

South Shore Corporate Park Industrial  
Community Development District

Financial Statements  
(Unaudited)

March 31, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

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

Balance Sheet  
As of 3/31/2015  
(In Whole Numbers)

	General Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group
<b>Assets</b>				
Cash In Bank	99,841	4,851	104,691	0
Accounts Receivable	0	0	0	0
Grant Receivable - FL DOT	0	0	0	0
Prepaid Expenses	898	0	898	0
Deposits	8,150	0	8,150	0
Due From Other Funds	0	0	0	0
Fixed Assets	0	0	0	12,898,286
<b>Total Assets</b>	<u>108,889</u>	<u>4,851</u>	<u>113,739</u>	<u>12,898,286</u>
<b>Liabilities</b>				
Accounts Payable	7,310	1,245	8,555	0
Retainage Payable	0	0	0	0
Accrued Expenses Payable	1,058	0	1,058	0
Due to Developer	0	8,499,013	8,499,013	0
Due to RELP	0	0	0	0
Deferred Revenue	19,885	0	19,885	0
Due To Other Funds	0	0	0	0
<b>Total Liabilities</b>	<u>28,253</u>	<u>8,500,258</u>	<u>8,528,511</u>	<u>0</u>
<b>Fund Equity &amp; Other Credits</b>				
Beginning Fund Balance	0	(8,490,424)	(8,490,424)	12,898,286
Net Change in Fund Balance	80,635	(4,983)	75,652	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>80,635</u>	<u>(8,495,408)</u>	<u>(8,414,772)</u>	<u>12,898,286</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>108,889</u>	<u>4,851</u>	<u>113,739</u>	<u>12,898,286</u>

See Notes to Unaudited Financial Statements

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

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 3/31/2015

(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	145,773	145,773	145,773	0	0.00%
Total Revenues	<u>145,773</u>	<u>145,773</u>	<u>145,773</u>	<u>0</u>	<u>0.00%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	1,000	600	400	200	60.00%
Financial & Administrative					
District Management	18,000	9,000	9,000	0	50.00%
District Engineer	2,000	1,000	0	1,000	100.00%
Auditing Services	3,700	0	0	0	100.00%
Public Officials Liability Insurance	1,547	1,547	1,339	208	13.45%
Legal Advertising	500	250	376	(126)	24.71%
Bank Fees	100	50	0	50	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Legal Counsel					
District Counsel	15,000	7,500	4,014	3,486	73.23%
Electric Utility Services					
Street Lights	43,751	21,876	19,286	2,590	55.91%
Stormwater Control					
Lake/Pond Bank Maintenance	2,000	1,000	0	1,000	100.00%
Aquatic Contract	2,000	1,000	0	1,000	100.00%
Other Physical Environment					
General Liability & Property Insurance	1,000	1,000	372	628	62.80%
Landscape Maintenance	40,000	20,000	23,438	(3,438)	41.40%
Irrigation Maintenance	15,000	7,500	6,737	763	55.08%
Total Expenditures	<u>145,773</u>	<u>72,498</u>	<u>65,138</u>	<u>7,360</u>	<u>55.32%</u>
Excess Revenues Over/(Under)	0	73,275	80,635	7,360	0.00%
Expenditures					
Fund Balance, End of Period	<u>0</u>	<u>73,275</u>	<u>80,635</u>	<u>7,360</u>	<u>0.00%</u>

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

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 3/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>4,983</u>	<u>(4,983)</u>	<u>0.00%</u>
Total Expenditures	<u>0</u>	<u>4,983</u>	<u>(4,983)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>(4,983)</u>	<u>(4,983)</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>(4,983)</u>	<u>(4,983)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>(8,490,424)</u>	<u>(8,490,424)</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(8,495,408)</u></u>	<u><u>3,606</u></u>	<u><u>0.00%</u></u>

South Shore Corporate Park Industrial Community Development District

Summary A/P Ledger

001 - General Fund

From 3/1/2015 Through 3/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Commercial Cuts of SaraBay	3/1/2015	2532	Monthly Lawn Maintenance Service 03/15	3,440.00
Hopping Green & Sams	3/16/2015	80960	General/Monthly Legal Services 02/15	623.50
Irrigation Technical Services, Inc.	3/19/2015	20034	Irrigation Services 03/15	506.25
Tampa Bay Times	3/23/2015	107030 03/15	Acct #107030 Legal Advertising 03/22/15	58.12
Teco	3/27/2015	1800 0042805 03/15	351 30 ST NE 03/15	<u>2,682.17</u>
			Total 001 - General Fund	7,310.04

South Shore Corporate Park Industrial Community Development District

Summary A/P Ledger

300 - Capital Projects Fund

From 3/1/2015 Through 3/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Stantec Consulting Services Inc.	3/16/2015	888366	Ph 2 Inspection	<u>1,245.00</u>
			Total 300 - Capital Projects Fund	<u>1,245.00</u>
Report Balance				<u><u>8,555.04</u></u>

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

**2013 Project**

**2013 Project Account through March 31, 2015**

<b>Inflows:</b>	<b>Due from Developer</b>	<b>\$</b>	<b>-</b>
	<b>State of Florida, Economic Development Transportation Fund Grant</b>		<b>3,000,000.00</b>
	<b>Developer Contributions</b>		<b>5,116,053.10</b>
			<hr/>
	<b>Total Inflows:</b>		<b>8,116,053.10</b>

**Outflows:**

Funding Request Date	Funding Request Number	Contractor	Amount	Status as of 03/31/15
11/20/13	FR 1	Hopping Green & Sams Inv. 71808	(114.00)	Cleared
11/20/13	FR 1	Hopping Green & Sams Inv. 72075	(2,337.00)	Cleared
11/20/13	FR 1	Hopping Green & Sams Inv. 72658	(15,878.06)	Cleared
11/20/13	FR 1	Hopping Green & Sams Inv. 72659	(6,122.50)	Cleared
11/20/13	FR 1	Hopping Green & Sams Inv. 72888	(2,983.70)	Cleared
11/20/13	FR 1	Hopping Green & Sams Inv. 72889	(4,990.50)	Cleared
11/20/13	FR 1	Rizzetta & Company, Inc. Inv. 15711	(6,000.00)	Cleared
11/20/13	FR 1	Ryan Companies US Inc. Inv. 5007532 (Pay App 1)	(20,600.00)	Cleared
11/20/13	FR 1	Ryan Companies US Inc. Inv. 5007646 (Pay App 2)	(18,152.50)	Cleared
12/06/13	FR 2	RIPA and Associates, LLC Pay App 1	(221,323.50)	Cleared
12/06/13	FR 2	Ryan Companies US Inc. Pay App 3	(20,662.50)	Cleared
01/03/14	FR 3	RIPA and Associates, LLC Pay App 2	(370,909.26)	Cleared
01/03/14	FR 3	Ryan Companies US Inc. Pay App 4	(19,350.00)	Cleared
02/03/14	FR 4	Hopping Green & Sams Inv. 73574	(152.45)	Cleared
02/03/14	FR 4	Hopping Green & Sams Inv. 73575	(10,118.28)	Cleared
02/03/14	FR 4	Hopping Green & Sams Inv. 74003	(504.45)	Cleared
02/03/14	FR 4	Hopping Green & Sams Inv. 74004	(4,927.50)	Cleared
02/03/14	FR 4	RIPA and Associates, LLC Pay App 3	(1,092,843.68)	Cleared
02/03/14	FR 4	Ryan Companies US Inc. Pay App 5	(21,485.00)	Cleared
02/03/14	FR 4	Ryan Companies US Inc. Acquisition of Stantec WIP	(428,115.04)	Cleared
03/05/14	FR 5	Hopping Green & Sams Inv. 74457	(8,534.00)	Cleared
03/05/14	FR 5	RIPA and Associates, LLC Pay App 4 Rev.	(523,434.38)	Cleared
03/05/14	FR 5	Ryan Companies US Inc. Pay App 6	(13,060.00)	Cleared
03/05/14	FR 5	Stantec Inv. 765445	(9,175.02)	Cleared
03/05/14	FR 5	Statewide Safety Services Pay App 1	(12,050.66)	Cleared
03/05/14	FR 5	Statewide Safety Services Pay App 2	(126,964.82)	Cleared
04/04/14	FR 6	Aurora Civil Engineering, Inc.	(5,675.00)	Cleared
04/04/14	FR 6	Hopping Green & Sams Inv. 74863	(3,719.73)	Cleared
04/04/14	FR 6	RIPA and Associates, LLC Pay App 5	(472,945.66)	Cleared
04/04/14	FR 6	Ryan Companies US Inc. Pay App 7	(9,920.00)	Cleared
04/04/14	FR 6	Stantec Inv 773992	(6,299.73)	Cleared
04/04/14	FR 6	Statewide Safety Services Pay App 3	(86,371.66)	Cleared
05/05/14	FR 7	Hopping Green & Sams Inv. 75380	(347.65)	Cleared
05/05/14	FR 7	RIPA and Associates, LLC Pay App 6	(495,330.75)	Cleared
05/05/14	FR 7	Ryan Companies US Inc Pay App 8	(12,872.50)	Cleared

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

**2013 Project**

**2013 Project Account through March 31, 2015**

05/05/14	FR 7	Stantec Inv. 782424	(16,885.50)	Cleared
05/05/14	FR 7	Statewide Safety Services Pay App 4	(126,522.55)	Cleared
06/13/14	FR 8	Hopping Green & Sams Inv. 76287	(7,281.07)	Cleared
06/13/14	FR 8	RIPA and Associates, LLC Pay App 7	(178,955.55)	Cleared
06/13/14	FR 8	Ryan Companies US Inc Pay App 9	(7,285.00)	Cleared
06/13/14	FR 8	Stantec Inv. 800316	(56,463.14)	Cleared
06/13/14	FR 8	Statewide Safety Services Pay App 5	(21,084.84)	Cleared
07/09/14	FR 9	Aurora Civil Engineering, Inc. Inv 140700	(5,070.00)	Cleared
07/09/14	FR 9	Hopping Green & Sams Inv. 75879	(449.19)	Cleared
07/09/14	FR 9	Hopping Green & Sams Inv. 76588	(1,459.03)	Cleared
07/09/14	FR 9	RIPA and Associates, LLC Pay App 8	(26,820.00)	Cleared
07/09/14	FR 9	Ryan Companies US Inc. Pay App 10	(14,182.50)	Cleared
07/09/14	FR 9	Statewide Safety Services Pay App 6	(11,749.50)	Cleared
08/18/14	FR 10	Hopping Green & Sams Inv. 77296	(689.03)	Cleared
08/18/14	FR 10	RIPA and Associates, LLC Pay App 9	(78,635.49)	Cleared
08/18/14	FR 10	RIPA and Associates, LLC Pay App 9RET	(384,577.59)	Cleared
08/18/14	FR 10	Ryan Companies US Inc. Pay App 10	(13,675.00)	Cleared
08/18/14	FR 10	Stantec Consulting Services, Inc. Inv. 812917	(23,133.50)	Cleared
08/18/14	FR 10	Stantec Consulting Services, Inc. Inv. 815327	(23,293.68)	Cleared
08/18/14	FR 10	Statewide Safety Services Pay App Retainage	(36,218.46)	Cleared
09/16/14	FR 11	Hopping Green & Sams Inv. 77481	(516.00)	Cleared
09/16/14	FR 11	RIPA and Assocites, LLC Inv. RA140780	VOID	VOID
09/16/14	FR 11	Ryan Cmpanies US Inc. Pay App 11	(13,225.00)	Cleared
09/16/14	FR 11	Stantec Consulting Services, Inc. Inv. 827429	(3,835.00)	Cleared
09/30/14	n/a	Hopping Green & Sams Inv. 78358	(1,186.00)	Cleared
10/31/14	n/a	Hopping Green & Sams Inv. 78855	(37.50)	Cleared
10/31/14	n/a	Stantec Consulting Services, Inc. Inv. 847252	(1,950.00)	Cleared
11/30/14	n/a	Hopping Green & Sams Inv. 79331	(87.98)	Cleared
11/30/14	n/a	Statewide Safety Services Inv. 100 Overrun P&P Bond	(762.79)	Cleared
12/04/14	n/a	Stantec Consulting Services, Inc. Inv. 856570	(900.00)	Cleared
03/16/15	n/a	Stantec Consulting Services, Inc. Inv. 888366	(1,245.00)	A/P

**Total Funding Requests** (5,112,447.37)

**Total Funding Requests** (5,112,447.37)

**Payments pursuant to Construction Funding Agreement:**

02/06/14	Ck. 10007	RELP Tampa, LLC	(592,232.76)	
05/08/14	Ck. 10019	RELP Tampa, LLC	(2,320,285.85)	
08/13/14	Ck. 10028	RELP Tampa, LLC	(87,481.39)	

**Total Outflows:** (8,112,447.37)

**Funds Available in 2013 Project Account at March 31, 2015** \$ 3,605.73



**South Shore Corporate Park Industrial  
Community Development District  
Notes to Unaudited Financial Statements  
March 31, 2015**

**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.