



Rizzetta & Company

South Shore Corporate Park Industrial Community Development District

**Board of Supervisors'
Special Meeting
June 14, 2018**

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

www.southshorecdd.org

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
June 14, 2018 at 1:00 p.m.**

To be held at the office of Ryan Companies located at 201 North Franklin Center, Suite 3500, Tampa, FL 33602.

District Board of Supervisors	Mike Harryman	Chairman
	Douglas Dieck	Vice Chairman
	John Tipton	Assistant Secretary
	Brian Devlin	Assistant Secretary
	John Carnesale	Assistant Secretary
District Manager	Christine Perkins	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Hopping Green & Sams, P.A.
District Engineer	Dave Kemper	Stantec WilsonMiller

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

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **1:00 p.m.** with the first section, which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three **(3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT IS MAINTENANCE RELATED ITEM, THESE ITEMS WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors discussion, motion and vote. Agendas can be reviewed by contacting the Administrator's office at (813) 533-2950 at least seven days in advance of the scheduled meeting. Requests to address items that are not on this agenda must be submitted in writing with an explanation to the District Administrator at least fourteen (14) days prior to the date of the meeting and will be heard under "Public Comments". The fourth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meeting. 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.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578
www.southshorecdd.org**

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

June 12, 2018

REVISED AGENDA

Dear Board Members:

The Special meeting of the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will be held on **Thursday, June 14, 2018 at 1:00 p.m.** at the offices of Ryan Companies, located at 201 North Franklin Street, Suite 3500, Tampa, Florida 33602. 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 Resignation of Chairman Mike Harryman
(Seat #5; 2016-2020) Tab 1
 - B. Nomination of Board Supervisor for Seat #5
 1. Administration of Oath of Office
 - C. Consideration of Resignation of Vice Chairman Doug Dieck
(Seat #2; 2014-2018) Tab 2
 - D. Nomination of Board Supervisor for Seat #2
 1. Administration of Oath of Office
 - E. Consideration of Resignation of Assistant Secretary Brian Devlin
(Seat #4; 2016-2020) Tab 3
 - F. Nomination of Board Supervisor for Seat #4
 1. Administration of Oath of Office
 - G. Consideration of Resolution 2018-04, Re-Designating Officers
of the District Tab 4
 - H. Review of Form 1 & Sunshine Laws Tab 5
 - I. Consideration of the Minutes of the Board of Supervisors' Regular
Meeting held on December 6, 2017 Tab 6
 - J. Consideration of the Minutes of the Board of Supervisors' Special
Meeting held on December 20, 2017 Tab 7
 - K. Consideration of Operations & Maintenance Expenditures for
November 2017 through April 2018 Tab 8
- 4. BUSINESS ITEMS**
 - A. Presentation of Proposed Budget for Fiscal Year 2018/2019 Tab 9
 1. Consideration of Resolution 2018-05, Approving Proposed Budget
and Setting the Public Hearing Tab 10
 - B. Presentation of Registered Voter Count Tab 11
 - C. Consideration of Resolution 2018-06, Setting Landowners' Election Tab 12
 - D. Presentation of Fiscal Year 2016-2017 Audit Tab 13
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 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.

With Warm Regards,

Christine Perkins

Christine Perkins
District Manager

Tab 1


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

District Office · 9428 Camden Field Parkway · Riverview · Florida · 33578

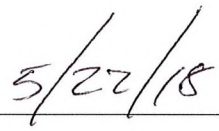
**RESIGNATION FROM THE BOARD OF SUPERVISORS OF
THE SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

To Whom It May Concern:

I, **Mike Harryman**, hereby tender my resignation from the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District, effective as of June 14, 2018.



Signature



Date

Tab 2

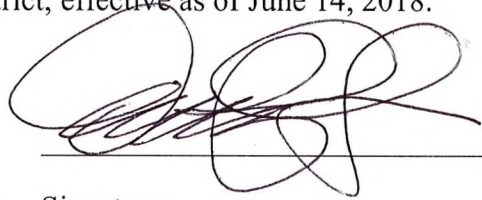
**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

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**RESIGNATION FROM THE BOARD OF SUPERVISORS OF
THE SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

To Whom It May Concern:

I, **Doug Dieck**, hereby tender my resignation from the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District, effective as of June 14, 2018.



Signature

5-22-18

Date

Tab 3


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

District Office · 9428 Camden Field Parkway · Riverview · Florida · 33578

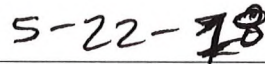
**RESIGNATION FROM THE BOARD OF SUPERVISORS OF
THE SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

To Whom It May Concern:

I, **Brian Devlin**, hereby tender my resignation from the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District, effective as of June 14, 2018.

A handwritten signature in black ink, appearing to read 'B. Devlin', written over a horizontal line.

Signature

A handwritten date '5-22-18' in black ink, written over a horizontal line.

Date

Tab 4

RESOLUTION 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS 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 Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14th DAY OF JUNE, 2018.

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

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 5

FORM 1**STATEMENT OF
FINANCIAL INTERESTS****2017**Please print or type your name, mailing
address, agency name, and position below:**FOR OFFICE USE ONLY:**

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

CHECK ONLY IF ☐ CANDIDATE OR ☐ NEW EMPLOYEE OR APPOINTEE****** BOTH PARTS OF THIS SECTION MUST BE COMPLETED ********DISCLOSURE PERIOD:**

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, WHETHER BASED ON A CALENDAR YEAR OR ON A FISCAL YEAR. PLEASE STATE BELOW WHETHER THIS STATEMENT IS FOR THE PRECEDING TAX YEAR ENDING EITHER (must check one):

☐ DECEMBER 31, 2017 OR ☐ SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____**MANNER OF CALCULATING REPORTABLE INTERESTS:**FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**):☐ **COMPARATIVE (PERCENTAGE) THRESHOLDS** OR ☐ **DOLLAR VALUE THRESHOLDS****PART A -- PRIMARY SOURCES OF INCOME** [Major sources of income to the reporting person - See instructions]

(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

PART B -- SECONDARY SOURCES OF INCOME

[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]

(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]

(If you have nothing to report, write "none" or "n/a")

FILING INSTRUCTIONS for when
and where to file this form are
located at the bottom of page 2.**INSTRUCTIONS** on who must file
this form and how to fill it out
begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
(If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
(If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY		
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING

For **elected municipal officers** required to complete annual ethics training pursuant to section 112.3142, F.S.

☐ **I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.**

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE ☐

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format) and send it to CEForm1@leg.state.fl.us. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2017.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance

director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$20,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, Assistant Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$20,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your Social Security Number is not required and you should redact it from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written request.

DISCLOSURE PERIOD: The tax year for most individuals is the calendar year (January 1 through December 31). If that is the case for you, then your financial interests should be reported for the calendar year 2017; check that box. If you file your IRS tax return based on a tax year that is not the calendar year, you should specify the dates of your tax year in this portion of the form and check the appropriate box. This is the "disclosure period" for your report.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose the amount of income received, and you need not list your public salary from serving in the position(s) which requires you to file this form. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

— If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of

a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more current appraisal.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you, Deferred Retirement Option Program (DRO) accounts, the Florida Prepaid College Plan, and bank accounts. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(5), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies; utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

(End of Dollar Value Thresholds Instructions.)

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose the amount of income received, and you need not list your public salary received from serving in the position(s) which requires you to file this form, but this amount should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived

more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,

(2) You received more than 10% of your gross income from that business entity; **and**,

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more current appraisal.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you, Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145, F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies; utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

(End of Percentage Thresholds Instructions.)

FLORIDA COMMISSION ON ETHICS



GUIDE to the SUNSHINE AMENDMENT and CODE of ETHICS for Public Officers and Employees

2018

State of Florida

COMMISSION ON ETHICS

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Michael Cox, *Vice Chair*
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I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;

- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. PROHIBITED ACTIONS OR CONDUCT

1. *Solicitation and Acceptance of Gifts*

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, effective in 2006 and notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, effective May 1, 2013, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

2. Unauthorized Compensation

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

3. Misuse of Public Position

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

4. Disclosure or Use of Certain Information

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

5. *Solicitation or Acceptance of Honoraria*

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS

1. *Doing Business With One's Agency*

(a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

(b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. *Conflicting Employment or Contractual Relationship*

(a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]

(b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]

(c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. *Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:*

(a) When the business is rotated among all qualified suppliers in a city or county.

(b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

(c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.

(d) When an emergency purchase must be made to protect the public health, safety, or welfare.

(e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.

(f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.

(g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.

(h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).

(i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.

(j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. Additional Exemptions

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.] A qualified blind trust established pursuant to Sec. 112.31425, Fla. Stat., may afford an official protection from conflicts of interest arising from assets placed in the trust.

5. Legislators Lobbying State Agencies

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. Employees Holding Office

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

7. Professional and Occupational Licensing Board Members

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

8. *Contractual Services: Prohibited Employment*

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

9. *Local Government Attorneys*

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

10. *Dual Public Employment*

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES

1. *Anti-Nepotism Law*

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute "jurisdiction or control" for the purposes

of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. Additional Restrictions

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS

1. Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. Lobbying by Former State Employees

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

- (a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.

- (b) Persons serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the

House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. Additional Restrictions on Former State Employees

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

4. Lobbying by Former Local Government Officers and Employees

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of

which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

E. VOTING CONFLICTS OF INTEREST

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

A qualified blind trust established pursuant to Sec. 112.31425, Fla. Stat., may afford an official protection from voting conflicts of interest arising from assets placed in the trust.

F. DISCLOSURES

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. FORM 1 - Limited Financial Disclosure

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.;

members of the board of Florida is for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.

3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

4) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$20,000 for the local governmental unit.

5) Members of governing boards of charter schools operated by a city or other public entity.

6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.

3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.

5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$20,000.

7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the

disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES for elected local office must file FORM 1 together with and at the same time they file their qualifying papers.

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

Each LOCAL OFFICER files FORM 1 with the Supervisor of Elections in the county in which he or she permanently resides.

A STATE OFFICER or SPECIFIED STATE EMPLOYEE files with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

LOCAL OFFICERS file with the Supervisor of Elections of the county in which they permanently reside.

STATE OFFICERS and SPECIFIED STATE EMPLOYEES file with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

4. *FORM 6 - Full and Public Disclosure*

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of the city council and candidates for these offices in Jacksonville; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When and Where To File:

Incumbent officials must file FORM 6 annually by July 1 with the Commission on Ethics. CANDIDATES must file with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. *FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses*

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the

expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. FORM 30 - Donor's Quarterly Gift Disclosure

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered

by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

LOCAL OFFICERS and EMPLOYEES who must file FORM 1 annually will be sent the form by mail from the Supervisor of Elections in the county in which they permanently reside not later than JUNE 1 of each year. Newly elected and appointed officials or employees should contact the heads of their agencies for copies of the form or download it from www.ethics.state.fl.us, as should those persons who are required to file their final disclosure statements within 60 days of leaving office or employment.

ELECTED CONSTITUTIONAL OFFICERS, OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file annually FORM 1 or 6 will be sent these forms by mail from the Commission on Ethics by JUNE 1 of each year. Newly elected and appointed officers and employees should contact the heads of their agencies or the Commission on Ethics for copies of the form or download it from www.ethics.state.fl.us, as should those persons who are required to file their final disclosure statements within 60 days of leaving office or employment.

Any person needing one or more of the other forms described here may also obtain them from a Supervisor of Elections or from the Commission on Ethics, P.O. Drawer 15709, Tallahassee, Florida 32317-5709. They are also available on the Commission's website: www.ethics.state.fl.us.

V. PENALTIES

A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. Penalties for Candidates

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the

ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000, and triple the value of a gift received from a political committee.

C. Penalties for Former Officers and Employees

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per principal for each day the report is late, up to a maximum fine of \$5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website: www.ethics.state.fl.us.

VII. COMPLAINTS

A. Citizen Involvement

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can obtain a complaint form (FORM 50), by contacting the Commission office at the address or phone number shown on the inside front cover of this booklet, or you can download it from the Commission's website:
www.ethics.state.fl.us.

B. Referrals

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the

complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations

is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4987

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers and elected municipal officers are required to receive a total of four hours training, per calendar year, in the area of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff. A comprehensive online training course addressing Florida's Code of Ethics, as well as Sunshine Law, and Public Records Act is available via a link on the Commission's homepage.

Tab 6

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

The Regular meeting of the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District was held on **Wednesday, December 6, 2017 at 10:01 a.m.** at the office of Ryan Companies US, Inc., located at 201 N. Franklin St., Suite 3500, Tampa, FL 33602.

Present and constituting a quorum were:

Mike Harryman
Doug Dieck
Brian Devlin

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

Also present were:

Christine Perkins
Joe Roethke

Tucker Mackie
Sarah Sandy
Scott Brizendine

District Manager, Rizzetta & Company, Inc.
Regional District Manager, Rizzetta & Company, Inc. (via phone)
District Counsel, Hopping Green & Sams (via phone)
Hopping Green & Sams (via phone)
Rizzetta & Company, Inc. (via phone)

FIRST ORDER OF BUSINESS

Call to Order

Ms. Perkins 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

**Consideration of the Minutes of the Audit
Committee Meeting held on July 5, 2017**

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Audit Committee meeting held on July 5, 2017 as presented for the South Shore Corporate Park Industrial Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Regular
Board of Supervisors' Meeting held on July 5,
2017**

On a Motion by Mr. Harryman, seconded by Mr. Dieck, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular Meeting held on July 5, 2017 as presented for the South Shore Corporate Park Industrial Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations and Maintenance
Expenditures for June 2017 through October
2017**

On a Motion by Mr. Harryman, seconded by Mr. Dieck, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for June 2017 (\$21,314.28) July 2017 (\$13,853.70) August 2017 (\$8,496.81) September 2017 (\$27,050.51) & October (\$16,060.93) as presented for the South Shore Corporate Park Industrial Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2018-01,
Alternative Investment Guidelines Policy**

On a Motion by Mr. Dieck, seconded by Mr. Devlin, with all in favor, the Board of Supervisors adopted Resolution 2018-01, Alternative Investment Guidelines Policy for the South Shore Corporate Park Industrial Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of the First Amendment to the
Consolidated Amended and Restated
Promissory Payment Agreement**

Ms. Mackie presented the First Amendment to the Consolidated Amended and Restated Promissory Payment Agreement to the Board, noting that the district and the developer had previously entered into a previous agreement dated January 7, 2016. Ms. Mackie reviewed the agreement, also communicating that section two outlines the principal reduction from impact-fee credits.

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Manager

1. Presentation of November 2017 Remson Aquatics Waterway Report

Ms. Perkins presented the November 2017 Remson Aquatics Waterway Report to the Board. Mr. Dieck inquired if there were any recommended actions at this time to combat the issues presented in the report. Ms. Perkins notated that Remson Aquatics nor Finn Outdoor raised any red flags for items requiring immediate attention at this time.

2. Presentation of South Shore Wetland Annual Report

Ms. Perkins presented the Wetland Annual Report provided by Finn Outdoor.

B. Landscape & Irrigation Maintenance

1. Consideration of Proposal for Upgrading Central Controller to Baseline 300

This Proposal was not approved by the Board.

2. Consideration of Proposal for Palm Tree Trimming, Palm Tree Removal, and Oak Tree Lifting

This Proposal was not approved by the Board.

C. District Counsel

No report.

D. District Engineer

Not present.

E. District Manager

Ms. Perkins noted that the next Special Board of Supervisors meeting would be held on December 20, 2017 at 10:00 a.m. at the office of Ryan Companies, located at 201 N. Franklin St., Suite 3500, Tampa, FL 33602.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Dieck requested to notice a special meeting for Wednesday, December 27th, 2017 at 10:00 AM at the offices of Ryan Companies.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors adjourned the meeting at 10:20 a.m. for South Shore Corporate Park Industrial Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 7

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 **Wednesday, December 20, 2017 at 9:07 a.m.** at the office of Ryan Companies US, Inc., located at 201 N. Franklin St., Suite 3500, Tampa, FL 33602.

Present and constituting a quorum were:

Mike Harryman
Doug Dieck
Brian Devlin

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

Also present were:

Christine Perkins
Tucker Mackie
David Kemper
Scott Brizendine

**District Manager, Rizzetta & Company, Inc.
District Counsel, Hopping Green & Sams
District Engineer, Stantec (via phone)
Manager of District Financial Services,
Rizzetta & Company, Inc. (via phone)**

FIRST ORDER OF BUSINESS

Call to Order

Ms. Perkins 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

**Consideration of Second Amendment to the
Consolidated Amended and Restated
Promissory Payment Agreement**

Ms. Mackie communicated that at the prior meeting, the District considered a First Amendment to the Consolidated Amended and Restated Promissory note to account for impact fee credits that had been retained by the Developer and sold back to Hillsborough County through a buy-back program. Ms. Mackie mentioned that because the District funded those improvements that generated the impact fees they are the property of the District, however there was an agreement between the District and the Developer to have the Developer retain these impact fee credits for their use; as any use of those impact fee credits at the time the District financed those improvements- the District would reimburse the Developer from bond proceeds for the funds that were advanced to construct the improvements. Thus, there being an offset for the impact fee credits, and therefore, at the last meeting the original \$6.4 Million was recognized as a reduction. Ms. Mackie also communicated that there was a need to true-up the remainder of the impact fee credits as well as a few additional sales. Section two in the agreement recognizes the impact fee credits that were transferred to other entities or sold back to Hillsborough County, as well as the amount of impact fees that remain, therefore reducing the principal amount to \$5,885,195.94.

Mr. Dieck inquired for clarity about the revised reduction stemming from the Amazon impact fee credit sale, as well as what the Developer utilized for building, to which Ms. Mackie confirmed in the affirmative.

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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2018-02, Accepting the Certification of the District Engineer that the Master Improvement Project is Complete

- a. Updated Engineer's Report
- b. Engineer's Certification
- c. First Supplement to the Amended and Restated Master Special Assessment Allocation Report (Phase 1) dated December 20, 2017
- d. Assessment Lien Roll

Ms. Mackie communicated that the basis of declaring the project complete is to affirm that the project is complete and has reached the end of the process of its improvement plan, as well as certify the final costs of that project. There is contemplation of pre-payment in kind of the remaining debt assessments levied on the property that is still subject to those assessments. Before recognizing that pre-payment in kind, when the District certifies that the project is complete, under Florida law there is a requirement to equalize assessments to ensure that the assessments match what was actually spent vs original estimates. By certifying that the project is complete, the district would then also equalize assessments over the property.

Ms. Mackie walked through the associated exhibits within Resolution 2018-02, reiterating that the Engineer's report is from August 26, 2013, and that there have been no changes since to the improvements identified in the report. Ms. Mackie communicated that within the Engineer's Certification, the only item identified as a remaining improvement that was not completed was certain mast arms improvements, signal heads, and controller cabinets associated with the traffic signal located at 30th Avenue and Laurel Ridge Drive, which as of right now are not required to be completed as per Hillsborough County. If it ever were to be required to be completed, it would be the responsibility of the landowner. Mr. Dieck reiterated that the Developer had put in the underground infrastructure necessary for these improvements.

Ms. Mackie touched on the First Supplement to the Amended and Restated Master Special Assessment Allocation Report, that the assessable units have remained unchanged from the Master Report, however in Table 2-2, infrastructure costs are directly taken from the Engineer's report. The various reductions from the impact fee credits were noted, as well as county grants and FDOT funding for some of the improvements. There was also a pre-payment from 2013 for the Amazon parcel.

Mr. Dieck inquired for clarification about the accrued interest on the note. Ms. Mackie explained when and how the interest was taken into account. Mr. Dieck restated that there was no assessment for Lot 9, as that was previously paid for a full release.

On a Motion by Mr. Dieck, seconded by Mr. Devlin, with all in favor, the Board of Supervisors Adopted Resolution 2018-02, Accepting the Certification of the District Engineer that the Master Improvement Project is Complete for the South Shore Corporate Park Industrial Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2018-03,
Recognizing Prepayments in Kind for
Termination of the Consolidated Amended &
Restated Promissory Payment Agreement, as
Amended**

- a. Report of the District Engineer, Updated August 26, 2013
- b. Amended and Restated Master Special Assessment Allocation Report (Phase 1), Dated August 27, 2016
- c. Note Summary Chart
- d. First Supplement to the Amended and Restated Master Special Assessment Allocation Report, Dated December 20, 2017
- e. Master Assessment Roll (Before Prepayments)
- f. Letter from South Shore Corporate Park LLC, dated December 20, 2017
- g. Description of Released Property
- h. Form of Release

Ms. Mackie communicated that back in 2013 when the original pre-payment was recognized from the landowner of the Amazon parcel, the Board amended its master assessment resolution to allow not only for a pre-payment in cash, but also a pre-payment in kind, and that would be the tender of any bonds or notes outstanding as payment for outstanding assessments due on a particular parcel. So with that structure already in place, and allowable pursuant to District resolution, the District had received notice from South Shore Corporate Park LLC of an intent to tender the consolidated note amount as a pre-payment of the assessment due outstanding on developable property within the district subject to the master debt assessment. Ms. Mackie further elaborated that the note holder, South Shore Corporate Park LLC, will tender the outstanding consolidated note as amended as a full satisfaction of the outstanding assessments of the parcels listed in the First Supplement to the Amended and Restated Master Special Assessment Allocation Report, dated December 20, 2017. The District would also then provide a release of that lien, which would additionally be recorded.

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board of Supervisors Adopted Resolution 2018-03, Recognizing Prepayments in Kind for Termination of the Consolidated Amended & Restated Promissory Payment Agreement, as Amended for the South Shore Corporate Park Industrial Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Estoppel Letters & Lien
Releases**

- a. Estoppel Letters

Ms. Mackie communicated that District Management had issued the Estoppel Letter, the purposes being to attest that the amounts the District are seeking are accurate, as well as are in alignment with the assessment report and certification of the District Engineer.

Mr. Dieck pointed out the outstanding principal balance, accrued interest, and the O&M assessment for the Board, relaying that South Shore Corporate Park LLC is current on all obligations.

Ms. Mackie reiterated that the District has a direct-collect agreement with all landowners on O&M assessments, which will continue, and each landowner has the opportunity if desired to pre-pay O&M, however the District at this time is solely focused on debt number.

On a Motion by Mr. Dieck, seconded by Mr. Devlin, with all in favor, the Board of Supervisors Ratified Staff's Actions in Preparing and Delivering the Estoppel Letters for the South Shore Corporate Park Industrial Community Development District.

b. **Release of Lien for Special Assessment**

Ms. Mackie communicated that the Release of Lien for Special Assessment is just the form of the notice that will be executed by the Chairman and subsequently recorded, and that no formal Board action is required.

Mr. Dieck expressed that the Title Company has reviewed this Release of Lien and it satisfies all requirements.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
No report.

C. District Manager
Ms. Perkins noted that the special meeting originally scheduled for December 27, 2017 at 10:00 a.m. was cancelled. The next meeting will be held on February 7, 2018 at 10:00 a.m.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board of Supervisors adjourned the meeting at 9:28 a.m. for the South Shore Corporate Park Industrial Community Development District.

Tab 8

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures November 2017 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2017 through November 30, 2017. This does not include expenditures previously approved by the Board.

The total items being presented: **\$9,566.43**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenses

November 1, 2017 Through November 30, 2017

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Department of Economic Opportunity	000657	70992	Special District Fee FY 17/18	\$ 175.00
Finn Outdoor, LLC	000661	2095	4th Quarterly Maintenance Q4 2017	\$ 625.00
Hopping Green & Sams	000662	96143A	General Monthly Legal Services 08/17	\$ 178.50
Hopping Green & Sams	000662	96872	General Monthly Legal Services 09/17	\$ 1,347.00
Irrigation Technical Services, Inc.	000663	22940	Irrigation Maintenance 10/17	\$ 905.59
Remson Aquatics, LLC	000664	109443	Lake Maintenance 11/17	\$ 295.00
Rizzetta & Company, Inc.	000656	INV0000028160	District Management Fees 11/17	\$ 850.00
Rizzetta Technology Services	000658	INV00000002829	Website Hosting Services 11/17	\$ 100.00
TECO	000659	211010133950 10/17	351 30th ST NE 10/17	\$ 3,770.34
United States Liability Insurance Company	000660	PO 1000733H 11/17-11/18	Public Officials Liability 11/30/17-11/30/18	<u>\$ 1,320.00</u>
Report Total				<u>\$ 9,566.43</u>

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2017/2018 Special District Fee Invoice and Update Form
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 70992			Date Invoiced: 10/02/2017
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/04/2017: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



South Shore Corporate Park Industrial Community Development District

Mr. William Rizzetta

3434 Colwell Avenue, Suite 200

Tampa, FL 33614

RECEIVED

Date Rec'd Rizzetta & Co., Inc. NOV 03 2017

D/M approval CP Date 11/8/17

Date entered NOV 03 2017

Fund 001 GL 51300 OC 4902

Check # _____

2. Telephone: (813) 933-5571
3. Fax: (813) 935-6212
4. Email: brizzetta@rizzetta.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: southshorecdd.org
8. County(ies): Hillsborough
9. Function(s): Community Development
10. Boundary Map on File: 04/21/2008
11. Creation Document on File: 04/21/2008
12. Date Established: 03/17/2008
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance 08-4
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 11/07/2016

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: William J. Rizzetta Date 10/19/17

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2015/2016 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

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

Finn Outdoor

INVOICE

BILL TO

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

INVOICE # 2095

DATE 10/03/2017

DUE DATE 10/03/2017

TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Exotic Species Removal Quarterly Maintenance event. Q4 2017.	1	625.00	625.00

BALANCE DUE

\$625.00

RECEIVED

NOV 07 2017

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval CP Date 11/13/17

Date entered NOV 13 2017

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

September 28, 2017

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

Bill Number 96143A
Billed through 08/31/2017

RECEIVED

General Counsel
SSCDD 00001 TFM

Date Rec'd Rizzetta & Co., Inc. NOV 10 2017
D/M approval CP Date 11/13/17
Date entered NOV 13 2017
Fund 001 GL 51400 OC 3107
Check#

FOR PROFESSIONAL SERVICES RENDERED

08/24/17	TFM	Confer with Perkins regarding board meeting.	0.30 hrs
08/31/17	GLP	Research, review, draft and edit Rizzetta standard forms of agreement for various services, including district management, field services, amenity management and field inspection services.	0.60 hrs

Total fees for this matter \$178.50

MATTER SUMMARY

Pierson, Greg L.	0.60 hrs	190 /hr	\$114.00
Mackie, A.Tucker Frazee	0.30 hrs	215 /hr	\$64.50

TOTAL FEES \$178.50

TOTAL CHARGES FOR THIS MATTER \$178.50

BILLING SUMMARY

Pierson, Greg L.	0.60 hrs	190 /hr	\$114.00
Mackie, A.Tucker Frazee	0.30 hrs	215 /hr	\$64.50

TOTAL FEES \$178.50

TOTAL CHARGES FOR THIS BILL \$178.50

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

October 31, 2017

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

Bill Number 96872
Billed through 09/30/2017

General Counsel

SSCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

09/13/17	TFM	Confer with Dieck.	0.30 hrs
09/21/17	TFM	Confer with Perkins; review tentative agenda.	0.60 hrs
09/22/17	CEL	Research and review materials regarding South Shore and Ryan's request to restrict groundwater use on the property associated with arsenic contamination in groundwater.	2.00 hrs
09/22/17	TFM	Confer with Dieck, Wolle and Williams regarding impact fee credits; review notice regarding contaminated site and confer with Eldred regarding same; confer with Perkins; review meeting minutes and provide comment.	1.50 hrs
09/25/17	TFM	Confer with Dieck and Perkins regarding board meeting; review correspondence regarding site contamination.	0.70 hrs
09/26/17	TFM	Confer with Perkins.	0.30 hrs
09/27/17	TFM	Review correspondence from Wolle.	0.40 hrs
Total fees for this matter			\$1,347.00

NOV 10 2017
Date Rec'd Rizzetta & Co., Inc. _____
D/M approval Cp Date 11/13/17
Date entered NOV 13 2017
Fund 001 GL 51400 OC 3107
Check# _____

MATTER SUMMARY

Eldred, Carl	2.00 hrs	265 /hr	\$530.00
Mackie, A.Tucker Frazee	3.80 hrs	215 /hr	\$817.00

TOTAL FEES

\$1,347.00

TOTAL CHARGES FOR THIS MATTER

\$1,347.00

BILLING SUMMARY

Eldred, Carl	2.00 hrs	265 /hr	\$530.00
Mackie, A.Tucker Frazee	3.80 hrs	215 /hr	\$817.00

=====	
TOTAL FEES	\$1,347.00
TOTAL CHARGES FOR THIS BILL	\$1,347.00

Please include the bill number on your check.

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

Invoice#: 22940

Date: 10/27/2017

Record#: 20337

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:** 11/27/2017**Employee:****Order#:**

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Oct 2017 PM	1.0000	905.590000	905.59	N

Notes:South Shore Corporate Park
Building
October 2017
Planned Maintenance, per contract.

RECEIVED

NOV 07 2017

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval CP Date 11/13/17Date entered NOV 13 2017Fund 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:	905.59
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	905.59

Invoice



Remson Aquatics
11207 Remson Lane
Riverview, FL 33579
Phone No. (813) 671-2851

Date	Invoice #
11/6/2017	109443

Bill To
South Shore CDD Rizzetta & Co. 9428 Camden Field Parkway Riverview, FL 33578

TERMS NET 30 DAYS

Description	Amount
November Lake Maintenance Service Provided-11/09/2017	295.00
<div style="text-align: right;">NOV 14 2017</div> <div> Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>CP</u> Date <u>11/27/17</u> Date entered <u>NOV 27 2017</u> Fund <u>001</u> GL <u>53800</u> OC <u>4602</u> Check# _____ </div>	

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

Total	\$295.00
--------------	----------

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

Date	Invoice #
11/1/2017	INV0000028160

Bill To:

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

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

Description	Qty	Rate	Amount
District Management Services 51300 3101	1.00	\$500.00	\$500.00
Accounting Services 51300 3201	1.00	\$250.00	\$250.00
Financial & Revenue Collections 51300 3111	1.00	\$100.00	\$100.00
<div>RECEIVED</div> <div>Date Rec'd Rizzetta & Co., Inc. <u>OCT 25 2017</u></div> <div>D/M approval <u>CP</u> Date <u>11/1/17</u></div> <div>Date entered <u>OCT 27 2017</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>X</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 #
11/1/2017	INV0000002829

Bill To:

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

Services for the month of	Terms	Client Number
November		00857

Description	Qty	Rate	Amount
EEmail Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
<div>RECEIVED</div> <div>Date Rec'd Rizzetta & Co., Inc. <u>OCT 25 2017</u></div> <div>D/M approval <u>CP</u> Date <u>11/3/17</u></div> <div>Date entered <u>NOV 03 2017</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 | f t p g+ in

Statement Date: 10/26/2017
Account: 211010133950

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

Current month's charges:	\$3,770.34
Total amount due:	\$3,770.34
Payment Due By:	11/16/2017

Your Account Summary

Previous Amount Due	\$3,770.34
Payment(s) Received Since Last Statement	-\$3,770.34
Current Month's Charges	\$3,770.34
Total Amount Due	\$3,770.34

NOV 02 2017

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval CP Date 11/8/17
Date entered NOV 03 2017
Fund 001 GL 53100 OC 4307
Check# _____



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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 or visit tampaelectric.com and select *Pay Your Bill*.

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:	\$3,770.34
Total amount due:	\$3,770.34
Payment Due By:	11/16/2017
Amount Enclosed	\$ <u>3,770.34</u>

662493966413

00004569 01 AB 0 40 33614 FTECO110271700130610 00000 06 01000000 007 08 40074 002



SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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 ChoicesSM – 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 EnergySM – 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[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at 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 or call Customer Care at the number listed above.
- Pay by credit or debit card using Quick Pay at 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 para ver esta información en español.

ACCOUNT INVOICE

tampaelectric.com



Account: 211010133950
Statement Date: 10/26/2017
Current month's charges due 11/16/2017

Details of Charges – Service from 09/22/2017 to 10/20/2017

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	10986 kWh @ \$0.03224/kWh	\$354.19
Fixture & Maintenance Charge	105 Fixtures	\$783.08
Lighting Pole / Wire	97 Poles	\$2295.42
Lighting Fuel Charge	10986 kWh @ \$0.02916/kWh	\$320.35
Florida Gross Receipt Tax		\$17.30
Lighting Charges		\$3,770.34

Total Current Month's Charges

\$3,770.34

00004569-0009-009-Page 3 of 4



An audit you can look forward to!

Tampa Electric's **FREE Commercial Energy Audit** can save your company energy and money.

Our nationally certified commercial energy analysts are ready to walk shoulder-to-shoulder with you as we evaluate your electric usage and provide you with no-cost or low-cost suggestions that can improve your energy efficiency.



We also offer a **Comprehensive Energy Audit** at a minimum cost of \$75 for commercial or industrial facilities. As part of this audit, our analyst will perform a complete walk-through of your facility. In addition, we will sub-meter and monitor* up to two pieces of equipment for approximately one month. The analyst will evaluate proper sizing of equipment and operating hours, identify process inefficiencies and more. Once monitoring is complete, we will recommend actions you can take to maximize your energy efficiency.

More energy-saving programs for your business

Results from your Energy Audit may show that your business could benefit from Tampa Electric's other energy-saving programs. Our energy analyst will identify

areas where your business could be more energy efficient and recommend the following programs that can help:

Commercial Cooling Rebate program — Earn a rebate and help reduce your energy costs when you add or replace cooling equipment at your facility.

Commercial Lighting Rebate program — Earn a rebate when you replace existing incandescent lamps with high-efficiency compact fluorescent lamps (CFLs) or light-emitting diode lamps (LEDs) within conditioned or non-conditioned space.

Conservation Value program — Offers rebates to commercial and industrial customers that implement conservation measures that primarily reduce power consumption during peak-demand periods.

Contact us today and schedule the type of audit that can help your company boost its bottom line.



The power to save you money.SM

TampaElectric.com/BizSave | 813-275-3909

* Available on equipment or panels ≤ 480 volts.



UNITED STATES LIABILITY INSURANCE COMPANY
PO BOX 62778
BALTIMORE, MD 21264-2778

Invoice Date: 10/16/2017

Page 1 of 2

Account Number: PO 1000733

Policy Number: PO 1000733H

RENEWAL NOTICE – Your current policy PO 1000733G is up for renewal. In order for us to issue your Renewal Policy, you must pay the Current Balance Due shown below so that we receive it before 11/30/2017.

Current Balance Due: \$1,320.00
Date Due: 11/30/2017

PUBLIC OFFICIALS LIABILITY

Policy Period: 11/30/2017 to 11/30/2018

Policyholder Name: South Shore Corporate Park
Industrial, CDD

Your Agent is: Stahl & Associates

(See Page 2 on reverse side for Itemized Billing Activity and Future Installments)

PAYMENT OPTIONS

Pay Online

www.usli.com/ezpay

Register online for policy & billing
information

Pay By Phone (24/7)

866-632-2003

(Pagar Por Telefono 24/7)

PayCode #:

807932100073372

(Codigo De Pago)

Pay By Check

Make check payable to:
**UNITED STATES LIABILITY
INSURANCE COMPANY**

Use Remittance Slip Below

For *billing & payment* assistance, please contact us at:

OCT 23 2017

USLI 1-866-632-2003

Date Rec'd Rizzetta & Co., Inc. HULL & COMPANY, LLC (ST. PETERSBURG, FL)

D/M approval CP 11/8/17 727-561-4855

**For *non-billing* questions & assistance, please contact your local agent

Date entered NOV 8 3 2017

Thank you for your business!

Fund 601 GL 51300 OC 4501

Check# _____

TEAR ALONG THIS LINE

001 807932100073372 00132000 1

**SOUTH SHORE CORPORATE PARK INDUSTRIAL,
CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE
TAMPA, FL 33614**

For Office Use Only: 001 807932100073372	
Policy Number: PO 1000733H	
Amount Due: \$1,320.00	Date Due: 11/30/2017
Amount Enclosed: 1320.00	

Make Check Payable To:

UNITED STATES LIABILITY INSURANCE COMPANY

UNITED STATES LIABILITY INSURANCE COMPANY
PO BOX 62778
BALTIMORE, MD 21264-2778

HULL & COMPANY, LLC (ST. PETERSBURG,
FL)





UNITED STATES LIABILITY INSURANCE COMPANY
PO BOX 62778
BALTIMORE, MD 21264-2778

Invoice Date: 10/16/2017
Account Number: PO 1000733
Policy Number: PO 1000733H

Page 2 of 2

Billing Activity			Future Installments			
<u>Transaction</u>	<u>Date</u>	<u>Amount</u>	<u>Date Due</u>	<u>Amount</u>	<u>Fee</u>	<u>Total</u>
Previous Balance		\$0.00	N/A	N/A	N/A	N/A
Current Installment	10/16/2017	\$1,320.00	Total Future Installments:	\$0.00	\$0.00	\$0.00
Current Balance Due:		\$1,320.00				

If you wish to pay your entire remaining policy premium in full, please pay Total Balance below:

Current Balance Due:	\$1,320.00
Total Future Installments (No Installment Fee if paid in full):	\$0.00
Total Balance:	\$1,320.00

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures December 2017 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2017 through December 31, 2017. This does not include expenditures previously approved by the Board.

The total items being presented: **\$7,957.05**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenses

December 1, 2017 Through December 31, 2017

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Auto-Owners Insurance	000671	011218855 17/18	General Liability Insurance FY 17/18	\$ 435.00
Irrigation Technical Services, Inc.	000665	23040	Irrigation Maintenance 11/17	\$ 946.71
Native Son Landscaping, LLC	000666	95514	Lawn Maintenance Service-North Roadway 11/17	\$ 1,399.00
Rizzetta & Company, Inc.	000667	INV0000028850	District Management Fees 12/17	\$ 850.00
Rizzetta Technology Services	000668	INV00000002913	Website Hosting Services 12/17	\$ 100.00
TECO	000670	211010133950 11/17	351 30th ST NE 11/17	\$ 3,770.34
Times Publishing Company	000669	Ad 559722	Ad #559722 11/24/17	\$ 152.00
Times Publishing Company	000672	Ad 565630	Ad #565630 12/08/17	\$ 152.00
Times Publishing Company	000673	Ad 569687	Ad #569687 12/15/17	<u>\$ 152.00</u>
Report Total				<u>\$ 7,957.05</u>

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

Auto-Owners INSURANCE

LIFE • HOME • CAR • BUSINESS

Phone 1-800-288-8740 Fax 517-391-5101
www.auto-owners.com

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

Billing Account Information	
Statement Date	12-08-2017
Account Number	011218855
Payment Plan	FULL PAY
Due Date	12-28-2017

SOUTH SHORE CORPORATE PARK
INDUSTRIAL CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

Date Rec'd Rizzetta & Co., Inc. DEC 14 2017
D/M approval CP Date 12/18/17
Date entered DEC 18 2017
Fund 001 GL 53900 OC 4502
Check# _____

Summary of Billing Account Activity					
Previous Balance	Payments	Policy Activity	Fees	Total	Minimum Due
\$0.00	\$0.00	\$435.00	\$0.00	\$435.00	\$435.00

fold and detach here

0014337

12-0049-00

Auto-Owners
INSURANCE

SOUTH SHORE CORPORATE PARK
INDUSTRIAL CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

Billing Account Information	
Account Number	011218855
Due Date	12-28-2017
Total	\$435.00
Minimum Due	\$435.00

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

____ Address Change

Please make checks payable to:

AUTO-OWNERS INSURANCE
PO BOX 740312
CINCINNATI, OH 45274-0312



100000112188550000000000000000004350000000435009

Policies on Account

TAILORED PROTECTION 20-725458	Effective Date 11-30-2017	Policy Activity \$435.00	Total \$435.00	Minimum Due \$435.00	Total Due with Paid in Full Discount Discount Not Available
Policy PID Code: 1R8 R86 P8A					

Important Billing Information

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

Billing Address Change

SOUTH SHORE CORPORATE PARK

Account Number: 011218855

Street Address: _____ City: _____ State: _____ Zip Code: _____

Policies on Account

TAILORED PROTECTION

20-725458

Irrigation Technical Services,

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

Service Invoice

Invoice#: 23040

Date: 11/21/2017

Record#: 20444

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: 12/21/2017

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Nov 2017 PM	1.0000	905.590000	905.59	N
	2149	.5 pvc drip coupling	5.0000	0.420000	2.10	N
	6169	Hunter 4" Pop-up Rotor"	2.0000	18.000000	36.00	N
	2106	.5" pvc fitting 90 sxs	1.0000	0.640000	0.64	N
	2182	1.5"x.75" pvc fitting re	1.0000	1.740000	1.74	N
	2169	.75 pvc fitting male ada	1.0000	0.640000	0.64	N

Notes:

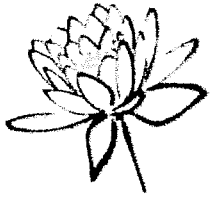
Nov 2017 PM with minor repairs.

Date Rec'd Rizzetta & Co., Inc. **NOV 28 2017**
D/M approval Cp Date 12/4/17
Date entered DEC 04 2017
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:	946.71
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	946.71



Native Son Landscaping, LLC

6810 15th Street East
Sarasota, FL 34243
(941) 727-7122

Website: www.NativeSonLandscape.com
Email: info@nativesonlandscape.com

Service Invoice

Bill To:

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

Ship To:

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

Date

Invoice #

12/1/2017

95514

P.O. No.

10320

Quantity	Description	Rate	Amount
	Lawn Maintenance Service Month of November 2017	1,399.00	1,399.00
<div>RECEIVED NOV 30 2017 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>CP</u> Date <u>12/4/17</u> Date entered <u>DEC 04 2017</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____</div> <div>Please Note Our New Remittance Address: PO Box 801 Tallevast, FL 34270-0801</div>			

Total \$1,399.00

Payments/Credits \$0.00

Balance Due \$1,399.00

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

Invoice

Date	Invoice #
12/1/2017	INV0000028850

Bill To:

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

Services for the month of	Terms	Client Number
December	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 & Co., Inc. <u>NOV 27 2017</u></div> <div>D/M approval <u>CP</u> Date <u>12/4/17</u></div> <div>Date entered <u>DEC 04 2017</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>SEE ABOVE</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 #
12/1/2017	INV0000002913

Bill To:

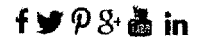
SOUTH SHORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
December		00857

Description	Qty	Rate	Amount
Email Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
<p>RECEIVED</p> <p>NOV 28 2017</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>CP</u> Date <u>12/4/17</u></p> <p>Date entered <u>DEC 04 2017</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

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/27/2017
Account: 211010133950

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

Current month's charges:	\$3,770.34
Total amount due:	\$3,770.34
Payment Due By:	12/18/2017

Your Account Summary

Previous Amount Due	\$3,770.34
Payment(s) Received Since Last Statement	-\$3,770.34
Current Month's Charges	\$3,770.34
Total Amount Due	\$3,770.34

Date Rec'd Rizzetta & Co., Inc. DEC 05 2017
D/M approval CP Date 12/8/17
Date entered DEC 08 2017
Fund 001 GL 53100 OC 4307
Check#

Help us avoid service interruptions



**Know what's below.
Call before you dig.**

Call 811 two days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/callbeforeyoudig or peoplesgas.com/callbeforeyoudig.

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

Follow us and we'll keep you posted



twitter.com/tampaelectric



facebook.com/tampaelectric



youtube.com/tecoenergyinc

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:	\$3,770.34
Total amount due:	\$3,770.34
Payment Due By:	12/18/2017
Amount Enclosed	\$

664963109828

00005855 01 AB 0.40 33614 FTECO111221705143310 00000 06 01000000 007 09 41245 002



SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

6649631098282110101339500000003770344

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 ChoicesSM – 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 EnergySM – 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[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at 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 or call Customer Care at the number listed above.
- Pay by credit or debit card using Quick Pay at 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 para ver esta información en español.

Account: 211010133950
Statement Date: 11/27/2017
Current month's charges due 12/18/2017

Details of Charges – Service from 10/21/2017 to 11/17/2017

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 28 days

Lighting Energy Charge	10986 kWh @ \$0.03224/kWh	\$354.19
Fixture & Maintenance Charge	105 Fixtures	\$783.08
Lighting Pole / Wire	97 Poles	\$2295.42
Lighting Fuel Charge	10986 kWh @ \$0.02916/kWh	\$320.35
Florida Gross Receipt Tax		\$17.30
Lighting Charges		\$3,770.34

Total Current Month's Charges **\$3,770.34**

00005855-0012168-Page 3 of 4

Important Messages

Fuel sources We Use to Serve You

For the 12-month period ending September 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

-Natural Gas & Oil* 60%
-Coal 34%
-Purchased Power 6%
*Oil makes up less than 1%



Experience the power of nature at the Manatee Viewing Center



Open every
November 1 through April 15
10 a.m. to 5 p.m. daily

6990 Dickman Rd. Apollo Beach, FL 33572
(813) 228-4289 • Admission is free!



tampaelectric.com/manatee

Habitat Trails • Rays Touch Tank • Observation Tower
Wildlife-watching • Gardens • Games
Snacks • Environmental education • ADA-compliant

[illegible]

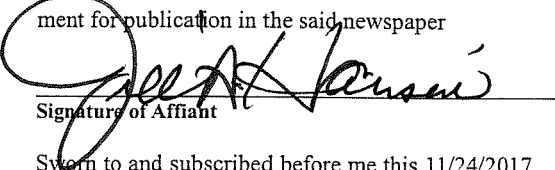
Tampa Bay Times

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 Mtg** was published in **Tampa Bay Times: 11/24/17**. 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

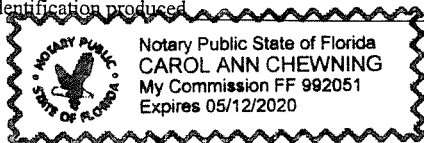

Signature of Affiant

Sworn to and subscribed before me this 11/24/2017.


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 **December 6, 2017 at 10:00 a.m.** at the office of Ryan Companies, located at **201 N. Franklin Street, Suite 3500, Tampa, Florida 33602**. 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

Christine Perkins, District Manager

11-24-2017

559722-1

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
 COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Amy Robison** 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: SOUTH SHORE CDD** was published in **Tampa Bay Times: 12/8/17**. 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

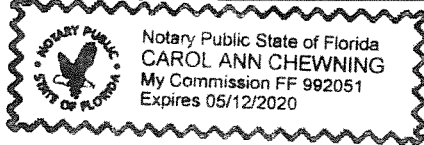

 Signature of Affiant

Sworn to and subscribed before me this 12/08/2017.

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced



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 **December 20, 2017 at 9:00 a.m.** at the office of **Ryan Companies, located at 201 N. Franklin Street, Suite 3500, Tampa, Florida 33602.** 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.

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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
 Christine Perkins, District Manager

12/8/2017

565630-1

[illegible]

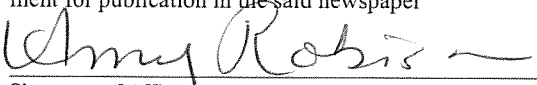
Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
 COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Amy Robison** 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: SOUTH SHORE MEETING** was published in **Tampa Bay Times: 12/15/17**. 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

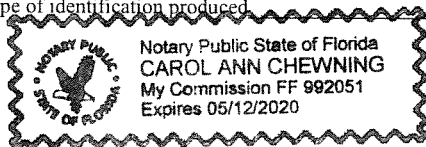

 Signature of Affiant

Sworn to and subscribed before me this 12/15/2017.

 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 **December 27, 2017 at 10:00 a.m.** at the office of **Ryan Companies, located at 201 N. Franklin Street, Suite 3500, Tampa, Florida 33602**. 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
 Christine Perkins, District Manager

12/15/2017

569687-1

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures January 2018 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2018 through January 31, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$20,948.73**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenses

January 1, 2018 Through January 31, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Finn Outdoor, LLC	000681	2151	1st Quarterly Maintenance Q1 2018	\$ 625.00
Hopping Green & Sams	000674	97226	General Monthly Legal Services 10/17	\$ 236.50
Irrigation Technical Services, Inc.	000675	22098	Irrigation Maintenance	\$ 4,014.71
Irrigation Technical Services, Inc.	000675	23121	Irrigation Monthly 12/17	\$ 905.59
Irrigation Technical Services, Inc.	000675	23177	Irrigation Maintenance 12/17	\$ 961.70
Irrigation Technical Services, Inc.	000682	23198	Irrigation Monthly 01/18	\$ 910.89
Native Son Landscaping, LLC	000676	95584	Lawn Maintenance Service-North Roadway 12/17	\$ 1,399.00
Native Son Landscaping, LLC	000683	95602	Monthly Lawn Maintenance Service 10/17	\$ 3,440.00
Native Son Landscaping, LLC	000683	95603	Monthly Lawn Maintenance Service 11/17	\$ 3,440.00
Remson Aquatics, LLC	000677	109527	Lake Maintenance 12/17	\$ 295.00
Rizzetta & Company, Inc.	000678	INV0000029457	District Management Fees 01/18	\$ 850.00
Rizzetta Technology Services	000679	INV00000002998	Website Hosting Services 01/18	\$ 100.00
TECO	000680	211010133950 12/17	351 30th ST NE 12/17	<u>\$ 3,770.34</u>
Report Total				<u>\$ 20,948.73</u>

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



INVOICE

BILL TO

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

INVOICE # 2151

DATE 01/09/2018

DUE DATE 01/09/2018

TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Aquatics Maintenance Service Wetlands Maintenance Services for Quarter 1 of 2018	1	625.00	625.00

BALANCE DUE

\$625.00

RECEIVED

JAN 09 2018

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval CP Date 1/12/18

Date entered JAN 12 2018

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

November 30, 2017

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

Bill Number 97226
Billed through 10/31/2017

General Counsel

SSCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

10/27/17	TFM	Confer with Vutera.	0.20 hrs
10/30/17	TFM	Confer with Wolle.	0.20 hrs
10/31/17	TFM	Attend call with Dieck and Williams to discuss impact fee credits.	0.70 hrs
Total fees for this matter			\$236.50

MATTER SUMMARY

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

TOTAL FEES	\$236.50
------------	----------

TOTAL CHARGES FOR THIS MATTER	<u>\$236.50</u>
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BILLING SUMMARY

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

TOTAL FEES	\$236.50
------------	----------

TOTAL CHARGES FOR THIS BILL	<u>\$236.50</u>
-----------------------------	-----------------

Please include the bill number on your check.

Date Rec'd Rizzetta & Co., Inc. DEC 11 2017

D/M approval CP Date 1/2/18

Date entered JAN 02 2018

Fund 001 GL 51400 OC 3107

Check# _____

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

Service Invoice

Invoice#: 22098

Date: 09/29/2017

Record#: 20307

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: 10/29/2017

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Filter pod installation	1.0000	4,014.710000	4,014.71	N

Notes:

Replace final filter pod per agreement.

RECEIVED

DEC 26 2017

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval CP Date 1/2/18

Date entered _____ JAN 02 2018

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:	4,014.71
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	4,014.71

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

Service Invoice

Invoice#: 23121

Date: 12/13/2017

Record#: 20534

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: 01/13/2018

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Dec. 2017 PM	1.0000	905.590000	905.59	N

Notes:

Dec. 2017 PM

RECEIVED
DEC 13 2017
Date Rec'd Rizzotto & Co., Inc. _____
D/M approval CP Date 1/2/18
JAN 02 2018
Date entered _____
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:	905.59
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	905.59

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

Service Invoice

Invoice#: 23177

Date: 12/13/2017

Record#: 20590

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: 01/13/2018

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
	3	Lead Irrigation Tech	6.1400	65.000000	399.10	N
	13039	6" RB 1800 Sprayhead w/o	2.0000	5.600000	11.20	N
	5096	Hunter Sol Coil 606800	2.0000	13.000000	26.00	N
	8033	3M DBRY Splice Kit	5.0000	3.080000	15.40	N
	2297	Drip coupling	2.0000	0.280000	0.56	N
	8890	One Station Decoder	2.0000	254.720000	509.44	

Notes:

ITS did the monthly inspection and found line breaks as well as two faulty single station decoders for zones 33 and 34. ITS made the repairs necessary and the system has been restored to operating specifications.

RECEIVED

DEC 13 2017

Date Rec'd Rizzetta & Co., Inc.

D/M approval CP Date 1/2/18

Date entered JAN 02 2018

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:	961.70
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	961.70

Irrigation Technical Services,

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

Service Invoice

Invoice#: 23198

Date: 01/08/2018

Record#: 20612

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: 02/08/2018

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Jan 2018 PM	1.0000	905.590000	905.59	N
	13039	6" RB 1800 Sprayhead w/o	1.0000	2.220000	2.22	
	2297	Drip coupling	11.0000	0.280000	3.08	

Notes:

Jan 2018 PM. The majority of repairs needed were drip line repairs and 1 broken spray head.

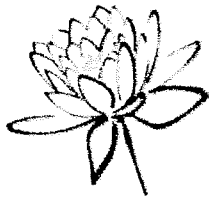
RECEIVED

Date Rec'd Rizzetta & Co., Inc. JAN 07 2018
D/M approval CP Date 1/12/18
Date entered JAN 12 2018
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:	910.89
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	910.89



Native Son Landscaping, LLC

6810 15th Street East

Sarasota, FL 34243

(941) 727-7122

Website: www.NativeSonLandscape.com

Email: info@nativesonlandscape.com

Service Invoice

Bill To:

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

Ship To:

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

Date

Invoice #

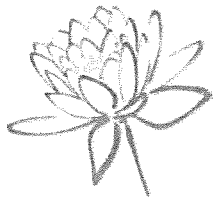
12/30/2017

95584

P.O. No.

10320

Quantity	Description	Rate	Amount
	Lawn Maintenance Service Month of December 2017	1,399.00	1,399.00
<div>RECEIVED Date Rec'd Rizzetta & Co., Inc. <u>JAN 02 2018</u> D/M approval <u>CP</u> Date <u>1/2/18</u> Date entered <u>JAN 02 2018</u> Fund <u>001</u> CL <u>53900</u> OC <u>4604</u> Check # _____</div> <div>Please Note Our New Remittance Address: PO Box 801 Tallevast, FL 34270-0801</div>			
Total			\$1,399.00
Payments/Credits			\$0.00
Balance Due			\$1,399.00



Native Son Landscaping, LLC

6810 15th Street East
Sarasota, FL 34243
(941) 727-7122
Website: www.NativeSonLandscape.com
Email: info@nativesonlandscape.com

Service Invoice

Bill To:

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

Ship To:

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

Date

Invoice #

1/12/2018

95602

P.O. No.

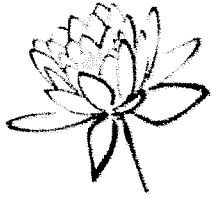
10320

Quantity	Description	Rate	Amount
	Lawn Maintenance Service Month of October 2017	2,800.00	2,800.00
	Lawn Maintenance Service - Additional Month of October 2017	640.00	640.00
<div>RECEIVED JAN 12 2018 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>CP</u> Date <u>1/22/18</u> Date entered <u>JAN 20 2018</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____</div> <div>Please Note Our New Remittance Address: PO Box 801 Tallevast, FL 34270-0801</div>			

Total \$3,440.00

Payments/Credits \$0.00

Balance Due \$3,440.00



Native Son Landscaping, LLC

6810 15th Street East
Sarasota, FL 34243
(941) 727-7122
Website: www.NativeSonLandscape.com
Email: info@nativesonlandscape.com

Service Invoice

Bill To:

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

Ship To:

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

Date

Invoice #

1/12/2018

95603

P.O. No.

10320

Quantity	Description	Rate	Amount
	Lawn Maintenance Service Month of November 2017	2,800.00	2,800.00
	Lawn Maintenance Service-Additional Month of November 2017	640.00	640.00
<div><div>RECEIVED</div><div>Date Rec'd Rizzetta & Co., Inc. <u>JAN 12 2018</u></div><div>D/M approval <u>CP</u> Date <u>1/22/18</u></div><div><u>JAN 20 2018</u></div><div>Date entered _____</div><div>Fund <u>001</u> GL <u>53900</u> CC <u>4604</u></div><div>Check # _____</div></div>			
<div>Please Note Our New Remittance Address:</div> <div>PO Box 801 Tallevast, FL 34270-0801</div>			

Total \$3,440.00

Payments/Credits \$0.00

Balance Due \$3,440.00



Remson Aquatics
11207 Remson Lane
Riverview, FL 33579
Phone No. (813) 671-2851

Invoice

Date	Invoice #
11/29/2017	109527

Bill To
South Shore CDD Rizzetta & Co. 9428 Camden Field Parkway Riverview, FL 33578

TERMS
NET 30 DAYS

Description	Amount
December Lake Maintenance Service Provided-12/02/2017	295.00
<div>Date Rec'd Rizzetta & Co., Inc. <u>DEC 08 2017</u> D/M approval <u>CP</u> Date <u>1/2/18</u> Date entered <u>JAN 02 2018</u> Fund <u>001</u> GL <u>53800</u> OC <u>4602</u> Check# _____</div>	

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

Total	\$295.00
--------------	-----------------

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

Invoice

Date	Invoice #
1/1/2018	INV0000029457

Bill To:

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

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

Description	Qty	Rate	Amount
District Management Services 51300-3101	1.00	\$500.00	\$500.00
Accounting Services 51300-3201	1.00	\$250.00	\$250.00
Financial & Revenue Collections 51300-3111	1.00	\$100.00	\$100.00
RECEIVED JAN 02 2018 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>CP</u> Date <u>1/2/18</u> Date entered <u>JAN 02 2018</u> Fund <u>001</u> GL <u>51300</u> OC <u>SEE ABOVE</u> Check # _____			
Subtotal			\$850.00
Total			\$850.00

Rizzetta Technology Services
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
1/1/2018	INV0000002998

Bill To:

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

Services for the month of	Terms	Client Number
January		00857

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

RECEIVED

JAN 02 2018

By: Reed Rizzetta & Co., Inc.

With approval CP Date 1/2/18

Date entered JAN 02 2018

Fund 001 GL 51300 OC 5103

Check #

ACCOUNT INVOICE

tampaelectric.com | f t p g+ in

Statement Date: 12/27/2017

Account: 211010133950

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

Current month's charges:	\$3,770.34
Total amount due:	\$3,770.34
Payment Due By:	01/17/2018

Your Account Summary

Previous Amount Due	\$3,770.34
Payment(s) Received Since Last Statement	-\$3,770.34
Current Month's Charges	\$3,770.34
Total Amount Due	\$3,770.34

Date Rec'd Rizzetta & Co., Inc. JAN 03 2018
D/M approval CP Date 1/5/18
Date entered JAN 05 2018
Fund 001 GL 53100 OC 4307
Check#

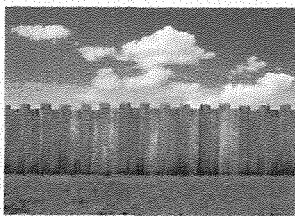
Helping neighbors in need



Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills.

Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

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



Access to your meter is important

Most of our meters allow us to allow us to securely record meter readings remotely. However, occasionally, we need to access meters to perform testing and maintenance. Meters that are blocked by a fence, vegetation or other obstruction can pose danger to you and our technicians.

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



WAYS TO PAY YOUR BILL



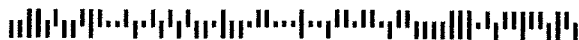
See reverse side for more information

Account: 211010133950

Current month's charges:	\$3,770.34
Total amount due:	\$3,770.34
Payment Due By:	01/17/2018
Amount Enclosed	\$

668666824737

00004216 01 AB 0 40 33614 FTECO112281700023310 00000 06 01000000 004 08 39674 002



SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

6686668247372110101339500000003770346

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 ChoicesSM – 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 EnergySM – 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[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at 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 or call Customer Care at the number listed above.
- Pay by credit or debit card using Quick Pay at 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 para ver esta información en español.

ACCOUNT INVOICE

tampaelectric.com



Account: 211010133950
Statement Date: 12/27/2017
Current month's charges due 01/17/2018

Details of Charges – Service from 11/18/2017 to 12/19/2017

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	10986 kWh @ \$0.03224/kWh	\$354.19
Fixture & Maintenance Charge	105 Fixtures	\$783.08
Lighting Pole / Wire	97 Poles	\$2295.42
Lighting Fuel Charge	10986 kWh @ \$0.02916/kWh	\$320.35
Florida Gross Receipt Tax		\$17.30
Lighting Charges		\$3,770.34

Total Current Month's Charges

\$3,770.34

00004216-0006669-Page 3 of 4



Important rate information for commercial and industrial customers

Please note this important information about your 2018 electric bill, including changes to fuel charges.

Effective January 2018, your bill will reflect slightly higher fuel prices and other factors approved by the Florida Public Service Commission as part of an annual adjustment. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

We have several rate schedules for our commercial and industrial customers. Depending on the actual maximum electricity load your facility requires, we will select the appropriate rate schedule. (Your rate schedule appears in the center portion of your bill under "New Charges").

Tampa Electric's Business and Industry department can discuss any questions you have regarding your account and the charges involved. Please contact us at one of the following numbers:

Hillsborough County
(813) 228-1010

Polk County
(863) 299-0800

All other counties and out-of-state
(888) 223-0800

To learn more about our rates and how you can make managing energy costs easier, visit tampaelectric.com for energy-savings tips that can help you lower your monthly electric bill.

Effective January 2018

Standard General Service, Demand (GSD)

Basic Service Charge:	\$33.24 per month
Demand Charge:	\$ 10.25 per kW
Energy Charge:	1.754 ¢ per kWh
Fuel Charge:	3.132 ¢ per kWh
Capacity Charge:	\$ 0.20 per kW
Energy Conservation Charge:	\$ 0.87 per kW
Environmental Charge:	0.342 ¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$33.24 per month
Energy Charge:	6.660 ¢ per kWh
Fuel Charge:	3.132 ¢ per kWh
Capacity Charge:	0.047 ¢ per kWh
Energy Conservation Charge:	0.201 ¢ per kWh
Environmental Charge:	0.342 ¢ per kWh

Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$33.24 per month
Demand Charge:	\$ 3.46 per kW of billing demand \$ 6.79 per kW of peak billing demand
	On-Peak Off-Peak
Energy Charge:	3.211 (¢ per kWh) 1.159 (¢ per kWh)
Fuel Charge:	3.330 (¢ per kWh) 3.047 (¢ per kWh)
Capacity Charge:	\$ 0.20 per kW
Energy Conservation Charge:	\$ 0.87 per kW
Environmental Charge:	0.342 ¢ per kWh

Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$689.11 per month
Demand Charge:	\$ 1.61 per kW
Energy Charge:	2.774 ¢ per kWh
Fuel Charge:	3.101 ¢ per kWh
Capacity Charge:	\$ 0.14 per kW
Energy Conservation Charge:	\$ 0.67 per kW
Environmental Charge:	0.333 ¢ per kWh

Interruptible Service Time-of-Day (IST) - Closed to new customers

Basic Service Charge:	\$689.11 per month
Demand Charge:	\$ 1.61 per kW of billing demand On-Peak Off-Peak
Energy Charge:	2.774 (¢ per kWh) 2.774 (¢ per kWh)
Fuel Charge:	3.297 (¢ per kWh) 3.017 (¢ per kWh)
Capacity Charge:	\$ 0.14 per kW
Energy Conservation Charge:	\$ 0.67 per kW
Environmental Charge:	0.333 ¢ per kWh

The fuel charge is used to pay the fuel suppliers and does not profit Tampa Electric.

Rate schedules are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past-due date.



SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures February 2018 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2018 through February 28, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$19,902.22**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2018 Through February 28, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hopping Green & Sams	000688	98191	General Monthly Legal Services 12/17	\$ 457.12
Irrigation Technical Services, Inc.	000692	23280	Repaired Mainline Break	\$ 825.35
Irrigation Technical Services, Inc.	000693	23346	Irrigation Maintenance	\$ 943.83
Irrigation Technical Services, Inc.	000693	23398	Irrigation Maintenance	\$ 5,169.85
Native Son Landscaping, LLC	000684	95604	Monthly Lawn Maintenance Service 12/17	\$ 642.00
Native Son Landscaping, LLC	000689	10006	Monthly Lawn Maintenance Service 01/18	\$ 3,440.00
Native Son Landscaping, LLC	000694	95532	Monthly Lawn Maintenance Service 02/18	\$ 3,440.00
Remson Aquatics, LLC	000685	109698	Lake Maintenance 01/18	\$ 295.00
Remson Aquatics, LLC	000695	109806	Lake Maintenance 02/18	\$ 295.00
Rizzetta & Company, Inc.	000686	INV0000030139	District Management Fees 02/18	\$ 850.00
Rizzetta Technology Services	000687	INV00000003084	Website Hosting Services 02/18	\$ 100.00
TECO	000691	211010133950 01/18	351 30th ST NE 01/18	\$ 3,292.07
Times Publishing Company	000690	Ad 584561	Ad #584561 01/26/18	<u>\$ 152.00</u>
Report Total				<u>\$ 19,902.22</u>

Hopping Green & Sams

Attorneys and Counselors

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

Date Rec'd Rizzetta & Co., Inc. JAN 31 2018

D/M approval CP Date 1/2/18

Date entered FEB 02 2018

Fund 001 GL 51400 OC 3107

Check# _____

===== STATEMENT =====

January 23, 2018

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

Bill Number 98191
Billed through 12/31/2017

General Counsel
SSCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

12/07/17 JEM Review issues regarding cancellation of note. 0.20 hrs

Total fees for this matter \$55.00

DISBURSEMENTS

Document Reproduction 18.25

Travel 361.21

Travel - Meals 22.66

Total disbursements for this matter \$402.12

MATTER SUMMARY

Merritt, Jason E. 0.20 hrs 275 /hr \$55.00

TOTAL FEES \$55.00

TOTAL DISBURSEMENTS \$402.12

TOTAL CHARGES FOR THIS MATTER \$457.12

BILLING SUMMARY

Merritt, Jason E. 0.20 hrs 275 /hr \$55.00

TOTAL FEES \$55.00

TOTAL DISBURSEMENTS \$402.12

TOTAL CHARGES FOR THIS BILL \$457.12

Please include the bill number on your check.

Irrigation Technical Services,

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

Service Invoice

Invoice#: 23280

Date: 02/07/2018

Record#: 20701

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: 03/07/2018

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
	3	Lead Technician	12.5900	65.000000	818.35	
	2173	2" PVC Male Adaptor SxT	1.0000	2.740000	2.74	N
	2111	2" PVC SCH 40 90 SxS	1.0000	4.260000	4.26	N

Notes:

Work Completed on 1/23/2018

01/23/18

ITS inspected main line break on 30th Street and East of Shell Point Road found a broken 2" 90 at the valve manifold. ITS repaired the mainline break.

RECEIVED

FEB 07 2018

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval CP Date 2/12/18Date entered FEB 09 2018Fund 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:	825.35
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	825.35

Irrigation Technical Services,

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

Service Invoice

Invoice#: 23346

Date: 02/21/2018

Record#: 20768

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: 03/21/2018

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		South Shore- Feb. 2018 PM	1.0000	905.590000	905.59	N
	2297	Drip Coupling	8.0000	0.330000	2.64	N
	6093	RB 15 SST Nozzle Side Stri	5.0000	1.220000	6.10	N
	2207	.75" PVC Cap Slip	1.0000	0.750000	0.75	N
	12261	RB 1806 NSI	5.0000	5.750000	28.75	N

Notes:

Work completed on 2/6/2018 and 2/20/2018

The pump maintenance was completed during the early portion of the month with irrigation following. Several drip irrigation repairs were needed. One lateral pipe was repaired and five heads were fixed.

RECEIVED

FEB 21 2018

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval: CP Date 2/23/18Date entered FEB 23 2018Fund 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:	943.83
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	943.83

Irrigation Technical Services,

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

Service Invoice

Invoice#: 23398

Date: 02/21/2018

Record#: 20830

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: 03/21/2018

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		South Shore Filter Repair per contract	1.0000	5,169.850000	5,169.85	N

Notes:

Work completed on 2/19/2018

ITS removed all three faulty 4" back flush valves, accelerators, and solenoids. ITS installed new 4" back flush valves, accelerators, and solenoids and then pressurized the system. ITS also found that the station is rapid cycling due to leaks in the field. ITS has notified South Shore Corp. Park.

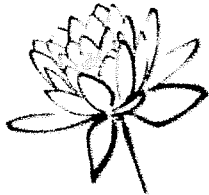
RECEIVED

Date Rec'd Rizzetta & Co., Inc. FEB 21 2018
D/M approval CP Date 2/23/18
Date entered FEB 23 2018
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:	5,169.85
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	5,169.85



Native Son Landscaping, LLC

6810 15th Street East
Sarasota, FL 34243
(941) 727-7122

Website: www.NativeSonLandscape.com
Email: info@nativesonlandscape.com

Service Invoice

Bill To:

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

Ship To:

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

Date

Invoice #

1/12/2018

95604

P.O. No.

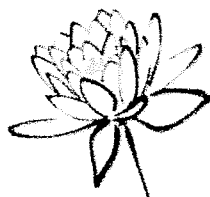
10320

Quantity	Description	Rate	Amount
	Lawn Maintenance Service Month of December 2017 (Reflecting credit of \$2798.00 from pre-payment of November/December Bush Hogging for the Roadway Extension); Additional Area monthly amount as per contract.	642.00	642.00
<div>RECEIVED</div> <div>Date Rec'd Rizzetta & Co., Inc. <u>JAN 12 2018</u></div> <div>D/M approval <u>CP</u> Date <u>1/22/18</u></div> <div>Date entered <u>JAN 20 2018</u></div> <div>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></div> <div>Check # _____</div> <div>Please Note Our New Remittance Address:</div> <div>PO Box 801 Tallevast, FL 34270-0801</div>			

Total \$642.00

Payments/Credits \$0.00

Balance Due \$642.00



Native Son Landscaping, LLC

6810 15th Street East
Sarasota, FL 34243
(941) 727-7122
Website: www.NativeSonLandscape.com
Email: info@nativesonlandscape.com

Service Invoice

Bill To:

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

Ship To:

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

Date

Invoice #

1/31/2018

10006

P.O. No.

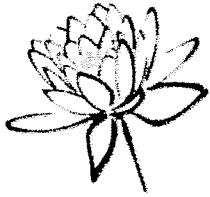
10320

Quantity	Description	Rate	Amount
	Lawn Maintenance Service of January 2018	2,800.00	2,800.00
	Lawn Maintenance Service - Additional Month of January 2018	640.00	640.00
<div><div>RECEIVED</div><div>JAN 31 2018</div><div>Date Rec'd Rizzetta & Co., Inc. _____</div><div>D/M approval <u>CP</u> Date <u>2/2/18</u></div><div>Date entered <u>FEB 02 2018</u></div><div>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></div><div>Check # _____</div><div>Please Note Our New Remittance Address: PO Box 801 Tallevast, FL 34270-0801</div></div>			

Total \$3,440.00

Payments/Credits \$0.00

Balance Due \$3,440.00



Native Son Landscaping, LLC

6810 15th Street East
Sarasota, FL 34243
(941) 727-7122
Website: www.NativeSonLandscape.com
Email: info@nativesonlandscape.com

Service Invoice

Bill To:

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

Ship To:

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

Date

Invoice #

1/19/2018

95532

P.O. No.

10320

Quantity	Description	Rate	Amount
	Lawn Maintenance Service Month of February 2018	2,800.00	2,800.00
	Lawn Maintenance Service - Additional Month of February 2018	640.00	640.00
<div><div>RECEIVED</div><div>Date Rec'd Rizzetta & Co., Inc. <u>JAN 19 2018</u></div><div>D/M approval <u>CP</u> Date <u>1/26/18</u></div><div>Date entered _____</div><div>Fund _____ GL _____ OC _____</div><div>Check # _____</div></div>			
<div>Please Note Our New Remittance Address:</div> <div>PO Box 801 Tallevast, FL 34270-0801</div>			

Total \$3,440.00

Payments/Credits \$0.00

Balance Due \$3,440.00

Remson Aquatics

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

Date Rec'd Rizzetta & Co., Inc. JAN 17 2018
D/M approval CP Date 1/22/18
Date entered JAN 20 2018
Fund 001 GL 53800 OC 4602
Check# _____

INVOICE**BILL TO**

Rizzetta & Co.
9428 Camden Field Parkway
Riverview, FL 33578

SHIP TO

Rizzetta & Co.
Rizzetta & Co.
3434 Colwell Ave.
Tampa, FL 33614

INVOICE # 109698**DATE** 01/09/2018**DUE DATE** 02/08/2018**TERMS** Net 30**P.O. NUMBER****SALES REP**

South Shore CC D

ACTIVITY	QTY	RATE	AMOUNT
Jan Srv January Lake Maintenance Service Provided-01/08/18	1	295.00	295.00

BALANCE DUE**\$295.00**

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

INVOICE

BILL TO
 South Shore Corporate
 Industrial Park
 C/O: Rizzetta & Co.
 9428 Camden Field Parkway
 Riverview, FL 33578

SHIP TO
 South Shore Corporate
 Industrial Park
 Rizzetta & Co.
 3434 Colwell Ave.
 Tampa, FL 33614

INVOICE # 109806
DATE 02/08/2018
DUE DATE 03/10/2018
TERMS Net 30

P.O. NUMBER

SALES REP

ACTIVITY	QTY	RATE	AMOUNT
Feb Srv	1	295.00	295.00
February Lake Maintenance Service Provided-.0.2/08/18			

BALANCE DUE

\$295.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. FEB 09 2018

D/M approval CP Date 2/23/18

Date entered FEB 23 2018

Fund 001 GL 53800 OC 4602

Check # _____

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

Invoice

Date	Invoice #
2/1/2018	INV0000030139

Bill To:

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

Services for the month of	Terms	Client Number
February	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
<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">JAN 25 2018</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>CP</u> Date <u>1/26/18</u></p> <p style="text-align: center;"><u>JAN 26 2018</u></p> <p>Date entered _____</p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>See Above</u></p> <p>Check # _____</p>			
Subtotal			\$850.00
Total			\$850.00

Rizzetta Technology Services

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
2/1/2018	INV0000003084

Bill To:

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

Services for the month of	Terms	Client Number
February		00857

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

RECEIVEDDate Rec'd Rizzetta & Co., Inc. JAN 25 2018D/M approval CP Date 1/26/18Date entered JAN 25 2018Fund 001 GL 51300 OC 5103

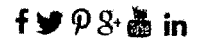
Check # _____



Date Rec'd Rizzetta & Co., Inc. FEB 01 2018
D/M approval CP Date 2/2/18
Date entered FEB 02 2018
Fund 001 GL 53100 OC 4307
Check# _____

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/26/2018
Account: 211010133950

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

Current month's charges:	\$3,788.59
Total amount due:	\$3,292.07
Payment Due By:	02/16/2018

Your Account Summary

Previous Amount Due	\$3,770.34
Payment(s) Received Since Last Statement	-\$3,770.34
Miscellaneous Credits	-\$496.52
Credit balance after payments and credits	-\$496.52
Current Month's Charges	\$3,788.59
Total Amount Due	\$3,292.07

We make it easy to Go Green

Visit
tampaelectric.com/renewable
to learn more.



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 or visit tampaelectric.com and select *Pay Your Bill*.

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:	\$3,788.59
Total amount due:	\$3,292.07
Payment Due By:	02/16/2018
Amount Enclosed	\$

641506354508

00005630 01 AB 0 40 33614 FTECO101271800105110 00000 06 01000000 008 08 41134 002



SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

6415063545082110101339500000003292070

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 ChoicesSM – 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 EnergySM – 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[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at 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 or call Customer Care at the number listed above.
- Pay by credit or debit card using Quick Pay at 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 para ver esta información en español.

ACCOUNT INVOICE

tampaelectric.com



Account: 211010133950
Statement Date: 01/26/2018
Current month's charges due 02/16/2018

Details of Charges – Service from 12/20/2017 to 01/22/2018

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	10986 kWh @ \$0.03207/kWh	\$352.32
Fixture & Maintenance Charge	105 Fixtures	\$783.08
Lighting Pole / Wire	97 Poles	\$2295.42
Lighting Fuel Charge	10986 kWh @ \$0.03095/kWh	\$340.02
Florida Gross Receipt Tax		\$17.75

Lighting Charges

\$3,788.59

Total Current Month's Charges

\$3,788.59

Miscellaneous Credits

Deposit Refund	-\$260.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$236.52

Total Current Month's Credits

-\$496.52

Per the Florida Public Service Commission (FPSC) tariff requirements, Tampa Electric pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record that is more than six months old (per the FPSC) received a deposit interest credit on this bill.

00005630-0011542-Page 3 of 4



[illegible]

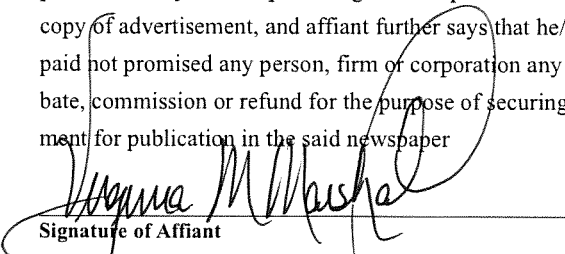
Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Virginia Marshall** 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: South Shore CDD** was published in **Tampa Bay Times: 1/26/18**. 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

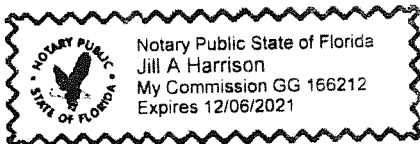

 Signature of Affiant

Sworn to and subscribed before me this 01/26/2018.


 Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



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 **February 7, 2018 at 10:00 a.m.** at the office of **Ryan Companies**, located at **201 N. Franklin Street, Suite 3500, Tampa, Florida 33602**. 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
Christine Perkins, District Manager

1/26/18

584561-1

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures March 2018 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2018 through March 31, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$14,937.32**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2018 Through March 31, 2018

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hopping Green & Sams	000696	98741	General Monthly Legal Services 01/18	\$ 4,333.00
Hopping Green & Sams	000701	99181	General Monthly Legal Services 02/18	\$ 322.50
Irrigation Technical Services, Inc.	000702	23427	Irrigation Maintenance	\$ 908.23
Native Son Landscaping, LLC	000703	10057	Monthly Lawn Maintenance Service 03/18	\$ 3,440.00
Remson Aquatics, LLC	000704	109924	Lake Maintenance 03/18	\$ 295.00
Rizzetta & Company, Inc.	000697	INV0000030728	District Management Fees 03/18	\$ 850.00
Rizzetta Technology Services	000698	INV00000003174	Website Hosting Services 03/18	\$ 100.00
Stantec Consulting Services Inc.	000700	1290949	SSCP - CDD Ph 2 Inspection	\$ 450.00
Stantec Consulting Services Inc.	000705	1329568	SSCP - CDD Ph 2 Inspection	\$ 450.00
TECO	000699	211010133950 02/18	351 30th ST NE 02/18	<u>\$ 3,788.59</u>
Report Total				<u>\$ 14,937.32</u>

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

February 28, 2018

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

Bill Number 98741
Billed through 01/31/2018

General Counsel

SSCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

01/05/18	TFM	Review correspondence from Vutera to Healey.	0.30 hrs
01/08/18	TFM	Prepare dissolution documents.	0.60 hrs
01/08/18	SRS	Conduct research regarding dissolution; confer with Mackie regarding same.	4.20 hrs
01/09/18	TFM	Confer with Dieck.	0.50 hrs
01/09/18	SRS	Conduct research regarding dissolution process.	2.40 hrs
01/09/18	DGW	Assist with due diligence in connection with dissolution of district and conferences with Sandy regarding same.	2.20 hrs
01/10/18	SRS	Draft dissolution documents; conduct research regarding same.	4.20 hrs
01/11/18	SRS	Draft dissolution documents.	3.70 hrs
01/12/18	TFM	Review dissolution documents.	0.40 hrs
01/12/18	SRS	Draft dissolution documents; confer with Mackie regarding same.	0.20 hrs
01/15/18	TFM	Prepare documentation relating to dissolution of District.	1.00 hrs
01/16/18	TFM	Prepare documents pertaining to District dissolution and transmit to Massey and Dieck; participate in conference call with Massey and Dieck.	1.80 hrs
01/16/18	SRS	Attend status call regarding District dissolution.	1.00 hrs
01/17/18	TFM	Confer with Dieck.	0.20 hrs
01/23/18	TFM	Confer with Dieck and Perkins regarding meeting cancellation.	0.20 hrs

Total fees for this matter

\$4,333.00

MATTER SUMMARY

Wilbourn, David - Paralegal	2.20 hrs	125 /hr	\$275.00
Sandy, Sarah R.	15.70 hrs	190 /hr	\$2,983.00
Mackie, A.Tucker Frazee	5.00 hrs	215 /hr	\$1,075.00

TOTAL FEES \$4,333.00

TOTAL CHARGES FOR THIS MATTER **\$4,333.00**

BILLING SUMMARY

Wilbourn, David - Paralegal	2.20 hrs	125 /hr	\$275.00
Sandy, Sarah R.	15.70 hrs	190 /hr	\$2,983.00
Mackie, A.Tucker Frazee	5.00 hrs	215 /hr	\$1,075.00

TOTAL FEES \$4,333.00

TOTAL CHARGES FOR THIS BILL **\$4,333.00**

Please include the bill number on your check.

RECEIVED

MAR 01 2018

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval CP Date 3/5/18

Date entered _____

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 =====

March 20, 2018

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

Bill Number 99181
Billed through 02/28/2018

General Counsel

SSCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

02/12/18	TFM	Review correspondence from Dieck and confer with Dieck regarding same.	0.60 hrs
02/28/18	TFM	Review estoppel and confer with Perkins regarding same.	0.90 hrs
Total fees for this matter			\$322.50

MATTER SUMMARY

Mackie, A.Tucker Frazee	1.50 hrs	215 /hr	\$322.50
TOTAL FEES			\$322.50
TOTAL CHARGES FOR THIS MATTER			<u>\$322.50</u>

BILLING SUMMARY

Mackie, A.Tucker Frazee	1.50 hrs	215 /hr	\$322.50
TOTAL FEES			\$322.50
TOTAL CHARGES FOR THIS BILL			<u>\$322.50</u>

Please include the bill number on your check.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAR 23 2018
D/M approval CP MAR 23 2018 2/23/18
Date entered _____
Fund 001 GL 51400 OC 3107
Check # _____

Irrigation Technical Services,

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

Service Invoice

Invoice#: 23427

Date: 03/12/2018

Record#: 20857

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: 04/12/2018

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		South Shore-March 2018 P	1.0000	905.590000	905.59	N
	2297	Drip Coupling	8.0000	0.330000	2.64	N

Notes:

Work completed on 3/1/2018

ITS completed PM and found a lot of broken drip lines in the median. All cuts in the lines were clean though causing pressure to drop. ITS made repairs.

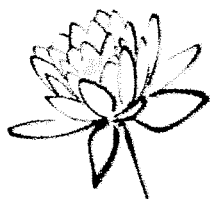
RECEIVEDDate Rec'd Rizzetta & Co., Inc. MAR 12 2018D/M approval CP Date 3/19/18Date entered MAR 16 2018Fund 001 GL 53900 OC 4609

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:	908.23
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	908.23



Native Son Landscaping, LLC

6810 15th Street East
Sarasota, FL 34243
(941) 727-7122
Website: www.NativeSonLandscape.com
Email: info@nativesonlandscape.com

Service Invoice

Bill To:

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

Ship To:

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

Date

Invoice #

2/20/2018

10057

P.O. No.

10320

Quantity	Description	Rate	Amount
	Lawn Maintenance Service month of March 2018	3,440.00	3,440.00
<div><div>RECEIVED</div><div>Date Rec'd Rizzetta & Co., Inc. <u>FEB 20 2018</u></div><div>D/M approval <u>CP</u> Date <u>3/5/18</u></div><div>MAR 02 2018</div><div>Date entered _____</div><div>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></div><div>Check # _____</div></div>			
<div>Please Note Our New Remittance Address:</div> <div>PO Box 801 Talleavast, FL 34270-0801</div>			

Total \$3,440.00

Payments/Credits \$0.00

Balance Due \$3,440.00

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579
(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

SHIP TO

South Shore Corporate
Industrial Park
Rizzetta & Co.
3434 Colwell Ave.
Tampa, FL 33614

INVOICE # 109924**DATE** 03/12/2018**DUE DATE** 04/11/2018**TERMS** Net 30**ACTIVITY****AMOUNT****Mar Srv**

295.00

March Lake Maintenance
Service Provided-03/08/2018

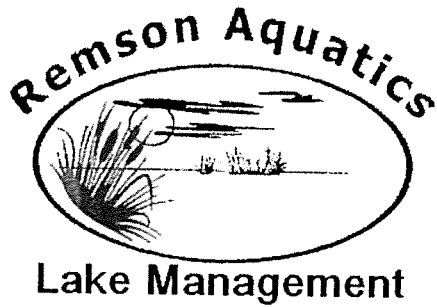
BALANCE DUE**\$295.00****RECEIVED**

MAR 12 2018

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval CP Date 3/28/18Date entered MAR 16 2018Fund 001 GL 53800 OC 4605-

Check # _____



Waterways Report

Remson Aquatics, LLC

Service with Science!

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

TODAY'S DATE: 03/12/2018

MAINTENANCE EVENT DATE: 03/08/2018

TO: South Shore Corporation Park

Description

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

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

Comments: Ponds have grass.

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

Thank You for Your Business!

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

Invoice

Date	Invoice #
3/1/2018	INV0000030728

Bill To:

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

Services for the month of	Terms	Client Number
March	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
<p style="text-align: right;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>FEB 26 2018</u></p> <p>D/M approval <u>Cp</u> Date <u>2/26/18</u></p> <p>Date entered <u>FEB 23 2018</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>SEE ABOVE</u></p> <p>Check # _____</p>			
Subtotal			\$850.00
Total			\$850.00

Rizzetta Technology Services

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
3/1/2018	INV0000003174

Bill To:

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

Services for the month of	Terms	Client Number
March		00857

Description	Qty	Rate	Amount
Email Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
<div>RECEIVED</div> <div>Date Rec'd Rizzetta & Co., Inc. <u>FEB 27 2018</u></div> <div>D/M approval <u>CP</u> Date <u>3/5/18</u></div> <div>Date entered <u>MAR 02 2018</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



INVOICE

Page 1 of 2

Invoice Number 1290949
Invoice Date December 11, 2017
Customer Number 83545
Project Number 215611917

PAST DUE

PLEASE SEND PAYMENT

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

Project Description: SSCP - CDD Ph 2 Inspection

Stantec Project Manager: Kemper, David A
Stantec Office Location: Tampa FL
Current Invoice Due: \$450.00
For Period Ending: December 1, 2017

email invoice to: CPerkins@rizzetta.com
Copy invoice to: SSaringo@rizzetta.com
Include: Billing Summary

Please contact Debra Jones if you have any questions concerning this invoice.
Phone: (239) 649-4040 Fax: (239) 643-5716 E-mail: debra.jones@stantec.com
** PLEASE INCLUDE INVOICE # WITH PAYMENT **
Thank you.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAR 12 2018
D/M approval CP Date 3/14/18
Date entered MAR 16 2018
Fund 001 GL 53800 OC 4607
Check # _____

Due on Receipt

INVOICE

Page 2 of 2

Invoice Number

1290949

Project Number

215611917

Top Task 733

2017 WUP Monitoring

Progress Charge

	Total Invoiced	Previously Invoiced	Current Amount
1,800.00 X 100.00 % Complete	1,800.00	1,350.00	450.00
Progress Charge Subtotal			<u>450.00</u>

Top Task 733 Total

450.00

Total Fees & Disbursements

\$450.00

INVOICE TOTAL (USD)

\$450.00

Project Billing Summary

For Period Ending: December 01, 2017
Task Detail: Top Task
Project: 215611917 SSCP - CDD Ph 2 Inspection
Client: South Shore Corporate Park Ind CDD
Invoice #: 1290949

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	1,350.00	450.00	1,800.00	0.00	100.00%
740		CDD Public Facility Report 2014	1,500.00	1,489.50		1,489.50	10.50	99.30%
900		Reimbursable Expenses	1,896.00	1,878.53		1,878.53	17.47	99.08%
		Total for Project# 215611917	147,902.79	147,375.07	450.00	147,825.07	77.72	99.95%



INVOICE

Page 1 of 2

Invoice Number 1329568
Invoice Date March 14, 2018
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

Project Description: SSCP - CDD Ph 2 Inspection

Stantec Project Manager: Kemper, David A
Stantec Office Location: Tampa FL
Current Invoice Due: \$450.00
For Period Ending: March 9, 2018

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

Please contact Debra Jones if you have any questions concerning this invoice.
Phone: (239) 649-4040 Fax: (239) 643-5716 E-mail: debra.jones@Stantec.com
** PLEASE INCLUDE INVOICE # WITH PAYMENT **
Thank you.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAR 21 2018
D/M approval CP Date 3/23/18
Date entered MAR 23 2018
Fund 001 GL 53800 OC 4609
Check # _____

Due on Receipt

INVOICE

Page 2 of 2

Invoice Number

1329568

Project Number

215611917

Top Task 734 2018 WUP Monitoring

Progress Charge

	Total Invoiced	Previously Invoiced	Current Amount
1,800.00 X 25.00 % Complete	450.00	0.00	450.00
Progress Charge Subtotal			<u>450.00</u>

Top Task 734 Total	450.00
--------------------	--------

Total Fees & Disbursements	\$450.00
----------------------------	----------

INVOICE TOTAL (USD)	<u><u>\$450.00</u></u>
---------------------	------------------------

Project Billing Summary

For Period Ending: March 09, 2018
Task Detail: Top Task
Project: 215611917 SSCP - CDD Ph 2 Inspection
Client: South Shore Corporate Park Ind CDD
Invoice #: 1329568
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		450.00	450.00	1,350.00	25.00%
740		CDD Public Facility Report 2014	1,500.00	1,489.50		1,489.50	10.50	99.30%
900		Reimbursable Expenses	1,896.00	1,878.53		1,878.53	17.47	99.08%
		Total for Project# 215611917	149,702.79	147,825.07	450.00	148,275.07	1,427.72	99.05%

Statement Date: 02/26/2018

Account: 211010133950

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

Current month's charges:	\$3,788.59
Total amount due:	\$3,788.59
Payment Due By:	03/19/2018

Your Account Summary

Previous Amount Due	\$3,292.07
Payment(s) Received Since Last Statement	-\$3,292.07
Current Month's Charges	\$3,788.59
Total Amount Due	\$3,788.59

Date Rec'd Rizzetta & Co., Inc. MAR 01 2018
D/M approval CP Date 3/5/18
MAR 02 2018
Date entered
Fund 001 GL 53100 OC 4307
Check#



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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



Helping neighbors in need

Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills. Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

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:	\$3,788.59
Total amount due:	\$3,788.59
Payment Due By:	03/19/2018
Amount Enclosed	\$

655086613084

00005971 01 AB 0 40 33578 FTECO102271800145610 00000 06 01000000 002 08 39250 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

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 ChoicesSM – 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 EnergySM – 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 SystemsSM – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at 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 or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at 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 para ver esta información en español.

Account: 211010133950
Statement Date: 02/26/2018
Current month's charges due 03/19/2018

Details of Charges – Service from 01/23/2018 to 02/20/2018

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	10986 kWh @ \$0.03207/kWh	\$352.32
Fixture & Maintenance Charge	105 Fixtures	\$783.08
Lighting Pole / Wire	97 Poles	\$2295.42
Lighting Fuel Charge	10986 kWh @ \$0.03095/kWh	\$340.02
Florida Gross Receipt Tax		\$17.75
Franchise Fee		\$0.00
Lighting Charges		\$3,788.59

Total Current Month's Charges **\$3,788.59**

Important Messages

Fuel sources We Use to Serve You

For the 12-month period ending December 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

-Natural Gas & Oil* 67%
-Coal 29%
-Purchased Power 4%
*Oil makes up less than 1%

Important Program Information for Lighting Customers

Tampa Electric is seeking approval from the Florida Public Service Commission to update its outdoor lighting program. The company has proposed a new conversion program to replace existing high-pressure sodium and metal halide fixtures with **new energy-efficient LED lighting**. The conversion program, which is expected to be effective in February 2018 and will take up to five years to complete, will offer updated rates and several new fixture and pole options. As part of the program, some current options will be closed to new customers.

To view rate details for all lighting fixtures and poles, please visit tampaelectric.com/rates, and select Customer Communications. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select Option 5 to make a request.

Register now for help during emergencies

Tampa Electric knows some of our customers have special needs which can be aided through local governmental agencies. Such needs could be caused by a community-wide emergency. Each county we serve allows its residents to pre-register with a local response team that provides aid to persons who require special assistance during evacuations and sheltering because of disabilities.

For more information, please call the special-needs registry in your area:

(813) 307-8063 (Hillsborough County)
(727) 847-2411 (Pasco County)
(863) 298-7027 (Polk County)
(727) 464-3800 (Pinellas County)

Make staying safe in emergencies a top priority.

Medical Watch

Tampa Electric's Medical Watch program identifies residential customers who use electrically powered, life-sustaining equipment.

Participation in the Medical Watch program does not provide priority restoration. The program does not automatically extend service payment options nor does it guarantee uninterrupted electric service.

The objective of the Medical Watch program is to encourage customers to notify Tampa Electric of their situations so that special procedures can be implemented when:

- Disconnection of customer electric service is required in response to electric bill non-payment;
- Planned service interruptions must occur for power line equipment maintenance.

To qualify, the patient residing at the customer of record's address must:

- Be dependent upon electrically powered medical equipment to sustain life;

- Be certified as eligible by his or her Florida-licensed attending physician.

Note: Customers are solely responsible for any backup equipment or power supply. Tampa Electric recommends that customers have a well-planned course of action in the event of a power outage or interruption of service.

Call Tampa Electric to apply for participation in the Medical Watch program:

(813) 225-5051 (Hillsborough County)
(863) 298-6051 (Polk County)
1-888-223-0800 (All other counties & out-of-state)



SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures April 2018 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2018 through April 30, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$9,380.97**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2018 Through April 30, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Irrigation Technical Services, Inc.	000709	23525	Planned Maintenance and Repairs 04/18	\$ 907.38
Native Son Landscaping, LLC	000710	10127	Monthly Lawn Maintenance Service 04/18	\$ 3,440.00
Remson Aquatics, LLC	000711	110027	Lake Maintenance 04/18	\$ 295.00
Rizzetta & Company, Inc.	000706	INV0000031305	District Management Fees 04/18	\$ 850.00
Rizzetta Technology Services	000707	INV0000003263	Website Hosting Services 04/18	\$ 100.00
TECO	000708	211010133950 03/18	351 30th ST NE 03/18	<u>\$ 3,788.59</u>
Report Total				<u>\$ 9,380.97</u>



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

Service Invoice

Invoice#: 23525

Date: 04/19/2018

Record#: 20994

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: 05/19/2018

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		South Shore PM April 2018	1.0000	905.590000	905.59	N
	2297	Drip Coupling	3.0000	0.330000	0.99	
	2298	Drip Tee	2.0000	0.400000	0.80	

Notes:

Work completed on 4/6 and 4/18/2018

ITS performed pump station maintenance on 4/6. Technician noticed 15gpm flow on station. isolated station and flow stopped. Technician opened valve to field and flow started again. Appears to be leaks in field. The pressure tank to recharge well is bad.

ITS performed irrigation maintenance on 4/18. Found five drip breaks on common ground islands on Boulevard.

NOTE - there are some issues with the controller. Someone has changed the combination to controller so ITS is currently "locked out". Controller is beeping which likely indicates there is a bad solenoid or bad decoder but unable to fix until the controller lockout is resolved.

RECEIVED

APR 19 2018

Date Rec'd Rizzetta & Co., Inc.

D/M approval CP Date 4/23/18

Date entered APR 20 2018

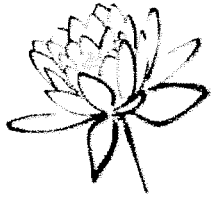
Fund 001 GL 53900 OC 4609

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:	907.38
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	907.38



Native Son Landscaping, LLC

6810 15th Street East
Sarasota, FL 34243
(941) 727-7122
Website: www.NativeSonLandscape.com
Email: info@nativesonlandscape.com

Service Invoice

Bill To:

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

Ship To:

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

Date

Invoice #

4/20/2018

10213

P.O. No.

10320

Quantity	Description	Rate	Amount
	Lawn Maintenance Service Month of May 2018	3,440.00	3,440.00
<div>RECEIVED</div> <div>Date Rec'd Rizzetta & Co., Inc. <u>APR 19 2018</u></div> <div>D/M approval <u>CP</u> Date <u>4/28/18</u></div> <div>Date entered <u>APR 20 2018</u></div> <div>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></div> <div>Check # _____</div> <div>Please Note Our New Remittance Address:</div> <div>PO Box 801</div> <div>Tallevast, FL 34270-0801</div>			

Total

\$3,440.00

Payments/Credits

\$0.00

Balance Due

\$3,440.00

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579
(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

SHIP TO

South Shore Corporate
Industrial Park
Rizzetta & Co.
3434 Colwell Ave.
Tampa, FL 33614

INVOICE # 110027**DATE** 04/09/2018**DUE DATE** 05/09/2018**TERMS** Net 30**ACTIVITY****AMOUNT****Apr Srv**

April Lake Maintenance
Service Provided-04/06/18

295.00

BALANCE DUE**\$295.00****RECEIVED**

APR 10 2018

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval CP Date 4/13/18Date entered APR 13 2018Fund 001 GL 53800 OC 4605

Check # _____

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

Invoice

Date	Invoice #
4/1/2018	INV0000031305

Bill To:

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

Services for the month of	Terms	Client Number
April	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
<p style="text-align: right;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>MAR 26 2018</u></p> <p>D/M approval <u>CP</u> Date <u>3/30/18</u></p> <p>Date entered <u>MAR 29 2018</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>SEE ABOVE</u></p> <p>Check # _____</p>			

Subtotal	\$850.00
Total	\$850.00

Rizzetta Technology Services
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/1/2018	INV0000003263

Bill To:

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

Services for the month of	Terms	Client Number
April		00857

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

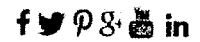
RECEIVED

MAR 27 2018

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval CP Date 3/30/18
Date entered MAR 29 2018
Fund 001 GL 51300 OC 5103
Check # _____

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/27/2018

Account: 211010133950

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

Current month's charges:	\$3,788.59
Total amount due:	\$3,788.59
Payment Due By:	04/17/2018

Your Account Summary

Previous Amount Due	\$3,788.59
Payment(s) Received Since Last Statement	-\$3,788.59
Current Month's Charges	\$3,788.59
Total Amount Due	\$3,788.59

Date Rec'd Rizzetta & Co., Inc. MAR 30 2018
D/M approval CP Date 4/6/18
Date entered APR 07 2018
Fund 001 GL 53100 OC 4307
Check# _____

More Value to You, Tampa Bay

The rate you pay today is 7% lower than 9 years ago.



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** or visit **tampaelectric.com** and select *Pay Your Bill*.

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



WAYS TO PAY YOUR BILL



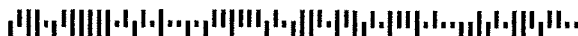
See reverse side for more information

Account: 211010133950

Current month's charges:	\$3,788.59
Total amount due:	\$3,788.59
Payment Due By:	04/17/2018
Amount Enclosed	\$ <u>3,788.59</u>

661259467259

00004346 01 AB 0 40 33578 FTECO103281800365610 00000 06 01000000 004 08 39877 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

6612594672592110101339500000003788593

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 ChoicesSM – 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 EnergySM – 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[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at 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 or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at 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 para ver esta información en español.

ACCOUNT INVOICE

tampaelectric.com



Account: 211010133950
Statement Date: 03/27/2018
Current month's charges due 04/17/2018

Details of Charges – Service from 02/21/2018 to 03/21/2018

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	10986 kWh @ \$0.03207/kWh	\$352.32
Fixture & Maintenance Charge	105 Fixtures	\$783.08
Lighting Pole / Wire	97 Poles	\$2295.42
Lighting Fuel Charge	10986 kWh @ \$0.03095/kWh	\$340.02
Florida Gross Receipt Tax		\$17.75
Franchise Fee		\$0.00

Lighting Charges

\$3,788.59

Total Current Month's Charges

\$3,788.59

00004346-0008888-Page 3 of 4





Keep your business moving with Zap Cap Systems®

Nearly 2,000 commercial businesses rely on Zap Cap Systems® to protect electro-mechanical and motor-driven equipment – even lighting and HVAC systems.

- Minimize downtime and lost revenue due to equipment shut downs and restarts
- Reduce maintenance costs for equipment and site electrical systems
- Extend the operational and service longevity of your equipment

How does it work?

The system protects against transient voltage surges carried by power lines to your facility. It is designed to reduce unwanted, detrimental surges to a safe level. Our full-service program includes a commercial-grade surge protection system, installation and maintenance.

Visit tampaelectric.com/zapcap or call toll free **877-ZCAPBIZ (877-922-7249)** to learn more and schedule an appointment.

 **Zap Cap**
SYSTEMS®
A TAMPA ELECTRIC PROGRAM

Tab 9



Rizzetta & Company

South Shore Corporate Park Industrial Community Development District

www.southshorecdd.org

Proposed Budget for Fiscal Year 2018/2019

Presented by: Rizzetta & Company, Inc.

**9428 Camden Field Parkway
Riverview, Florida 33578
Phone: 813-533-2950**

rizzetta.com

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General Fund Budget for Fiscal Year 2018/2019	9
Assessments Charts for Fiscal Year 2018/2019	10



Rizzetta & Company

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.



Rizzetta & Company

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 service 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.



Rizzetta & Company

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.



Rizzetta & Company

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.



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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.



Rizzetta & Company

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.



Rizzetta & Company

Proposed Budget
South Shore Corporate Park Industrial Community Development District
General Fund
Fiscal Year 2018/2019

	Chart of Accounts Classification	Actual YTD through 04/30/18	Projected Annual Totals 2017/2018	Annual Budget for 2017/2018	Projected Budget variance for 2017/2018	Budget for 2018/2019	Budget Increase (Decrease) vs 2017/2018	Comments
2	REVENUES							
14	Special Assessments							
17	Off Roll*	\$ 184,275	\$ 184,275	\$ 184,275	\$ -	\$ 184,275	\$ -	Assessments are Direct-Billed
31								
32	TOTAL REVENUES	\$ 184,275	\$ 184,275	\$ 184,275	\$ -	\$ 184,275	\$ -	
35								
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 184,275	\$ 184,275	\$ 184,275	\$ -	\$ 184,275	\$ -	
37								
38	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
39								
40	EXPENDITURES - ADMINISTRATIVE							
42	Legislative							
43	Supervisor Fees	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	Varies Depending on # of Paid Supervisors
44	Financial & Administrative							
46	District Management	\$ 3,500	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	Contract w/Rizzetta & Co.
47	District Engineer	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	Contract w/Stantec
50	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	Contract w/Rizzetta & Co.
51	Financial & Revenue Collections	\$ 700	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	Contract w/Rizzetta & Co.
52	Accounting Services	\$ 1,750	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	Contract w/Rizzetta & Co.
53	Auditing Services	\$ -	\$ -	\$ 3,600	\$ 3,600	\$ 3,500	\$ (100)	Contract w/McDermitt Davis
59	Public Officials Liability Insurance	\$ 1,320	\$ 1,320	\$ 1,500	\$ 180	\$ 1,500	\$ -	Stahl & Associates
60	Legal Advertising	\$ 608	\$ 1,042	\$ 1,000	\$ (42)	\$ 1,000	\$ -	Tampa Bay Times
62	Dues, Licenses & Fees	\$ 175	\$ 300	\$ 175	\$ (125)	\$ 175	\$ -	Dept. Economic Opportunity
66	Website Hosting, Maintenance, Backup (and Email)	\$ 700	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	Contract w/Rizzetta Technology Services
67	Legal Counsel							
68	District Counsel	\$ 7,012	\$ 12,021	\$ 10,000	\$ (2,021)	\$ 10,000	\$ -	Contract w/Hopping, Green, & Sams
73								
74	Administrative Subtotal	\$ 20,765	\$ 31,083	\$ 36,675	\$ 5,592	\$ 36,575	\$ (100)	
75								
76	EXPENDITURES - FIELD OPERATIONS							
90	Electric Utility Services							
92	Street Lights	\$ 26,229	\$ 44,964	\$ 50,000	\$ 5,036	\$ 50,000	\$ -	TECO Utilities
113	Aquatic Maintenance	\$ 2,065	\$ 3,540	\$ 3,180	\$ (360)	\$ 3,540	\$ 360	Contract w/Remson Aquatics
115	Lake/Pond Bank Maintenance		\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
116	Wetland Monitoring & Maintenance	\$ 2,900	\$ 2,900	\$ 4,150	\$ 1,250	\$ 4,150	\$ -	Contract with Finn Outdoor
125	Other Physical Environment							
130	General Liability Insurance	\$ 435	\$ 435	\$ 500	\$ 65	\$ 500	\$ -	Stahl & Associates
134	Entry & Walls Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	Lights/Monument Maintenance
135	Landscape Maintenance	\$ 28,919	\$ 49,575	\$ 60,000	\$ 10,425	\$ 60,000	\$ -	Contract w/Native Son Landscaping
143	Irrigation Maintenance	\$ 12,498	\$ 21,425	\$ 15,000	\$ (6,425)	\$ 15,000	\$ -	Includes Contracts w/ITS Technical Services & Stantec (WUP Monitoring)
144	Irrigation Repairs	\$ 5,802	\$ 9,946	\$ 5,520	\$ (4,426)	\$ 5,520	\$ -	ITS Technical Services
218	Contingency							
220	Miscellaneous Contingency	\$ -	\$ -	\$ 4,750	\$ 4,750	\$ 4,490	\$ (260)	
223								
224	Field Operations Subtotal	\$ 78,848	\$ 132,786	\$ 147,600	\$ 14,814	\$ 147,700	\$ 100	
227								
228	TOTAL EXPENDITURES	\$ 99,613	\$ 163,869	\$ 184,275	\$ 20,406	\$ 184,275	\$ -	

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018/2019 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2017/2018 O&M Budget	\$184,275.00
2018/2019 O&M Budget	\$184,275.00

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

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	<u>2017/2018</u>	<u>2018/2019</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%
Total	\$145.35	\$145.35	\$0.00	0.00%
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%
Total	\$145.35	\$145.35	\$0.00	0.00%
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%
Total	\$90.57	\$90.57	\$0.00	0.00%
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%
Total	\$90.57	\$90.57	\$0.00	0.00%

SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD

FISCAL YEAR 2018/2019 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 ⁽¹⁾</u>	<u>ADMIN</u>	<u>% TOTAL</u>	<u>TOTAL</u>	<u>ADMIN</u>	<u>FIELD</u>	<u>TOTAL</u>	<u>% TOTAL</u>	<u>TOTAL</u>	<u>FIELD</u>	<u>O&M ADMIN</u>	<u>O&M FIELD</u>	
<u>Phase 1</u>		<u>ACRES</u>	<u>ACRES</u>	<u>O&M BUDGET</u>	<u>PER ACRE</u>	<u>SO. FT</u>	<u>EAU's</u>	<u>EAU's</u>	<u>O&M BUDGET</u>	<u>PER 1K sq ft</u>	<u>PER ACRE</u>	<u>PER 1K SQ FT</u>	<u>DEBT SERVICE ⁽²⁾</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			
Total Phase 1	2694.216	186.529	46.06%	\$16,893.99		2694.216	2694.216	100.00%	\$147,600.00				
<u>Future Phases</u>	<u>PLANNED UNITS ⁽¹⁾</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			
Total Future Phases	1694.1	218.405	53.94%	\$19,781.01		0	0.000	0.00%	\$0.00				
Total District	4388.316	404.934	100.00%	\$36,675.00		2694.216	2694.216	100.00%	\$147,600.00				

⁽¹⁾ One Unit = 1,000 square feet

⁽²⁾ Bonds have not been issued yet.

Tab 10

RESOLUTION 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the South Shore Corporate Park Industrial Community Development District ("**District**") prior to June 15, 2018, proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("**Fiscal Year 2018/2019**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 1, 2018

HOOR: 10:00 a.m.

LOCATION: Ryan Companies
Tampa City Center
201 North Franklin Street, Suite 3500
Tampa, Florida 33602

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

PASSED AND ADOPTED THIS 14th DAY OF JUNE, 2018.

ATTEST:

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

Secretary / Assistant Secretary

By: _____
Its: Chairman / Vice Chairman

Exhibit A: Approved Proposed Budget for FY 2018-2019

Exhibit A:

Approved Proposed Budget for Fiscal Year 2018-2019

Tab 11



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 20, 2018

Christine Perkins
9428 Camden Field Pkwy.
Riverview, FL 33578

Dear Christine Perkins,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2018, listed below.

Community Development District	Number of Registered Electors
South Shore Corporate Industrial Park CDD	1

We ask that you respond to our office with a current list of CDD office holders by **June 1, 2018**, and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoc.org.

Respectfully,

Enjoli White
Candidate Services Liaison

Tab 12

RESOLUTION 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	John Carnesale	Nov 2018
2	Doug Dieck	Nov 2018
3	John Tipton	Nov 2018
4	Brian Devlin	Nov 2020
5	Mike Harryman	Nov 2020

This year, Seat 1, currently held by John Carnesale, Seat 2, currently held by Doug Dieck and Seat 3, currently held by John Tipton are subject to election by landowners in November 2018. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the ____ day of November, 2018, at 10:00 a.m., and located at Ryan Companies, 201 North Franklin Street, Suite 3500, Tampa, Florida 33602.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting

and election have been announced by the Board at its June 14, 2018 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at 9428 Camden Field Parkway, Riverview, Florida 33578, or at the office of the District Manager, Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 14th DAY OF JUNE, 2018.

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

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within South Shore Corporate Park Industrial Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 456.25 acres, located east of 24th Street, north of College Avenue, south of 19th Avenue and west of Interstate 75, in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) person/people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November __, 2018
TIME: 10:00 a.m.
PLACE: Ryan Companies
201 North Franklin Street, Suite 3500
Tampa, Florida 33602

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 9428 Camden Field Parkway, Riverview, Florida 33578, Ph: (813) 533-2950 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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), for aid in contacting the District Manager's Office.

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

Christine Perkins
District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT
DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: , November , 2018

TIME: **10:00 A.M.**

LOCATION: **Ryan Companies, 201 North Franklin Street, Suite 3500, Tampa, Florida 33602**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

LANDOWNERS' MEETING – NOVEMBER __, 2018

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the South Shore Corporate Park Industrial Community Development District to be held at Ryan Companies, 201 North Franklin Street, Suite 3500, Tampa, Florida 33602, on November __, 2018, at 10:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2017), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT
DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER __, 2018

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the South Shore Corporate Park Industrial Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		

Date: _____

Signed: _____

Printed Name: _____

Tab 13



SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL REPORT
Year Ended September 30, 2017

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, 2017, 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.

MCDIRMIT DAVIS & COMPANY, LLC

934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

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, 2017, 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 May 4, 2018, 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.

McDiernit Davis & Company, LLC

Orlando, Florida
May 4, 2018

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, 2017. 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 liabilities of the District exceeded its assets at September 30, 2017 by \$9,939,776, an increase in the deficit of \$51,627 in comparison with the prior year.
- At September 30, 2017, the District's governmental funds reported a combined fund balance of \$47,597, an increase of \$12,373 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 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 \$(9,939,776) at September 30, 2017. 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

	September 30, 2017	September 30, 2016
Assets, excluding capital assets	\$ 54,764	\$ 47,106
Capital Assets, net of depreciation	<u>5,795,799</u>	<u>5,859,799</u>
Total assets	<u>5,850,563</u>	<u>5,906,905</u>
Liabilities, excluding long-term liabilities	7,167	11,882
Long-term Liabilities	<u>15,783,172</u>	<u>15,783,172</u>
Total liabilities	<u>15,790,339</u>	<u>15,795,054</u>
Net Position:		
Net investment in capital assets	(14,375,172)	(14,311,172)
Unrestricted	<u>4,435,396</u>	<u>4,423,023</u>
Total net position	<u><u>\$ (9,939,776)</u></u>	<u><u>\$ (9,888,149)</u></u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2017 and 2016.

Changes in Net Position Year ended September 30,

	2017	2016
Revenues:		
Program revenues	\$ 184,275	\$ 192,075
Total revenues	<u>184,275</u>	<u>192,075</u>
Expenses:		
General government	30,659	37,292
Maintenance and operations	<u>205,243</u>	<u>198,059</u>
Total expenses	<u>235,902</u>	<u>235,351</u>
Change in net position	(51,627)	(43,276)
Net position - beginning of year	<u>(9,888,149)</u>	<u>(9,844,873)</u>
Net position - ending	<u><u>\$ (9,939,776)</u></u>	<u><u>\$ (9,888,149)</u></u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2017 was \$235,902. 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, 2017, the District's governmental funds reported combined ending fund balances of \$47,597. Of this total, \$8,900 is non-spendable and \$38,697 is unassigned.

The fund balance of the general fund increased \$12,373 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, 2017 general fund budget. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets - At September 30, 2017, the District had \$5,795,799 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, 2017, the District had advances to the Developer of \$15,783,172. 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, 2017

	Governmental Activities
Assets:	
Cash	\$ 45,864
Prepaid costs	750
Deposits	8,150
Capital assets:	
Capital assets not being depreciated	4,387,799
Capital assets being depreciated, net	<u>1,408,000</u>
Total assets	<u>5,850,563</u>
Liabilities:	
Accounts payable and accrued expenses	7,167
Noncurrent liabilities:	
Due in more than one year	<u>15,783,172</u>
Total liabilities	<u>15,790,339</u>
Net Position:	
Net investment in capital assets	(14,375,172)
Unrestricted	<u>4,435,396</u>
Net position	<u><u>\$ (9,939,776)</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, 2017

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenue</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	
Governmental activities:				
General government	\$ 30,659	\$ 23,949	\$ -	\$ (6,710)
Maintenance and operations	205,243	160,326	-	(44,917)
Total governmental activities	<u>\$ 235,902</u>	<u>\$ 184,275</u>	<u>\$ -</u>	<u>(51,627)</u>
	Change in net position			(51,627)
	Net Position - beginning			<u>(9,888,149)</u>
	Net Position - ending			<u>\$ (9,939,776)</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, 2017

	General	Total Governmental Funds
Assets:		
Cash	\$ 45,864	\$ 45,864
Prepaid costs	750	750
Deposits	8,150	8,150
Total assets	<u>\$ 54,764</u>	<u>\$ 54,764</u>
Liabilities and Fund Balances:		
Liabilities:		
Accounts payable and accrued expenses	7,167	7,167
Total liabilities	<u>7,167</u>	<u>7,167</u>
Fund Balances:		
Nonspendable	8,900	8,900
Unassigned	38,697	38,697
Total fund balances	<u>47,597</u>	<u>47,597</u>
Total liabilities and fund balances	<u>\$ 54,764</u>	

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

Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Developer advances	(15,783,172)
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Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.

5,795,799

Net Position of Governmental Activities

\$ (9,939,776)

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, 2017

	<u>General</u>	<u>Total Governmental Funds</u>
Revenues:		
Special assessments	\$ 184,275	\$ 184,275
Total revenues	<u>184,275</u>	<u>184,275</u>
Expenditures:		
Current:		
General government	30,659	30,659
Maintenance and operations	<u>141,243</u>	<u>141,243</u>
Total expenditures	<u>171,902</u>	<u>171,902</u>
Excess (Deficit) of Revenues Over Expenditures	<u>12,373</u>	<u>12,373</u>
Net change in fund balances	12,373	12,373
Fund Balances - beginning of year	<u>35,224</u>	<u>35,224</u>
Fund Balances - end of year	<u><u>\$ 47,597</u></u>	<u><u>\$ 47,597</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, 2017

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

Net change in fund balances - total governmental funds (page 10)	\$	12,373
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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	<u>(64,000)</u>	<u>(64,000)</u>
Change in Net Position of Governmental Activities (page 8)		<u>\$ (51,627)</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, 2017

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special Assessments	\$ 184,275	\$ 184,275	\$ 184,275	\$ -
Total revenues	184,275	184,275	184,275	-
Expenditures:				
Current:				
General government	36,675	36,675	30,659	6,016
Maintenance and operations	147,600	147,600	141,243	6,357
Total expenditures	184,275	184,275	171,902	12,373
Excess (Deficit) of Revenues Over Expenditures	-	-	12,373	12,373
Net change in fund balance	-	-	12,373	12,373
Fund Balance - beginning	35,224	35,224	35,224	-
Fund Balance - ending	<u>\$ 35,224</u>	<u>\$ 35,224</u>	<u>\$ 47,597</u>	<u>\$ 12,373</u>

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, 2017

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, 2017, 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, 2017

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 1st and ends on September 30th. 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, 2017

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, 2017

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, 2017.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT
DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

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, 2017.

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, 2017

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, 2017

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.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT
DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 4 - Capital Assets:

Capital asset activity for the year ended September 30, 2017 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental Activities:				
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	(128,000)	(64,000)	-	(192,000)
Total accumulated depreciation	<u>(128,000)</u>	<u>(64,000)</u>	<u>-</u>	<u>(192,000)</u>
Total capital assets being depreciated, net	<u>1,472,000</u>	<u>(64,000)</u>	<u>-</u>	<u>1,408,000</u>
Governmental activities capital assets, net	<u>\$ 5,859,799</u>	<u>\$ (64,000)</u>	<u>\$ -</u>	<u>\$ 5,795,799</u>

Depreciation expense for 2017 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.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT
DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 5 - Long-Term Liabilities:

In a prior year, the District authorized the issuance of \$130 million in aggregate bonds. As of September 30, 2017, 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, 2017 was as follows:

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

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 RELP 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.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT
DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 6 - Related Party Transaction (Continued):

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.

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.

Subsequent to year end, the District entered into an amendment to the Promissory Payment Agreement reducing the amount owed.

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 and debt service funds include 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, 2017

Note 7 - Management Company:

The District has contracted with a management company to perform management services, which include financial 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.

Note 9 - Subsequent Events:

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 \$7,047,358 for District Impact Fee Credits retained by the Developer. The principal balance was reduced an additional \$2,850,618 for additional District Impact Fee Credits retained by the Developer. The revised principal balance is \$5,885,195.

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, 2017, and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated May 4, 2018.

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.

MCDIRMIT DAVIS & COMPANY, LLC

934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

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.

McDiarmid Davis & Company, LLC

Orlando, Florida
May 4, 2018

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, 2017, and have issued our report thereon dated May 4, 2018.

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 May 4, 2018, 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.

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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 meet 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.

Annual Financial Report

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether the annual financial report of the *District* for the fiscal year ended September 30, 2017, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2017. In connection with our audit, we determined that these two reports were in agreement.

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
May 4, 2018

**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, 2017. 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, 2017.

McDirmit Davis & Company, LLC

Orlando, Florida
May 4, 2018

MCDIRMIT DAVIS & COMPANY, LLC
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To the Board of Supervisors
South Shore Corporate Park Industrial Community Development District

We have audited the financial statements of South Shore Corporate Park Industrial Community Development District (the "District") as of and for the year ended September 30, 2017, and have issued our report thereon dated May 4, 2018. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated July 6, 2017, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit 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 over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 1 to the financial statements. In the current year, there have been no initial selections of accounting policies and no changes in the application of significant accounting policies. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

Management's estimate of depreciation is based on the estimated useful lives of the capital assets. We evaluated the key factors and assumptions used to develop the depreciation estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Significant Difficulties Encountered During the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. There were no uncorrected or corrected misstatements.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated May 4, 2018.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these parties.

McDiarmid Davis & Company, LLC

Orlando, Florida
May 4, 2018

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

District Office · 9428 Camden Field Parkway · Riverview · Florida · 33578

May 4, 2018

McDermitt Davis & Company, LLC
934 North Magnolia Ave., Suite 100
Orlando, FL 32803

This representation letter is provided in connection with your audit of the basic financial statements of the South Shore Corporate Park Industrial Community Development District as of September 30, 2017 and for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows, where applicable, of the various opinion units of the South Shore Corporate Park Industrial Community Development District in conformity with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of May 4, 2018.

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement dated July 6, 2017 for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- We acknowledge our responsibility for 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.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- We have a process to track the status of audit findings and recommendations.
- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.

- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
- All component units, as well as joint ventures with an equity interest, are included and other joint ventures and related organizations are properly disclosed.
- All funds and activities are properly classified.
- All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, and GASB Statement No. 37, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments: Omnibus* as amended, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.
- All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
- Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- All interfund and intra-entity transactions and balances have been properly classified and reported.
- Special items and extraordinary items have been properly classified and reported.
- Deposit and investment risks have been properly and fully disclosed.
- Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- We have reviewed capital assets and infrastructure for impairment whenever events or changes in circumstances have indicated that the carrying amount of the assets might not be recoverable and have appropriately recorded the adjustment, if necessary.
- All required supplementary information is measured and presented within the prescribed guidelines.
- With regard to investments and other instruments reported at fair value:
 - The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
 - The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
 - The disclosures related to fair values are complete, adequate, and in conformity with U.S. GAAP.
 - There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.

Information Provided

- We have provided you with:
 - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
 - Additional information that you have requested from us for the purpose of the audit; and

- Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - Management;
 - Employees who have significant roles in internal control; or
 - Others where the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, vendors, regulators, or others.
- We are not aware of any pending or threatened litigation and claims whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.
- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
- South Shore Corporate Park Industrial Community Development District has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have disclosed to you all guarantees, whether written or oral, under which South Shore Corporate Park Industrial Community Development District is contingently liable.
- We have disclosed to you all nonexchange financial guarantees, under which we are obligated and have declared liabilities and disclosed properly in accordance with GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, for those guarantees where it is more likely than not that the District will make a payment on any guarantee.
- For nonexchange financial guarantees where we have declared liabilities, the amount of the liability recognized is the discounted present value of the best estimate of the future outflows expected to be incurred as a result of the guarantee. Where there was no best estimate but a range of estimated future outflows has been established, we have recognized the minimum amount within the range.
- We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.
- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- There are no:
 - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
 - Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
 - Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62.
 - Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).

- South Shore Corporate Park Industrial Community Development District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

Additional Representations:

- With regard to nonaudit services performed by you (financial statement preparation), we acknowledge and accept our responsibility to:
 - Assume all management responsibilities;
 - Assign a competent individual to oversee the services;
 - Evaluate the adequacy and results of the services performed; and
 - Accept responsibility for the result of the services



Scott Brizendine – Manager Financial Services
South Shore Corporate Park Industrial Community Development District