



Rizzetta & Company

South Shore Corporate Park Industrial Community Development District

**Financial Statements
(Unaudited)**

September 30, 2017

Prepared by: Rizzetta & Company, Inc.

southshorecdd.org
rizzetta.com

South Shore Corporate Park Industrial Community Development District

Balance Sheet

As of 9/30/2017

(In Whole Numbers)

	General Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group
Assets				
Cash In Bank	45,864	0	45,864	0
Accounts Receivable	0	0	0	0
Prepaid Expenses	970	0	970	0
Deposits	8,150	0	8,150	0
Due From Other Funds	0	0	0	0
Fixed Assets	0	0	0	5,987,799
Total Assets	54,984	0	54,984	5,987,799
Liabilities				
Accounts Payable	6,767	0	6,767	0
Retainage Payable	0	0	0	0
Accrued Expenses Payable	400	0	400	0
Other Current Liabilities	0	0	0	0
Due to Developer	0	15,783,172	15,783,172	0
Due To Other Funds	0	0	0	0
Total Liabilities	7,167	15,783,172	15,790,339	0
Fund Equity & Other Credits				
Beginning Fund Balance	35,224	(15,783,172)	(15,747,948)	5,987,799
Net Change in Fund Balance	12,594	0	12,594	0
Total Fund Equity & Other Credits	47,818	(15,783,172)	(15,735,355)	5,987,799
Total Liabilities & Fund Equity	54,984	0	54,984	5,987,799

South Shore Corporate Park Industrial Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 9/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Special Assessments					
Off Roll	184,275	184,275	184,275	0	0.00%
Total Revenues	<u>184,275</u>	<u>184,275</u>	<u>184,275</u>	<u>0</u>	<u>0.00%</u>
Expenditures					
Legislative					
Supervisor Fees	1,000	1,000	600	400	40.00%
Financial & Administrative					
District Management	6,000	6,000	6,000	0	0.00%
District Engineer	3,000	3,000	745	2,255	75.16%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	1,200	1,200	1,200	0	0.00%
Accounting Services	3,000	3,000	3,000	0	0.00%
Auditing Services	3,600	3,600	3,600	0	0.00%
Public Officials Liability Insurance	1,500	1,500	1,320	180	12.00%
Legal Advertising	1,000	1,000	3,870	(2,870)	(286.95)%
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	3,729	6,271	62.71%
Electric Utility Services					
Street Lights	50,000	50,000	43,674	6,326	12.65%
Stormwater Control					
Lake/Pond Bank Maintenance	2,000	2,000	3,540	(1,540)	(77.00)%
Aquatic Maintenance	3,180	3,180	0	3,180	100.00%
Wetland Monitoring & Maintenance	4,150	4,150	3,225	925	22.28%
Other Physical Environment					
General Liability Insurance	500	500	435	65	13.00%
Entry & Walls Maintenance	2,500	2,500	0	2,500	100.00%
Landscape Maintenance	60,000	60,000	50,431	9,569	15.94%
Irrigation Maintenance	15,000	15,000	20,483	(5,483)	(36.55)%
Irrigation Repairs	5,520	5,520	15,721	(10,201)	(184.79)%
Contingency					
Miscellaneous Contingency	4,750	4,750	3,733	1,017	21.40%
Total Expenditures	<u>184,275</u>	<u>184,275</u>	<u>171,681</u>	<u>12,594</u>	<u>6.83%</u>
Excess Revenues Over/(Under)	0	0	12,594	12,594	0.00%
Expenditures					
Fund Balance, Beginning of Period	0	0	35,224	35,224	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>47,818</u>	<u>47,817</u>	<u>0.00%</u>

South Shore Corporate Park Industrial Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 9/30/2017

(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>(15,783,172)</u>	<u>0.00%</u>

South Shore Corporate Park Industrial Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2017

001 - General Fund

From 9/1/2017 Through 9/30/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Hopping Green & Sams	9/28/2017	96143	General Monthly Legal Services 07/17	480.00
Irrigation Technical Services, Inc.	9/29/2017	22921	Planned Maintenance and Repairs 09/17	905.59
Native Son Landscaping, LLC	9/1/2017	5573	Lawn Maintenance Service-North Roadway 09/17	1,399.00
TECO	9/27/2017	211010133950 09/17	351 30th ST NE 09/17	3,770.34
Times Publishing Company	9/29/2017	Ad 530906	Ad #530906 9/29/17	<u>212.00</u>
			Total 001 - General Fund	<u>6,766.93</u>
Report Total				<u><u>6,766.93</u></u>

**South Shore Corporate Park Industrial
Community Development District
Notes to Unaudited Financial Statements
September 30, 2017**

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.