ 67,847	\$ -	\$ -	
69								



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

**FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2018/2019 O&M Budget	\$184,275.00
2019/2020 O&M Budget	\$184,275.00

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

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	<u>2018/2019</u>	<u>2019/2020</u>	<u>\$</u>	<u>%</u>
Debt Service - Warehouse (Phase 1)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance Admin - Warehouse (Phase 1)	\$90.57	\$90.57	\$0.00	0.00%
Operations/Maintenance Field - Warehouse (Phase 1)	\$54.78	\$54.78	\$0.00	0.00%
<b>Total</b>	<b>\$145.35</b>	<b>\$145.35</b>	<b>\$0.00</b>	<b>0.00%</b>
<hr/>				
Debt Service - Office (Phase 1)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance Admin - Office (Phase 1)	\$90.57	\$90.57	\$0.00	0.00%
Operations/Maintenance Field - Office (Phase 1)	\$54.78	\$54.78	\$0.00	0.00%
<b>Total</b>	<b>\$145.35</b>	<b>\$145.35</b>	<b>\$0.00</b>	<b>0.00%</b>
<hr/>				
Debt Service - Warehouse (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance Admin - Warehouse (Future Phases)	\$90.57	\$90.57	\$0.00	0.00%
Operations/Maintenance Field - Warehouse (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
<b>Total</b>	<b>\$90.57</b>	<b>\$90.57</b>	<b>\$0.00</b>	<b>0.00%</b>
<hr/>				
Debt Service - Office (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance Admin - Office (Future Phases)	\$90.57	\$90.57	\$0.00	0.00%
Operations/Maintenance Field - Office (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
<b>Total</b>	<b>\$90.57</b>	<b>\$90.57</b>	<b>\$0.00</b>	<b>0.00%</b>

SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD

10

FISCAL YEAR 2019/2020 O&M ASSESSMENT SCHEDULE

TOTAL O&M ADMIN BUDGET

\$36,675.00

TOTAL O&M FIELD BUDGET

\$147,600.00

		ALLOCATION OF ADMIN O&M ASSESSMENT				ALLOCATION OF FIELD O&M ASSESSMENT					ANNUAL ASSESSMENT		
<u>LOT SIZE</u>	<u>PLANNED UNITS <sup>(1)</sup></u>	<u>ADMIN ACRES</u>	<u>% TOTAL ACRES</u>	<u>TOTAL O&amp;M BUDGET</u>	<u>ADMIN PER ACRE</u>	<u>FIELD SQ. FT</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&amp;M BUDGET</u>	<u>FIELD PER 1K sq ft</u>	<u>O&amp;M ADMIN PER ACRE</u>	<u>O&amp;M FIELD PER 1K SQ FT</u>	<u>DEBT SERVICE <sup>(2)</sup></u>
<u>Phase 1</u>													
Warehouse	2644.216	186.529	46.06%	\$16,893.99	\$90.57	2644.216	2644.216	98.14%	\$144,860.80	\$54.78	\$90.57	\$54.78	\$0.00
Office	50					50	50.000	1.86%	\$2,739.20	\$54.78			
<b>Total Phase 1</b>	<b>2694.216</b>	<b>186.529</b>	<b>46.06%</b>	<b>\$16,893.99</b>		<b>2694.216</b>	<b>2694.216</b>	<b>100.00%</b>	<b>\$147,600.00</b>				
<u>Future Phases</u>	<u>PLANNED UNITS <sup>(1)</sup></u>												
Warehouse	988.1	218.405	53.94%	\$19,781.01	\$90.57	0	0.000	0.00%	\$0.00	\$0.00	\$90.57	\$0.00	
Office	706					0	0.000	0.00%	\$0.00	\$0.00			
<b>Total Future Phases</b>	<b>1694.1</b>	<b>218.405</b>	<b>53.94%</b>	<b>\$19,781.01</b>		<b>0</b>	<b>0.000</b>	<b>0.00%</b>	<b>\$0.00</b>				
<b>Total District</b>	<b>4388.316</b>	<b>404.934</b>	<b>100.00%</b>	<b>\$36,675.00</b>		<b>2694.216</b>	<b>2694.216</b>	<b>100.00%</b>	<b>\$147,600.00</b>				

<sup>(1)</sup> One Unit = 1,000 square feet

<sup>(2)</sup> Bonds have not been issued yet.

## Tab 4

## RESOLUTION 2019-04

**THE ANNUAL APPROPRIATION RESOLUTION OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2019, submitted to the Board of Supervisors (“**Board**”) of the South Shore Corporate Park Industrial Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

## SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the South Shore Corporate Park Industrial Community Development District for the Fiscal Year Ending September 30, 2020."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$ \_\_\_\_\_

TOTAL ALL FUNDS \$

## SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.**

ATTEST:

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

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_



## Tab 5

## RESOLUTION 2019-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the South Shore Corporate Park Industrial Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Hillsborough County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"), attached hereto as **Exhibit "A,"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to directly collect the special assessments as identified in the Assessment Roll; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

**A. Direct Bill Assessments.** The operations and maintenance special assessments, and previously levied debt service special assessments, will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2019; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2019, 25% due no later than February 1, 2020 and 25% due no later than May 1, 2020. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2019/2020, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the

assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

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

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

**SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT  
2019 ASSESSMENT ROLL**

Folio	Mail_Name	Legal_2	ADMIN O&M	FIELD O&M	TOTAL O&M
0549550000	DICKMAN INVESTMENTS LLC	LOTS 383 AND 384 AND VACATED STREETS ABUTTING	\$815.60	\$0.00	\$815.60
0549570000	DICKMAN INVESTMENTS LLC	LOTS 385 AND 386 AND VACATED R/W ABUTTING THEREOF	\$1,380.74	\$0.00	\$1,380.74
0549580000	ARTESIAN FARMS INC	LOT 388 AND VACATED STREETS ABUTTING THEREOF	\$10.09	\$0.00	\$10.09
0549550100	ARTESIAN FARMS INC	LOTS 387 389 390 393 403 404 406 408 409 410 417	\$5,034.44	\$0.00	\$5,034.44
0549620000	ARTESIAN FARMS INC	LOT 394 AND VACATED STREETS ABUTTING THEREOF	\$622.02	\$0.00	\$622.02
0549620100	HILLSBOROUGH COUNTY	TRACTS 394 AND 403 OF 1ST EXTENSION OF RUSKIN	\$0.00	\$0.00	\$0.00
0549630000	DICKMAN INVESTMENTS LLC	LOTS 395 396 AND 398 AND VACATED STREET ABUTTING	\$535.78	\$0.00	\$535.78
0549640000	DICKMAN INVESTMENTS LLC	LOT 397 AND VACATED STREET ABUTTING THEREOF	\$218.35	\$0.00	\$218.35
0549710000	SOUTH SHORE CORPORATE PARK LLC	THAT PT OF TRACTS 398 399 400 401 412 413 414 415	\$0.00	\$0.00	\$0.00
0549650000	ARTESIAN FARMS INC	S 480 FT OF TRACTS 395 396 397 AND 398 AND	\$3,380.76	\$0.00	\$3,380.76
0549660000	ARTESIAN FARMS INC	LOTS 401 AND 402 AND VACATED STREETS ABUTTING	\$1,583.50	\$0.00	\$1,583.50
0549710010	HILLSBOROUGH COUNTY	PART OF LOTS 417 418 427 428 AND 438 DESC	\$0.00	\$0.00	\$0.00
0549740000	ARTESIAN FARMS INC	LOTS 425 426 435 438 440 441 442 455 AND	\$502.76	\$0.00	\$502.76
0549750000	ARTESIAN FARMS INC	LOT 427 AND LOT 428 AND VACATED STREETS ABUTTING	\$604.59	\$0.00	\$604.59
0549780000	ARTESIAN FARMS INC	LOT 434 AND VACATED STREET ABUTTING THEREOF	\$186.24	\$0.00	\$186.24
0556261702	FAIRMONT VENTURE PARTNERS LLC	LOT 1	\$534.87	\$5,001.41	\$5,536.28
0556261704	1801 NAGEL ROAD LLC ET AL	LOT 2 LESS FOLLOWING DESCRIBED PARCEL:	\$1,721.11	\$21,966.78	\$23,687.89
0556261705	HILLSBOROUGH COUNTY	THAT PORTION OF LOT 2 DESCRIBED AS FOLLOWS:	\$0.00	\$0.00	\$0.00
0556261706	1801 NAGEL ROAD LLC ET AL	LOT 3	\$296.33	\$2,394.39	\$2,690.72
0556261708	1801 NAGEL ROAD LLC ET AL	LOT 4 LESS THAT PART DESC AS:	\$44.04	\$355.82	\$399.86
0556261709	RAILROAD INDUSTRIAL FEDERAL CREDIT UNION	THAT PART OF LOT 4 DESC AS: COM AT SE COR OF LOT 4	\$102.75	\$147.91	\$250.66
0556261720	HILLSBOROUGH COUNTY	TRACT A	\$0.00	\$0.00	\$0.00
0556261722	SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD	TRACT B, DRAINAGE TRACT C, DRAINAGE	\$0.00	\$0.00	\$0.00
0556261721	SOUTH SHORE CORPORATE PARK LLC	TRACT H ROAD	\$0.00	\$0.00	\$0.00
0556261719	HILLSBOROUGH COUNTY	TRACT E DRAINAGE	\$0.00	\$0.00	\$0.00
0556261723	HILLSBOROUGH COUNTY	TRACT J, DRAINAGE TRACT D ROAD TRACT G ROAD AND	\$0.00	\$0.00	\$0.00
0556261732	1801 NAGEL ROAD LLC ET AL	LOT 5	\$630.28	\$5,092.72	\$5,723.00
0556261734	1801 NAGEL ROAD LLC ET AL	LOT 6	\$593.58	\$4,796.20	\$5,389.78
0556261736	1801 NAGEL ROAD LLC ET AL	LOT 7	\$635.78	\$5,137.20	\$5,772.98
0556261738	1801 NAGEL ROAD LLC ET AL	LOT 8	\$642.21	\$5,189.10	\$5,831.31
0556261740	VEREIT ID RUSKIN FL LLC	LOT 9	\$7,296.38	\$63,819.03	\$71,115.41
0556261742	1801 NAGEL ROAD LLC ET AL	LOT 10	\$4,170.67	\$33,699.44	\$37,870.11
0556261744	HILLSBOROUGH COUNTY	TRACTS A AND B	\$0.00	\$0.00	\$0.00
0549840000	ARTESIAN FARMS INC	LOT 457 AND 458 AND VACATED STREET ABUTTING	\$1,233.04	\$0.00	\$1,233.04
0549840050	HILLSBOROUGH COUNTY	W 74 FT OF E 94 FT OF TRACT 458 TOG	\$0.00	\$0.00	\$0.00
0549860000	DICKMAN INVESTMENTS LLC	LOT 459 LESS W 6 FT FOR RD R/W	\$858.72	\$0.00	\$858.72
0549870000	ARTESIAN FARMS INC	LOT 460	\$874.32	\$0.00	\$874.32
0549880000	PEOPLES GAS SYSTEM	TRACT 461	\$855.96	\$0.00	\$855.96
0549950000	DICKMAN INVESTMENTS LLC	LOT 467 AND VACATED STREET ABUTTING THEREOF	\$759.63	\$0.00	\$759.63
0549950050	HILLSBOROUGH COUNTY	PORTION OF LOT 467 TOG WITH S 1/2 VACATED STREET	\$0.00	\$0.00	\$0.00
0550130000	DICKMAN INVESTMENTS LLC	LOT 474 LESS I-75 BY-PASS & LESS E 26 FT FOR R/W	\$550.46	\$0.00	\$550.46
0550130030	HILLSBOROUGH COUNTY	THAT PORTION OF LOT 474 DESC AS FOLLOWS:	\$0.00	\$0.00	\$0.00
<b>NET COLLECTIONS</b>			<b>\$36,675.00</b>	<b>\$147,600.00</b>	<b>\$184,275.00</b>

## Tab 6

**RESOLUTION 2019-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS FOR FISCAL YEAR 2019/2020 OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, South Shore Corporate Park Industrial Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 23rd DAY OF AUGUST, 2019.**

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

**ATTEST:**

\_\_\_\_\_  
**CHAIRMAN / VICE CHAIRMAN**

\_\_\_\_\_  
**SECRETARY / ASST. SECRETARY**



**EXHIBIT "A"**  
**BOARD OF SUPERVISORS MEETING DATES**  
**SOUTH SHORE CORPORATE PARK INDUSTRIAL**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**FOR FISCAL YEAR 2019/2020**

May 6, 2020  
August 5, 2020

All meetings will convene at 1:00 p.m. at the office of Rizzetta & Company, Inc. located at 9428 Camden Field, Riverview, FL 33578.

## **Tab 7**

## **CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES**

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**DATE:** August 23, 2019

**BETWEEN:** **RIZZETTA TECHNOLOGY SERVICES, LLC.**  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614

(Hereinafter referred to as "**Consultant**")

**AND:** **SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT**  
9428 Camden Field Park Way  
Riverview, Florida 33578

(Hereinafter referred to as "**District**," and together with Consultant, the "**Parties**.")

### **PURPOSE; SCOPE OF SERVICES:**

- I. The purpose of this contract for technology services (hereinafter referred to as "**Contract**") is for the Consultant to provide professional technology services to the District pursuant to Chapter 189.069, Florida Statutes. A brief description of these services is provided below, and a detailed description is provided in **Exhibit A** to this Contract.

**A. ONE-TIME SERVICES.** The Consultant shall provide the following One-Time Services to the District pursuant to this Contract:

- i. **Website Development** - Consultant shall provide all required content to a third party responsible for design and implementation of a website for the District to comply with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet website. Details of the required content are shown in **Exhibit A**. Consultant shall secure and register a domain name in the District's name, which the domain shall be owned by the District, for purposes of establishing the website.

- ii. **E-mail Set-up** - Consultant shall establish and register a domain name in the District's name for purposes of setting up and creating individual e-mail addresses for supervisors, staff or employees as designated by the District. Said domain name shall be owned by the District.

**B. STANDARD ON-GOING SERVICES.** The Consultant shall provide the following Standard On-Going Services on a monthly basis to the District pursuant to this Contract:

- i. **Website Compliance and Management** - Consultant shall be responsible for ensuring District's on-going compliance with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet web site throughout the term of this Contract. Consultant shall maintain the domain for the District. Consultant will manage the website maintenance contract provider and ensure they are meeting the requirements of the contract with the District. Consultant will provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.
- ii. **E-mail** - Consultant shall provide services including ongoing management of e-mail accounts, hosting and backup in compliance with all applicable laws, including public records law and public records retention.

**II. ADDITIONAL SERVICES.** In addition to the One-Time and Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above as well as any changes in the scope requested by the District, will be considered additional services. If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval of the description and fees for such services to the Consultant.

**III. LITIGATION SUPPORT SERVICES.** Upon the District's request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the

District has issued its written approval of the description and fees for such services to the Consultant.

- IV. TERM.** The Consultant's services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The Consultant may change the prices only with the District's written consent.

**V. FEES AND EXPENSES; PAYMENT TERMS.**

**A. FEES AND EXPENSES.**

- i. A schedule of fees for the services described in Sections I, II, and III of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the Consultant's compensation for services provided pursuant to this Contract, the District shall compensate the Consultant only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the Consultant will invoice the District for the Consultant's services in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved will be provided to the District at such time as those services are required. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice.
- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses.
- iii. In the event the District authorizes a change in the scope of services requested, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

- iv. For the purposes of this Contract, an out-of-pocket expense is an expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage and copies.
- v. Fees for services to be billed on an hourly basis will be billed at the Consultant's current hourly rates at the time of the execution of this Contract, as set forth in **Exhibit B**. The hourly rate for the services may be amended from time to time pursuant to the amendment procedure in this Contract and in advance of such proposed change. Consultant's current hourly rates are shown in **Exhibit B** to this Contract. Any proposed change shall indicate the new hourly fee for such services.

#### **B. PAYMENT TERMS.**

- i. **One-Time Services.** One-Time Services will be billed at fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Standard On-Going Services.** Standard On-Going Services will be billed monthly at a fixed fee pursuant to the schedule shown in **Exhibit B**.
- iii. **Additional Services.** Additional Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit B**.
- iv. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit B**.
- v. **Out-of-Pocket expenses.** Out-of-Pocket expenses of the Consultant will be billed monthly as incurred.

All invoices will be due and payable thirty (30) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VI. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** The Consultant shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay Consultant's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by

the Prompt Payment Act, Section 218.70 Florida Statutes. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.

**VII. NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

**VIII. AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Consultant.

**IX. RESPONSIBILITIES.**

**A. DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

**B. LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, Consultant shall not be responsible for the acts or omissions of any other contractor, subcontractor, supplier, or of any other individual or entity performing services that are not under the control of the Consultant or its own employees, contractors, subcontractors, agents or related entities. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

**X. TERMINATION.** This Contract may be terminated as follows:

**A.** By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be affected by written notice to Consultant at the address noted herein.

**B.** By the Consultant for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be affected by written notice to District at the address noted herein.



- C.** By the Consultant or District, for any reason, upon provision of a minimum of sixty (60) days written notice of termination to the address noted herein.
- D.** Upon any termination, Consultant will be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any offsets that the District may have for services not performed. Consultant will make all reasonable effort to provide for an orderly transfer of the domain(s), e-mails, books and records of the District to the District or its designee. Upon termination, the District will continue to own the domain name, e-mail accounts and e-mail and website content.

**XI. GENERAL TERMS AND CONDITIONS.**

- A.** All invoices are due and payable within thirty (30) days of invoice date, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C.** This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Hillsborough County, Florida.
- E.** In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- D.** The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Consultant.
- E.** The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- F.** Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

## **XII. INDEMNIFICATION.**

**A. DISTRICT INDEMNIFICATION.** To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence, reckless and/or willful misconduct of the Consultant or persons or entities within Consultants control and direction, the District agrees to indemnify and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District that relates to the subject matter of this Contract. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

**CONSULTANT INDEMNIFICATION.** The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

**B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**XIII. INSURANCE.**

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
  - i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
  - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
  - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
  - v.** Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D.** If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so, however) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**XIV. ASSIGNMENT.** Except as provided in this section, neither the District nor the Consultant may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be

made by the Consultant or the District without the prior written approval of the other party is void.

- XV. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Consultant understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

- XVI. NOTICES.** All notices, requests, consents and other communications under this Contract ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

<b>If to the District:</b>	South Shore Community Development District 9428 Camden Field Parkway Riverview, Florida 33578 Attn: District Manager
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**With a copy to:** Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300 (32301)  
P.O. Box 6526  
Tallahassee, FL 32314  
Attn: District Counsel

**If to the Consultant:** Rizzetta Technology Services, LLC.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XVII. EFFECTIVE DATE.** This Contract shall become effective upon execution by both the District and the Consultant and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Contract.
- XVIII. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XIX. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibit A**, shall constitute the final and complete expression of this Contract between the District and the Consultant relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibit A**, this instrument shall control.
- XX. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Consultant under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.

- XXI. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.
- XXII. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXIII. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- XXIV. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA TECHNOLOGY SERVICES, LLC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: Managing Member

DATE: \_\_\_\_\_

WITNESS: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Secretary/Assistant Secretary  
Board of Supervisors

\_\_\_\_\_  
Print Name

**Exhibit A – Scope of Services**  
**Exhibit B – Schedule of Fees**



**EXHIBIT A**  
Scope of Services

**ONE-TIME SERVICES:** The Consultant shall provide the following One-Time Services to the District pursuant to this Contract.

**Website Development** - Consultant shall provide all required content to a third party responsible for design and implementation of a website for the District to comply with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet website. Details of the required content are shown in **Exhibit A**. Consultant shall secure and register a domain name in the District's name, which the domain shall be owned by the District, for purposes of establishing the website.

**E-mail Set-up** - Consultant shall establish and register a domain name in the District's name for purposes of setting up and creating individual e-mail addresses for supervisors, staff or employees as designated by the District. Said domain name shall be owned by the District.

**STANDARD ON-GOING SERVICES:** The Consultant shall provide the following Standard On-Going Services to the District pursuant to this Contract:

1. **Website Compliance and Management** - Consultant shall be responsible for ensuring District's on-going compliance with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet web site throughout the term of this Contract. Consultant shall maintain the domain for the District. Consultant will manage the website maintenance contract provider and ensure they are meeting the requirements of the contract with the District. Consultant will provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.
2. **E-mail** - Consultant shall provide services including ongoing management of e-mail accounts, hosting and backup in compliance with all applicable laws, including public records law and public records retention.

**REQUIRED WEB SITE CONTENT:** Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites will be required to include and make available the following information or documents, which requirements may be changed from time to time and which Consultant shall be responsible for ensuring District compliance associated therewith. Changes to the requirements may be subject to additional fees:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and

- appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
  5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
  6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
  7. A description of the boundaries or service area of, and the services provided by, the special district.
  8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
  9. The primary contact information for the special district for purposes of communication from the department.
  10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
  11. The budget of the special district and any amendments thereto in accordance with s. 189.016.
  12. Tentative budgets must be posted at least two (2) days before the budget hearing and now remain on District websites for forty-five (45) days.
  13. Final adopted budgets must be posted within thirty (30) days after adoption and now remain on District websites for two (2) years.
  14. Budget amendments must be posted within five (5) days after adoption and now remain on District websites for two (2) years.
  15. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.
  16. A listing of its regularly scheduled public meetings as required by s. 189.015(1).
  17. The public facilities report, if applicable.
  18. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
  19. At least seven (7) days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least one (1) year after the event.

**LITIGATION SUPPORT SERVICES:** Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

**EXHIBIT B**  
Schedule of Fees

**One-Time Services** will be billed at a fee pursuant to the following schedule:

---

Website Development:	Yes_____	No_____	\$ 750.00
Email Set-up:	Yes_____	No_____	\$ 500.00
<b>Total One-Time Services:</b>			<b>\$_____</b>

**Standard On-Going Services** will be billed in advance monthly pursuant to the following schedule:

---

		<b>MONTHLY</b>
Website Compliance and Management:		\$ 100.00
Email (50 GB per user) at \$15.00 per month per account:		
Board Supervisor Account	_____ X \$15.00	\$_____
Onsite Staff Account	_____ X \$15.00	\$_____
Miscellaneous Account	_____ X \$15.00	\$_____
<b>Total Standard On-Going Services:</b>		<b>\$_____</b>

**ADDITIONAL AND LITIGATION SUPPORT SERVICES:**

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Managing Partner	\$300.00
Chief Financial Officer	\$250.00
Director	\$225.00
Regional District Manager	\$200.00
Financial Services Manager	\$200.00
Accounting Manager	\$200.00
Regional Licensed Community Association Manager	\$200.00
Systems Administrator	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Manager, Field Services	\$175.00
Clubhouse Manager	\$175.00
Senior Field Services Manager	\$150.00
Senior Accountant	\$150.00
Field Services Manager	\$125.00
Community Association Coordinator	\$100.00
Financial Associate	\$100.00
Staff Accountant	\$100.00
Accounting Clerk	\$ 85.00
Administrative Assistant	\$ 85.00

## Tab 8



Office: 941-365-2407  
Fax: 941-362-9297  
info@nativesonlandscape.com  
www.NativeSonLandscape.com  
2530 12th Street, Sarasota, FL 34237

June 19<sup>th</sup> 2019

Justin Croom  
Rizzeta & Company  
9428 Camden Field Parkway  
Riverview, Florida 33578  
1.813.533.2950  
jcroom@rizzetta.com

Proposal for lifting Live Oak trees at South Shore Corporate Park

Dear Justin

Please find the proposed itemized work for South Shore Corporate Park:  
There are fifty four Live Oak trees that need to be lifted at \$20.00 each for a total of \$1080.00

\$1080.00

**TERMS:** Accounts are billed monthly in advance of the next month's service and are sent out on the 20<sup>th</sup> of each month. Payment is due by the 1<sup>st</sup> of the current service month. **Example:** You receive a bill for April services on March 20<sup>th</sup>, payment is due no later than April 1<sup>st</sup>. Accounts 10 days overdue will be put on a "suspended" basis and service discontinued until payment is received. Accounts may be cancelled by the customer with a 30 day written notice. We accept all major credit cards. If you would like to pay using a credit card we request you come by the office so that we may swipe your card through our reader. If you pay by credit card but the card **is not available** to process your monthly account amount will be increased by 3.0%. **Example:** If your monthly amount is \$250.00 and you would like us to charge your card manually your monthly amount will be \$237.50.

Thank you for the opportunity to propose this work. Native Son Landscaping, LLC is fully insured as required by Florida law, a certificate of insurance will be provided at your request. Native Son Landscaping, LLC, is also a member of the Better Business Bureau. Please feel free to call if you have any questions, we look forward to hearing from you.

Sincerely,

*John L. Blaser*

John L. Blaser, Owner/President

## Tab 9



# **Financial Report**

**September 30, 2018**

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

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

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## **INDEPENDENT AUDITOR'S REPORT**

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

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of the *South Shore Corporate Park Industrial Community Development District* (the "District"), as of and for the year ended September 30, 2018, and the related notes to the financial statements which collectively comprise the District's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the *South Shore Corporate Park Industrial Community Development District*, as of September 30, 2018, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

### Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 3, 2019, on our consideration of the *South Shore Corporate Park Industrial Community Development District's* internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*McDiarmid Davis & Company, LLC*

Orlando, Florida  
June 3, 2019

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the *South Shore Corporate Park Industrial Community Development District* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

### Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2018 by \$5,799,440, a decrease in the deficit of \$15,739,216 due to a repayment of debt in kind.
- At September 30, 2018, the District's governmental funds reported a combined fund balance of \$67,641, an increase of \$20,044 in comparison with the prior year.

### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the *South Shore Corporate Park Industrial Community Development District's* financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government and maintenance and operations related functions.

## **MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

**Governmental Funds** - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental fund. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, which is considered to be a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### **Notes to Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### **Government-Wide Financial Analysis**

**Statement of Net Position** - The District's net position was \$5,799,440 at September 30, 2018. The following analysis focuses on the net position of the District's governmental activities.

## MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

### Government-Wide Financial Analysis (Continued):

#### South Shore Corporate Park Industrial Community Development Dist Statement of Net Position

	<b>September 30, 2018</b>	<b>September 30, 2017</b>
Assets, excluding capital assets	\$ 73,541	\$ 54,764
Capital Assets, net of depreciation	5,731,799	5,795,799
Total assets	5,805,340	5,850,563
Liabilities, excluding long-term liabilities	5,900	7,167
Long-term Liabilities	-	15,783,172
Total liabilities	5,900	15,790,339
Net Position:		
Net investment in capital assets	5,731,799	(14,375,172)
Unrestricted	67,641	4,435,396
Total net position	<u>\$ 5,799,440</u>	<u>\$ (9,939,776)</u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2018 and 2017.

#### Changes in Net Position Year ended September 30,

	<b>2018</b>	<b>2017</b>
Revenues:		
Program revenues	\$ 184,275	\$ 184,275
Total revenues	184,275	184,275
Expenses:		
General government	36,981	30,659
Maintenance and operations	191,250	205,243
Total expenses	228,231	235,902
Special Item		
Prepayment in kind	15,783,172	-
Change in net position	15,739,216	(51,627)
Net position - beginning of year	(9,939,776)	(9,888,149)
Net position - ending	<u>\$ 5,799,440</u>	<u>\$ (9,939,776)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2018 was \$228,231. The majority of these costs are comprised of maintenance and operations.

## MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

### Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$67,641. Of this total, \$8,640 is non-spendable and \$59,001 is unassigned.

The fund balance of the general fund increased \$20,044 due to decreased expenditures.

### General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no amendments to the September 30, 2018 general fund budget. The legal level of budgetary control is at the fund level.

### Capital Asset and Debt Administration

**Capital Assets** - At September 30, 2018, the District had \$5,731,799 invested in infrastructure, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to the financial statements.

**Capital Debt** - At September 30, 2018, the District had no outstanding debt. More detailed information about the District's capital debt is presented in the notes to the financial statements.

### Requests for Information

If you have questions about this report or need additional financial information, contact the *South Shore Corporate Park Industrial Community Development District's* Finance Department at 12750 Citrus Park Lane, Suite 115, Tampa, FL 33625.



## **FINANCIAL STATEMENTS**

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**STATEMENT OF NET POSITION**

September 30, 2018

	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash	\$ 38,272
Assessments receivable	26,629
Prepaid costs	750
Deposits	7,890
Capital assets:	
Capital assets not being depreciated	4,387,799
Capital assets being depreciated, net	<u>1,344,000</u>
Total assets	<u>5,805,340</u>
<b>Liabilities:</b>	
Accounts payable and accrued expenses	<u>5,900</u>
Total liabilities	<u>5,900</u>
<b>Net Position:</b>	
Net investment in capital assets	5,731,799
Unrestricted	<u>67,641</u>
Net position	<u><u>\$ 5,799,440</u></u>

The accompanying Notes to Financial Statements are an integral part of this statement.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**STATEMENT OF ACTIVITIES**

Year Ended September 30, 2018

<b><u>Functions/Programs</u></b>	<b><u>Expenses</u></b>	<b><u>Program Revenue</u></b>		<b><u>Net (Expense) Revenue and Changes in Net Position</u></b>
		<b><u>Charges for Services</u></b>	<b><u>Operating Grants and Contributions</u></b>	
Governmental activities:				
General government	\$ 36,981	\$ 29,859	\$ -	\$ (7,122)
Maintenance and operations	191,250	154,416	-	(36,834)
Total governmental activities	<u>\$ 228,231</u>	<u>\$ 184,275</u>	<u>\$ -</u>	<u>(43,956)</u>
Special Item:				
Prepayment in kind				<u>15,783,172</u>
Change in net position				15,739,216
Net Position - beginning				<u>(9,939,776)</u>
Net Assets - ending				<u><u>\$ 5,799,440</u></u>

The accompanying Notes to Financial Statements are an integral part of this statement.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**

September 30, 2018

	<b>General</b>	<b>Total Governmental Funds</b>
<b>Assets:</b>		
Cash	\$ 38,272	\$ 38,272
Assessments receivable	26,629	26,629
Prepaid costs	750	750
Deposits	7,890	7,890
Total assets	<u>\$ 73,541</u>	<u>\$ 73,541</u>
<b>Liabilities and Fund Balances:</b>		
Liabilities:		
Accounts payable and accrued expenses	5,900	5,900
Total liabilities	<u>5,900</u>	<u>5,900</u>
Fund Balances:		
Nonspendable	8,640	8,640
Unassigned	59,001	59,001
Total fund balances	<u>67,641</u>	<u>67,641</u>
Total liabilities and fund balances	<u>\$ 73,541</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.

	<u>5,731,799</u>
<b>Net Position of Governmental Activities</b>	<u>\$ 5,799,440</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**

Year Ended September 30, 2018

	<u>General</u>	<u>Total Governmental Funds</u>
<b>Revenues:</b>		
Special assessments	\$ 184,275	\$ 184,275
Total revenues	<u>184,275</u>	<u>184,275</u>
<b>Expenditures:</b>		
Current:		
General government	36,981	36,981
Maintenance and operations	<u>127,250</u>	<u>127,250</u>
Total expenditures	<u>164,231</u>	<u>164,231</u>
<b>Excess (Deficit) of Revenues Over     Expenditures</b>	<u>20,044</u>	<u>20,044</u>
Net change in fund balances	20,044	20,044
<b>Fund Balances - beginning of year</b>	<u>47,597</u>	<u>47,597</u>
<b>Fund Balances - end of year</b>	<u><u>\$ 67,641</u></u>	<u><u>\$ 67,641</u></u>

The accompanying Notes to Financial Statements are an integral part of this statement.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
STATEMENT OF ACTIVITIES**

Year Ended September 30, 2018

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds (page 10)	\$ 20,044
--	-----------

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.

Depreciation expense	(64,000)
----------------------	----------

Prepayments in-kind reduce long-term liabilities in the statement of net position.	<u>15,783,172</u>
--	-------------------

Change in Net Position of Governmental Activities (page 8)	<u><u>\$ 15,739,216</u></u>
--	-----------------------------

The accompanying Notes to Financial Statements are an integral part of this statement.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL - GENERAL FUND**

Year Ended September 30, 2018

	<b>Budgeted Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>Revenues:</b>				
Special Assessments	\$ 184,275	\$ 184,275	\$ 184,275	\$ -
Total revenues	184,275	184,275	184,275	-
<b>Expenditures:</b>				
Current:				
General government	36,675	36,675	36,981	(306)
Maintenance and operations	147,600	147,600	127,250	20,350
Total expenditures	184,275	184,275	164,231	20,044
<b>Excess (Deficit) of Revenues Over     Expenditures</b>	-	-	20,044	20,044
Net change in fund balance	-	-	20,044	20,044
Fund Balance - beginning	47,597	47,597	47,597	-
Fund Balance - ending	\$ 47,597	\$ 47,597	\$ 67,641	\$ 20,044

The accompanying Notes to Financial Statements are an integral part of this statement.

## **NOTES TO FINANCIAL STATEMENTS**



SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**NOTES TO FINANCIAL STATEMENTS**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies:**

**Reporting Entity**

The *South Shore Corporate Park Industrial Community Development District*, (the "District") was established by Hillsborough County Ordinance 08-4 enacted on March 17, 2008 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and collect non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. At present, the Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2018, three of the Board of Supervisors were affiliated with South Shore Corporate Park, LLC ("Developer"). The District is economically dependent on the Developer.

The Board has the final responsibility for, among other things:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Government-Wide and Fund Financial Statements**

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1<sup>st</sup> and ends on September 30<sup>th</sup>. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued):**

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

**General Fund** - is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance**

**Restricted Assets** - These assets represent cash and investments set aside pursuant to bond covenants.

**Deposits and Investments** - The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

**Prepaid Items** - Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):**

**Capital Assets** - Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks, landscaping and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	25

**Long Term Obligations** - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

**Deferred Outflows/Inflows of Resources** - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2018.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):**

**Deferred Outflows/Inflows of Resources (Continued)** - In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2018.

**Net Position Flow Assumption** - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

**Fund Balance Policies** - Fund balance of governmental funds is reported in various categories based on the nature of any imitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

**Other Disclosures**

**Use of Estimates** - The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 2 - Stewardship, Compliance and Accountability:**

**Budgetary Information**

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board proposed budgets for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain public comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. Subject to certain limited exceptions set forth in the District's appropriation resolutions adopted each year, all budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

**Note 3 - Deposits and Investments:**

**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 3 - Deposits and Investments (Continued):**

**Investments**

The District's investment policy is governed by State Statutes and the District Trust Indenture. This policy allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280 of the Florida Statutes. Authorized investments are:

1. The State Board of Administration Local Government Investment Pool (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing savings accounts and certificates of deposit in state-certified qualified public depositories;
4. Direct obligations of the U.S. Treasury.

**Note 4 - Capital Assets:**

Capital asset activity for the year ended September 30, 2018 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Disposals</b>	<b>Ending Balance</b>
<b>Governmental Activities:</b>				
Capital Assets, not being depreciated:				
Land	\$ 4,387,799	\$ -	\$ -	\$ 4,387,799
Total capital assets, not being depreciated	<u>4,387,799</u>	<u>-</u>	<u>-</u>	<u>4,387,799</u>
Capital Assets Being Depreciated:				
Infrastructure	1,600,000	-	-	1,600,000
Total capital assets, being depreciated	<u>1,600,000</u>	<u>-</u>	<u>-</u>	<u>1,600,000</u>
Less Accumulated Depreciation for:				
Infrastructure	(192,000)	(64,000)	-	(256,000)
Total accumulated depreciation	<u>(192,000)</u>	<u>(64,000)</u>	<u>-</u>	<u>(256,000)</u>
Total capital assets being depreciated, net	<u>1,408,000</u>	<u>(64,000)</u>	<u>-</u>	<u>1,344,000</u>
Governmental activities capital assets, net	<u><u>\$ 5,795,799</u></u>	<u><u>\$ (64,000)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 5,731,799</u></u>

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 4 - Capital Assets (Continued):**

Depreciation expense for 2018 in the amount of \$64,000 was charged to maintenance and operations.

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$56,000,000. The infrastructure will include roadways, potable water and wastewater systems and landscaping improvements. The project costs are expected to be financed with the proceeds from the issuance of Bonds; however, as the District has yet to issue Bonds, the District and the Developer entered into the Acquisition of Certain Work Product, Infrastructure and Real Property Agreement ("Acquisition Agreement"), whereby the Developer agreed to advance funds and commence work on behalf of the District to enable the District to expeditiously provide the District's improvement plan. As part of the agreement, the District will pay the actual reasonable cost inclusive of reasonable financing costs incurred by the Developer in preparation of the improvements. As part of the Acquisition Agreement, the Developer conveyed completed improvements totaling \$22,230,594 to the District during a prior fiscal year. During a prior fiscal year, the District conveyed capital assets of \$9,867,188 to another governmental entity for ownership and maintenance responsibilities. Phase 1 of the project has been completed.

During a prior fiscal year, the District was awarded a grant from the Florida Department of Transportation for \$3,000,000. The grant was awarded for construction of specific roadway improvements within the District. The roadway improvements were constructed by the District and funded by the Developer and once grant funds were received, the Developer was reimbursed pursuant to the Construction Funding Agreement dated 10/9/2013.

**Note 5 - Long-Term Liabilities:**

In a prior year, the District authorized the issuance of \$130 million in aggregate bonds. As of September 30, 2018, Bonds have not been issued.

The advances below represent amounts paid by the Developer for capital assets. See Note 6 - Related Party for additional information regarding Developer Advances.

Long-term liability activity for the year ended September 30, 2018 was as follows:

	<b><u>Beginning Balance</u></b>	<b><u>Increases</u></b>	<b><u>Decreases</u></b>	<b><u>Ending Balance</u></b>	<b><u>Due Within One Year</u></b>
<b>Governmental activities:</b>					
Advances payable:					
Developer Advances	\$ 15,783,172	-	(15,783,172)	\$ -	\$ -
Governmental activity long-term liabilities	<u>\$ 15,783,172</u>	<u>\$ -</u>	<u>\$ (15,783,172)</u>	<u>\$ -</u>	<u>\$ -</u>



SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 6 - Related Party Transaction:**

**Acquisition Agreement – First Promissory Note Agreement:**

In order to avoid a delay in the implementation of the District's improvement program, which would also delay the Developer from implementing its planned development program, the Developer completed certain components of the improvements identified in the District's improvement plan. The District, who wishes to acquire those improvements in advance of receiving proceeds from certain Bond issuances, agreed to pay the Developer the actual reasonable cost inclusive of all reasonable financing costs incurred by the Developer for the construction of the improvements from the proceeds of future Bond issuances. Interest on the advances shall accrue at a rate not to exceed 5.5%, but such interest shall only be payable to the extent that such accrued interest may lawfully be included as a permitted cost of a future issuance of Bonds or Notes to repay the obligations.

Additionally, in the event Bond proceeds are not available to pay the acquisition price of the improvements, the District's obligation to pay any unpaid portion of the applicable purchase price less the value of any contribution of improvements to be made by the Developer to the District under the applicable agreements shall become deferred obligations and shall be paid, if ever, solely from funds available from the proceeds of Debt or specifically made available under the Trust Indenture to pay deferred obligations. Additionally, the Developer shall be obligated to construct and complete the District's improvements and convey the improvements as provided by the Acquisition Agreement between the District and the Developer whether proceeds of the Debt or other amounts for that purpose under the Trust Indenture are available to pay the applicable acquisition price.

During a prior fiscal year, \$11,393,398 was received from RERP Tampa, LLC. \$9,119,361 of the funds received was used to pay down the Developer advance and the balance paid was accrued interest due on the obligation. As a result, the original Developer advance to the District totaled \$10,773,050 at September 30, 2015. A second note was issued in a prior fiscal year.

**Second Promissory Note Agreement:**

On August 1, 2014, the District and the Developer executed a second promissory note agreement whereby the Developer conveyed completed infrastructure assets related to the 30th Street Project that have been funded by the District. The total costs were \$8,010,122, \$3 million of which were funded by grants. The remaining \$5,010,122 is to be repaid to the Developer. If Bonds have been issued prior to the maturity date of the second promissory note agreement, the Developer will be repaid from such proceeds. In the event Bonds are not issued prior to the maturity date, the District has no obligation to repay the Developer. As of the date of the report, Bonds have not been issued. The note matured on August 31, 2015, but the maturity date of both Notes was extended to August 31, 2020.

Per the agreement, the first promissory note is subordinate in all respects to the second promissory note.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 6 - Related Party Transaction (Continued):**

**Consolidated Amended and Restated Promissory Payment Agreement:**

On January 7, 2016, the District entered into a Consolidated Amended and Restated Promissory Payment Agreement with the Developer. The District promises to pay the Developer \$15,783,172 (the "Principal Balance"), which represents the sum of the First and Second Promissory Notes discussed above on or before August 31, 2020. The obligations under this Agreement are not general obligations of the District and the Principal Balance shall be paid only from the proceeds received by the District from the issuance of Bonds, to a bona fide third-party purchaser not affiliated with the Developer. In the event that the District cannot obtain sufficient proceeds from the issuance of the Bonds to repay the full amount of the Principal Balance, the Principal Balance shall be reduced by the amount that the District cannot obtain from proceeds received from the issuance of the Bonds. Interest at a rate not to exceed 5.5% continues to accrue, but any and all such interest shall only be payable to the extent that accrued interest may lawfully be included as a permitted cost of a future issuance of Bonds or notes to repay the obligations.

In December 2017 the District entered into an amended Promissory Note Payment agreement with the Developer. The principal balance of the Developer advance was reduced \$9,897,976 for District Impact Fee Credits retained by the Developer. The revised principal balance was \$5,885,195.

In December 2017, the Developer has declared the Note paid in full in exchange for a corresponding reduction in and release of the Assessments on the Developer owned property in the District, and is considered a prepayment in-kind.

**Concentrations:**

A significant portion of the District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

The Developer owns a portion of land within the District; therefore, assessment revenue in the general fund includes the assessments levied on those lots owned by the Developer. In the current year, special assessment revenue from the Developer was approximately \$87,000, 47% of total special assessment revenue.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT  
DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 7 - Management Company:**

The District has contracted with a management company to perform management advisory services, which include financial advisory and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

**Note 8 - Risk Management:**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District has not filed any claims under this commercial coverage during the last three years.

## **COMPLIANCE SECTION**

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH GOVERNMENT AUDITING STANDARDS**

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

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the *South Shore Corporate Park Industrial Community Development District* (the "District") as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated June 3, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be a material weakness or significant deficiency. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*McDiernit Davis & Company, LLC*

Orlando, Florida  
June 3, 2019

## **MANAGEMENT COMMENTS**

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

### **Report on the Financial Statements**

We have audited the financial statements of the *South Shore Corporate Park Industrial Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated June 3, 2019.

### **Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 3, 2019, should be considered in conjunction with this management letter.

### **Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual financial audit report.

### **Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

## **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the *District* did not met any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the *District*. It is management's responsibility to monitor the *District* financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

## **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

## **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*McDiernit Davis & Company, LLC*

Orlando, Florida  
June 3, 2019



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH  
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

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

We have examined *South Shore Corporate Park Industrial Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2018.

*McDirmit Davis & Company, LLC*

Orlando, Florida  
June 3, 2019