

South Shore Corporate Park Industrial  
Community Development District

Financial Statements  
(Unaudited)

September 30, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

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

Balance Sheet  
As of 9/30/2016  
(In Whole Numbers)

	General Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group
<b>Assets</b>				
Cash In Bank	38,061	0	38,061	0
Accounts Receivable	0	0	0	0
Prepaid Expenses	895	0	895	0
Deposits	8,150	0	8,150	0
Due From Other Funds	0	0	0	0
Fixed Assets	0	0	0	5,987,799
<b>Total Assets</b>	<u>47,106</u>	<u>0</u>	<u>47,106</u>	<u>5,987,799</u>
<b>Liabilities</b>				
Accounts Payable	11,382	0	11,382	0
Retainage Payable	0	0	0	0
Accrued Expenses Payable	500	0	500	0
Other Current Liabilities	0	0	0	0
Due to Developer	0	15,783,172	15,783,172	0
Due To Other Funds	0	0	0	0
<b>Total Liabilities</b>	<u>11,882</u>	<u>15,783,172</u>	<u>15,795,054</u>	<u>0</u>
<b>Fund Equity &amp; Other Credits</b>				
Beginning Fund Balance	14,499	(15,783,172)	(15,768,673)	5,987,799
Net Change in Fund Balance	20,724	0	20,724	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>35,224</u>	<u>(15,783,172)</u>	<u>(15,747,948)</u>	<u>5,987,799</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>47,106</u>	<u>0</u>	<u>47,106</u>	<u>5,987,799</u>

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

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
<b>Revenues</b>					
Special Assessments					
Off Roll	192,075	192,075	192,075	(0)	0.00%
Total Revenues	<u>192,075</u>	<u>192,075</u>	<u>192,075</u>	<u>(0)</u>	<u>0.00%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	1,000	1,000	800	200	20.00%
Financial & Administrative					
District Management	10,000	10,000	10,000	0	0.00%
District Engineer	5,000	5,000	1,404	3,597	71.93%
Financial Consulting Services	3,600	3,600	3,600	0	0.00%
Accounting Services	4,400	4,400	4,400	(0)	0.00%
Auditing Services	5,900	5,900	3,500	2,400	40.67%
Public Officials Liability Insurance	2,000	2,000	1,323	677	33.85%
Legal Advertising	1,000	1,000	831	169	16.88%
Bank Fees	100	100	0	100	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	1,200	1,200	0	0.00%
Legal Counsel					
District Counsel	10,000	10,000	10,061	(61)	(0.60)%
Electric Utility Services					
Street Lights	45,000	45,000	50,289	(5,289)	(11.75)%
Stormwater Control					
Lake/Pond Bank Maintenance	2,000	2,000	1,385	615	30.75%
Aquatic Maintenance	2,000	2,000	0	2,000	100.00%
Wetland Monitoring & Maintenance	12,000	12,000	10,375	1,625	13.54%
Other Physical Environment					
General Liability Insurance	4,200	4,200	367	3,833	91.26%
Entry & Walls Maintenance	2,500	2,500	210	2,290	91.60%
Landscape Maintenance	60,000	60,000	49,954	10,046	16.74%
Irrigation Maintenance	15,000	15,000	13,912	1,088	7.25%
Irrigation Repairs	5,000	5,000	7,566	(2,566)	(51.31)%
Total Expenditures	<u>192,075</u>	<u>192,075</u>	<u>171,351</u>	<u>20,724</u>	<u>10.79%</u>
Excess Revenues Over/(Under)	0	0	20,724	20,724	0.00%
<b>Expenditures</b>					
Fund Balance, Beginning of Period	0	0	14,499	14,499	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>35,224</u>	<u>35,224</u>	<u>0.00%</u>

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

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

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

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

Summary A/P Ledger

001 - General Fund

From 9/1/2016 Through 9/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Hopping Green & Sams	9/19/2016	89770	General Monthly Legal Services 08/16	792.50
Irrigation Technical Services, Inc.	9/28/2016	21557	Planned Maintenance 09/16	506.25
Irrigation Technical Services, Inc.	9/28/2016	21587	Replaced Filter Housing	4,014.71
Irrigation Technical Services, Inc.	9/28/2016	21622	Replaced Diaphragm	996.13
Remson Aquatics, LLC	9/26/2016	10102	Lake Maintenance 09/16	295.00
TECO	9/27/2016	1800 0042805 09/16	351 30 ST NE 09/16	3,525.90
TECO	10/3/2016	0176 0305771 09/16	351 30 ST NE PMP 09/16	240.93
TECO	10/3/2016	0176 0310341 09/16	351 30 ST NE 09/16	446.02
Times Publishing Company	9/28/2016	344400 09/28/16	Acct #107030 Legal Advertising 09/16	305.75
Times Publishing Company	9/28/2016	358178 09/28/16	Acct #107030 Legal Advertising 09/16	259.00
			Total 001 - General Fund	11,382.19
Report Balance				11,382.19

**South Shore Corporate Park Industrial  
Community Development District  
Notes to Unaudited Financial Statements  
September 30, 2016**

**Balance Sheet**

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