



Rizzetta & Company

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

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**Board of Supervisors'  
Meeting May 16, 2022**

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

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

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

<b>District Board of Supervisors</b>	Clifton Fischer	Chairman
	Nicole Williams	Assistant Secretary
	John Tipton	Assistant Secretary
	Joseph Urbanic	Assistant Secretary
<b>Regional District Manager</b>	Jerry Whited	Rizzetta & Company, Inc.
<b>District Counsel</b>	Tucker Mackie	Kutak Rock
<b>District Engineer</b>	Tonja Stewart	Stantec

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

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

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

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

**SOUTH SHORE CORPORATE PARK INDUSTRIAL  
COMMUNITY DEVELOPMENT DISTRICT**  
District Office · Riverview, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
www.southshorecdd.org

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

May 12, 2022

**REVISED AGENDA**

Dear Board Members:

The Regular meeting of the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will be held on **Monday, May 16, 2022, at 1:00 p.m.** at the office of Rizzetta & Co., located at 9428 Camden Field Pkwy, Riverview FL, 33578. The following is the agenda for this meeting:

**BOARD OF SUPERVISORS MEETING:**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on August 11, 2021..... Tab 1
  - B. Consideration of Operations & Maintenance Expenditures for July 2021 through March 2022..... Tab 2
- 4. STAFF REPORTS**
  - A. District Counsel
    1. Kutak Rock Engagement Letter..... Tab 3
    2. Consideration of Resolution 2022-02, Designating a Registered Agent..... Tab 4
  - B. District Engineer
  - C. District Manager..... USC
- 5. BUSINESS ITEMS**
  - A. Consideration of Resolution 2022-03, Appointing Assistant Secretary ..... Tab 5
  - B. Consideration of Resolution 2022-04, Landowners Election ..... Tab 6
  - C. Presentation of Proposed Budget for FY22/23
    1. Consideration of Resolution 2022-05, Approving the Proposed Budget and Setting a Public Hearing for the Final Budget..... Tab 7
  - D. Discussion of FY20-21 Final Audit ..... Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,  
*Jerry Whited*  
Jerry Whited  
District Manager

## **Tab 1**



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

**August 11, 2021 - Minutes of Meeting**

**Page 1**

**MINUTES OF MEETING**

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

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

The meeting of the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District was held on Wednesday, **August 11, 2021 at 1:00 p.m.** at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview FL 33578.

Present and constituting a quorum were:

Clifton Fischer	Board Supervisor, Chairman
Ron Turner	Board Supervisor, Vice Chairman
Joseph Urbanic	Board Supervisor, Assistant Secretary

Also present were:

Jerry Whited	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel; HGS
Christina Newsome	District Manager, Rizzetta & Company, Inc.

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience members in attendance.

**THIRD ORDER OF BUSINESS**

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

Mr. Whited administered the oath of office to Ms. Williams and Ms. Williams responded in the affirmative. Mr. Whited informed Ms. Williams that as a Board Supervisor they are entitled to compensation of \$200.00 per meeting, up to an annual maximum of \$4,800.00. Ms. Williams accepted compensation. District Counsel reviewed Sunshine Laws and Public records Laws with Ms. Williams.

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

**August 11, 2021 - Minutes of Meeting**

**Page 2**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-04,  
Designating Officers of the District.**

Mr. Whited presented Resolution 2021-04 to the Board, which will re-designate officers of the District. The Board named Nicole Williams as Chairman, Clif Fischer as Vice Chairman, and Joseph Urbanic, and John Tipton as Assistant Secretaries.

On a Motion by Mr. Fischer, seconded by Mr. Urbanic, with all in favor, the Board of Supervisors adopted Resolution 2021-04, for the South Shore Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Special Meeting  
held on June 14, 2021**

On a motion by Mr. Fischer, seconded by Mr. Urbanic, the Board unanimously approved the Minutes of the Board of Supervisors meeting held June 14<sup>th</sup>, 2021 for the South Shore Corporate Park Industrial Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for April  
2021, May 2021, June 2021**

On a motion by Mr. Fischer, seconded by Mr. Urbanic, the Board unanimously approved the Operations and Maintenance Expenses of the District for April, May & June 2021 for the South Shore Corporate Park Industrial Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2021-  
2022 Budget**

On a motion by Mr. Fischer, seconded by Mr. Urbanic, the Board unanimously approved to open the Public Hearing on the Fiscal Year 2021/2022 Budget & Imposing Special Assessments for South Shore Community Development District.

There was no audience in attendance for the public hearing.

Mr. Whited presented the Fiscal Year 2021-2022 budget to the Board. There were no comments from the Board.

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

**August 11, 2021 - Minutes of Meeting**

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On a motion by Mr. Fischer, seconded by Mr. Urbanic, the Board unanimously approved to close the Public Hearing for South Shore Community Development District.

**2. Consideration of Resolution 2021-05, Adopting Fiscal Year 2021-2022 Budget**

Mr. Whited presented Resolution 2021-05 to the Board, which will adopt the Budget for Fiscal Year 2021-2022

On a Motion by Mr. Fischer seconded by Mr. Urbanic, with all in favor, the Board adopted Resolution 2021-05 for South Shore Community Development District.

**3. Consideration of Resolution 2021-06, Imposing Special Assessments and Certifying Assessment Roll**

Mr. Whited presented Resolution 2021-06, to the Board, which will impose special assessments and certify the tax roll for the 2021-2022 budget.

On a Motion by Mr. Fischer, seconded by Mr. Urbanic, with all in favor, the Board adopted Resolution 2021-06 for South Shore Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Public Hearing on Revised and Restated Rules of Procedure**

On a Motion by Mr. Fischer seconded by Mr. Urbanic, with all in favor, the Board of Supervisors opened the public hearing on revised and restated rules of procedure for the South Shore Community Development District.

The was no audience in attendance for the Public Hearing.

On a Motion by Mr. Fischer, seconded by Ms. Williams, with all in favor, the Board of Supervisors closed the public hearing on revised and restated rules of procedure for the South Shore Community Development District.

**1. Presentation of Rules of Procedure**

The Board reviewed the amended and restated rules of procedure with the Board for review.

**2. Consideration of Resolution 2021-07, Adopting Rules of Procedure**

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

**August 11, 2021 - Minutes of Meeting**

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Mr. Whited presented Resolution 2021-07, which will adopt the revised and restated rules of procedure.

On a Motion by Mr. Fischer, seconded by Mr. Urbanic, with all in favor, the Board of Supervisors adopted Resolution 2021-07 for the South Shore Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-08,  
Adopting the Fiscal Year 2021-2022  
Meeting Schedule**

Mr. Whited presented Resolution 2021-08, which will establish the Meeting Schedule for the fiscal year 2021-2022

On a Motion by Mr. Fischer, seconded by Mr. Urbanic, with all in favor, the Board adopted Resolution 2021-08 for South Shore Community Development District.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No Report.

**B. District Engineer**

Not Report.

**C. District Manager**

The next Regular Board meeting is scheduled for May 18, 2022 at 1:00p.m.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There we're no additional supervisor requests for district management.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Fischer, seconded by Mr. Urbanic, the Board unanimously voted to adjourn the meeting at 1:23 p.m. for South Shore Corporate Park Industrial Community Development District.

Assistant Secretary

Chair / Vice Chair

## Tab 2

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

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## **Operation and Maintenance Expenditures July 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2021 through July 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$14,529.48**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## South Shore Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ballenger & Compnay, Inc.	001059	21247	Irrigation Maintenance 06/21	\$ 850.00
Ballenger & Compnay, Inc.	001059	21260	Water Use Readings 06/21	\$ 80.00
Ballenger & Compnay, Inc.	001059	21273	Irrigation Repairs 07/21	\$ 500.00
Herndon Landscape Group LLC	001063	1146	Monthly Landscape Maintenance 07/21	\$ 4,541.00
Hopping Green & Sams	001061	123602	General Monthly Legal Services 05/21	\$ 322.50
Remson Aquatics, LLC	001056	113894	Lake Maintenance 06/21	\$ 295.00
Remson Aquatics, LLC	001064	113915	Lake Maintenance 07/21	\$ 295.00
Rizzetta & Company, Inc.	001057	INV0000059430	District Management Fees 07/21	\$ 1,083.33
Rizzetta Technology Services	001058	INV0000007750	Website Hosting Services 07/21	\$ 100.00
TECO	001060	211010133950 06/21	351 30th ST NE 06/21	\$ 3,750.30
Times Publishing Company	001062	0000168100 07/07/21	Legal Advertising 07/21	\$ 367.50
Times Publishing Company	001062	0000168127 07/11/21	Legal Advertising 07/21	\$ 750.00
Times Publishing Company	001062	0000170420 07/14/21	Legal Advertising 07/21	\$ 1,594.85
<b>Report Total</b>				<b><u>\$ 14,529.48</u></b>

Ballenger & Company, Inc.

2335 64th Pl N  
St. Petersburg, FL. 33702  
Phone # 727-520-1082

# Invoice

Date	Invoice #
7/2/2021	21247

Bill To
South Shore Corp Park CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Project

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
	June Irrigation Maintenance	850.00	850.00
Thank you for your business.		<b>Total</b>	
		\$850.00	

Date Rec'd Rizzetta & Co., Inc. 07/06/2021  
D/M approval JW Date 07/09/2021  
Date entered 07/08/2021  
Fund 001 GL 53800 OC 4609  
Check # \_\_\_\_\_



Ballenger & Company, Inc.

2335 64th Pl N  
St. Petersburg, FL. 33702  
Phone # 727-520-1082

# Invoice

Date	Invoice #
7/2/2021	21260

Bill To
South Shore Corp Park CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Project

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
	June Water Use Reporting to State Agency	80.00	80.00
Thank you for your business.		<b>Total</b>	
		\$80.00	

Date Rec'd Rizzetta & Co., Inc. 07/06/2021  
D/M approval JW Date 07/09/2021  
Date entered 07/08/2021  
Fund 001 GL 53800 OC 4609  
Check #

Ballenger & Company, Inc.

2335 64th Pl N  
St. Petersburg, FL. 33702  
Phone # 727-520-1082

# Invoice

Date	Invoice #
7/2/2021	21273

Bill To
South Shore Corp Park CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Project

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
	Repairs to main line @ pump on Irrigation System	500.00	500.00
Thank you for your business.		<b>Total</b> \$500.00	

Date Rec'd Rizzetta & Co., Inc. 07/06/2021  
D/M approval ju Date 07/09/2021  
Date entered 07/08/2021  
Fund 001 GL 53900 OC 4614  
Check #

# Herndon Landscape Group LLC

13319 NE 7th TER

OKEECHOBEE, FL 34972

## Invoice

**Bill To:**

South Shore CDD  
351 30th St. SE  
Ruskin, FL 33570



Date	Invoice No.	P.O. Number	Terms
07/06/21	1146		Net 15

Description	Quantity	Rate	Amount
Monthly Landscape Maintenance Services, July 2021	1	4,541.00	4,541.00
		Date Rec'd Rizzetta & Co., Inc. 07/06/2021	
		D/M approval <u>JW</u> Date 07/09/2021	
		Date entered 07/08/2021	
		Fund 001 GL 53900 OC 4604	
		Check #	
Total			\$4,541.00

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

June 14, 2021

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

Bill Number 123602  
Billed through 05/31/2021

**General Counsel**  
**SSCDD 00001 TFM**

## **FOR PROFESSIONAL SERVICES RENDERED**

05/01/21	TFM	Confer with Phaneuf and Whited.	0.20 hrs
05/03/21	TFM	Confer with Whited.	0.20 hrs
05/07/21	TFM	Confer regarding Board meeting rescheduling.	0.20 hrs
05/11/21	TFM	Confer with Whited regarding board composition and board meeting.	0.50 hrs
05/12/21	TFM	Confer with Whited.	0.20 hrs
05/16/21	TFM	Review correspondence from Williams.	0.20 hrs
Total fees for this matter			\$322.50

## **MATTER SUMMARY**

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

Mackie, A.Tucker Frazee	1.50 hrs	215 /hr	\$322.50
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TOTAL FEES	\$322.50
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TOTAL CHARGES FOR THIS BILL	<u>\$322.50</u>
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**Please include the bill number with your payment.**

Date Rec'd Rizzetta & Co., Inc. JULY 09 2021

D/M approval JW Date 07/16/2021

Date entered JULY 15 2021

Fund 001 GL 51400 OC 3107

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

**Remson Aquatics**

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

# INVOICE

**BILL TO**

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

**INVOICE #** 113894**DATE** 06/30/2021**DUE DATE** 07/30/2021**TERMS** Net 30

ACTIVITY	AMOUNT
<b>June Srv</b> June Lake Maintenance Service Provided-06/14	295.00

BALANCE DUE

**\$295.00**

Date Rec'd Rizzetta & Co., Inc. 07/01/21  
D/M approval *JW* Date 07/07/21  
Date entered 07/02/21  
Fund 001 GL 53800 OC 4605  
Check # \_\_\_\_\_

**Remson Aquatics**

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

# INVOICE

**BILL TO**

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

**INVOICE #** 113915**DATE** 07/11/2021**DUE DATE** 08/10/2021**TERMS** Net 30**ACTIVITY****AMOUNT****July Srv**

295.00

July Lake Maintenance  
Service Provided-07/07

BALANCE DUE

**\$295.00**Date Rec'd Rizzetta & Co., Inc. JULY 11 2021D/M approval JW Date 07/16/2021Date entered JULY 15 2021Fund 001 GL 53800 OC 4605Check #

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

## Invoice

Date	Invoice #
7/1/2021	INV0000059430

**Bill To:**

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

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

Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$650.00	\$650.00
Accounting Services 3201	1.00	\$333.33	\$333.33
Financial & Revenue Collections 3111	1.00	\$100.00	\$100.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. <u>07/02/21</u> D/M approval <u><i>ju</i></u> Date <u>07/07/21</u> Date entered <u>07/02/21</u> Fund <u>001</u> GL <u>51300</u> OC <u>above</u> Check # _____</div>			
Subtotal			\$1,083.33
Total			\$1,083.33

**Rizzetta Technology Services**

3434 Colwell Avenue

Suite 200

Tampa FL 33614

**Invoice**

Date	Invoice #
7/1/2021	INV0000007750

**Bill To:**

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

Services for the month of	Terms	Client Number
July		00857

Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	0	\$15.00	\$0.00
Website Compliance and Management	1	\$100.00	\$100.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. <u>07/02/21</u> D/M approval <u><i>ju</i></u> Date <u>07/07/21</u> Date entered <u>07/02/21</u> Fund <u>001</u> GL <u>51300</u> OC <u>5103</u> Check # _____</div>			
Subtotal			\$100.00
Total			\$100.00



Statement Date: 06/25/2021

Account: 211010133950

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

<b>Current month's charges:</b>	<b>\$3,750.30</b>
<b>Total amount due:</b>	<b>\$3,750.30</b>
<b>Payment Due By:</b>	<b>07/16/2021</b>

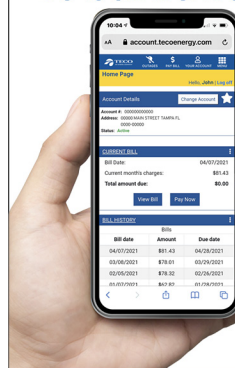
## Your Account Summary

Previous Amount Due	\$3,750.21
Payment(s) Received Since Last Statement	-\$3,750.21
<b>Current Month's Charges</b>	<b>\$3,750.30</b>
<b>Total Amount Due</b>	<b>\$3,750.30</b>

Date Rec'd Rizzetta & Co., Inc. 07/07/2021  
 D/M approval JW Date 07/09/2021  
 Date entered 07/08/2021  
 Fund 001 GL 53100 OC 4307  
 Check # \_\_\_\_\_

## A one-stop shop to manage your account.

Do it all from the palm of your hand.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for programs

**Log in at [tecoaccount.com](http://tecoaccount.com) today!**

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

**As hurricane season begins, maintaining reliable electric service is even more important.**

That's why Tampa Electric invests as much as \$150 million a year in reliability-improvement projects. More reliability for you and one less worry during the months ahead.

**Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability).**

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

<b>Current month's charges:</b>	<b>\$3,750.30</b>
<b>Total amount due:</b>	<b>\$3,750.30</b>
<b>Payment Due By:</b>	<b>07/16/2021</b>

**Amount Enclosed** \$ \_\_\_\_\_

688420459601

 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 that covers the cost to provide service to your location.

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

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

**Energy Charge** – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

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

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

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

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

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

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

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

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

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

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

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

**Storm Protection Charge** – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

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

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

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

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

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

**Your payment options are:**

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

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

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

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

**Account:** 211010133950  
**Statement Date:** 06/25/2021  
**Current month's charges due** 07/16/2021

## Details of Charges – Service from 05/21/2021 to 06/21/2021

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	5532 kWh @ \$0.02712/kWh	\$150.03
Fixture & Maintenance Charge	105 Fixtures	\$1126.48
Lighting Pole / Wire	96 Poles	\$2271.93
Lighting Fuel Charge	5532 kWh @ \$0.03136/kWh	\$173.48
Storm Protection Charge	5532 kWh @ \$0.00354/kWh	\$19.58
Florida Gross Receipt Tax		\$8.80

### Lighting Charges

**\$3,750.30**

### Total Current Month's Charges

**\$3,750.30**

## Important Messages

### Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit [tecoaccount.com](http://tecoaccount.com) or contact Customer Care toll-free at **888-223-0800** weekdays from 7:30 a.m. to 6:00 p.m.

### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

### Help for those with special needs

Emergency authorities can assist with finding a shelter and transportation for those with special needs. A statewide registry provides emergency management agencies with information to prepare and respond to disasters. Visit [floridadisaster.org](http://floridadisaster.org) to learn more.

### Important rate information for lighting customers

Tampa Electric is seeking a rate adjustment to increase production of clean, green energy and to make it easier for customers to do business with us. The Public Service Commission has set dates and times for hearings to provide interested Tampa Electric Company customers an opportunity to speak about the company's quality of service and the requested rate increase. Visit [tampaelectric.com/rates](http://tampaelectric.com/rates) and select Understanding Your Rates and Charges, then Customer Communications, to review the proposed lighting rates, which would take effect in January 2022.

RECEIVED

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

JUL 12 2021

Advertising Run Dates	Advertiser Name	
07/7/21	SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date	Sales Rep	Customer Account
07/07/2021	Jill Harrison	107030
Total Amount Due	Ad Number	
\$367.50	0000168100	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/07/21	07/07/21	0000168100	Times	Legals CLS	Rule Development	1	2x43 L	\$365.50
07/07/21	07/07/21	0000168100	Tampabay.com	Legals CLS	Rule Development AffidavitMaterial	1	2x43 L	\$0.00 \$2.00

Date Rec'd Rizzetta &amp; Co., Inc. JULY 12 2021

D/M approval ju Date 07/16/2021

Date entered JULY 15 2021

Fund 001 GL 51300 OC 4801

Check #

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/7/21	SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date	Sales Rep	Customer Account
07/07/2021	Jill Harrison	107030
Total Amount Due	Ad Number	
\$367.50	0000168100	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD  
ATTN: RIZZETTA & CO.  
3434 COLWELL AVE #200  
TAMPA, FL 33614

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396



**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative** 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: Rule Development** was published in **Tampa Bay Times**: 7/ 7/21 in said newspaper in the issues of **Baylink Hillsborough**

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 Affiant

Sworn to and subscribed before me this **07/07/2021**

Signature of Notary Public

Personally known       X       or produced identification

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



**NOTICE OF RULE DEVELOPMENT BY THE  
SOUTH SHORE CORPORATE PARK INDUSTRIAL  
COMMUNITY DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, *Florida Statutes*, the South Shore Corporate Park Industrial Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure to govern the operations of the District.

The Amended and Restated Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes* (2020). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, *Florida Statutes* (2020).

A copy of the proposed Amended and Restated Rules of Procedure may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578, Phone: (813) 533-2950.

Jerry Whited, District Manager  
South Shore Corporate Park Industrial Community Development District

Run Date: 7-7-2021

(168100)

RECEIVED

JUL 12 2021

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

RECEIVED

JUL 21 2021

Advertising Run Dates	Advertiser Name	
07/11/21	SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date	Sales Rep	Customer Account
07/12/2021	Jill Harrison	107030
Total Amount Due	Ad Number	
\$750.00	0000168127	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/11/21	07/11/21	0000168127	Times	Legals CLS	Rule Making	1	2x69 L	\$748.00
07/11/21	07/11/21	0000168127	Tampabay.com	Legals CLS	Rule Making AffidavitMaterial	1	2x69 L	\$0.00 \$2.00

Date Rec'd Rizzetta & Co., Inc. JULY 21 2021

D/M approval JW Date 07/26/21

Date entered JULY 26 2021

Fund 001 GL 51300 OC 4801

Check #

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# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/11/21	SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date	Sales Rep	Customer Account
07/12/2021	Jill Harrison	107030
Total Amount Due	Ad Number	
\$750.00	0000168127	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD

ATTN: RIZZETTA & CO.

3434 COLWELL AVE #200

TAMPA, FL 33614

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

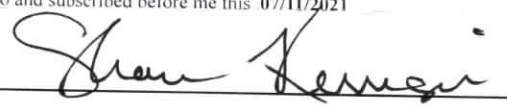
} SS

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative** 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: Rule Making** was published in **Tampa Bay Times**: 7/11/21 in said newspaper in the issues of **Baylink Hillsborough**

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 Affiant

Sworn to and subscribed before me this 07/11/2021

  
\_\_\_\_\_  
Signature of Notary Public

Personally known       X       or produced identification

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



**NOTICE OF RULEMAKING REGARDING THE AMENDED AND  
RESTATED RULES OF PROCEDURE OF THE  
SOUTH SHORE CORPORATE PARK INDUSTRIAL  
COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District ("District") on August 11, 2021 at 1:00 p.m. at the Office of Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Tampa Bay Times on July 7, 2021.

The Amended and Restated Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2019). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.3146, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2019).

A copy of the proposed Amended and Restated Rules of Procedure may be obtained by contacting the District Manager's Office at 9428 Camden Field Parkway, Riverview, Florida 33578, or by calling (813) 533-2950.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Office.

South Shore Corporate Park Industrial Community Development District  
Jerry Whited, District Manager

Run Date: 7-11-2021

(168127)

RECEIVED  
JUL 21 2021



# Tampa Bay Times

tampabay.com

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone: 1 (877) 321-7355  
Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/14/21		SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date	Sales Rep	Customer Account	
07/14/2021	Virginia Marshall	107030	
Total Amount Due		Ad Number	
\$1,594.85		0000170420	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/14/21	07/14/21	0000170420	Times	Main A/B	South Shore CDD - NOTICE OF PUBLIC HE AffidavitMaterial	1	3x14.00 IN	\$1,592.85 \$2.00
<p style="text-align: center;"><b>RECEIVED</b> JUL 22 2021</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>ju</u> Date <u>07/26/21</u></p> <p>Date entered <u>JULY 26 2021</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>4801</u></p> <p>Check # _____</p>								

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# Tampa Bay Times

tampabay.com

DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/14/21		SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date	Sales Rep	Customer Account	
07/14/2021	Virginia Marshall	107030	
Total Amount Due		Ad Number	
\$1,594.85		0000170420	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD  
ATTN: RIZZETTA & CO.  
3434 COLWELL AVE #200  
TAMPA, FL 33614

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396



**Tampa Bay Times**  
Published Daily

RECEIVED  
JUL 22 2021

STATE OF FLORIDA

COUNTY OF Pinellas, Hillsborough, Pasco,  
Hernando Citrus

} ss

Before the undersigned authority personally appeared **Virginia Marshall** who on oath says that he/she is **Legal Advertising Representative** 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 - NOTICE OF PUBLIC HEARING** was published in **Tampa Bay Times: 7/14/21, 7/21/21** in said newspaper in the issues of **Tampa Bay Times\Local B\Full Run**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Pinellas, Hillsborough, Pasco, Hernando Citrus 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.

*Virginia Marshall*  
Signature Affiant

Sworn to and subscribed before me this **07/21/2021**

*Jill A Harrison*  
Signature of Notary Public

Personally known ☒ or produced identification

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



## LEGAL NOTICE

## SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the South Shore Corporate Park Industrial Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 4, 2021  
TIME: 1:00 p.m.  
LOCATION: 9428 Camden Field Parkway  
Riverview, Florida 33578

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

### Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Proposed O&M Assessment (including collection costs / early payment discounts)
Warehouse - Phase 1	2,644.216	\$172.86
Office Phase - Phase 1	50	\$172.86
Warehouse - Future Phases	988.1	\$97.79
Office - Future Phases	706	\$97.79

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to directly collect the assessments imposed on all benefited property by sending out a bill prior to, or during, November 2021. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 9428 Camden Field Parkway, Riverview, Florida 33578, Ph: (813) 533-2950 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.



## **Tab 2A**

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

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## **Operation and Maintenance Expenditures August 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2021 through August 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:                   **\$14,197.23**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## South Shore Community Development District

### Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger & Compnay, Inc.	001069	21291	Irrigation Maintenance 07/21	\$ 850.00
Ballenger & Compnay, Inc.	001069	21304	Water Use Readings 07/21	\$ 80.00
Herndon Landscape Group LLC	001071	1159	Monthly Landscape Maintenance 08/21	\$ 4,541.00
Hopping Green & Sams	001070	124148	General Monthly Legal Services 06/21	\$ 1,904.50
Remson Aquatics, LLC	001072	114008	Lake Maintenance 08/21	\$ 295.00
Rizzetta & Company, Inc.	001065	INV0000060364	District Management Fees 08/21	\$ 1,083.33
Rizzetta Technology Services	001066	INV0000007837	Website Hosting Services 08/21	\$ 100.00
TECO	001068	211010133950 07/21	351 30th ST NE 07/21	\$ 3,750.55
Times Publishing Company	001067	0000170420 07/21/21	Legal Advertising 07/21	\$ <u>1,592.85</u>
<b>Report Total</b>				<b>\$ <u>14,197.23</u></b>

Ballenger & Company, Inc.

2335 64th Pl N  
St. Petersburg, FL. 33702

Phone #	727-520-1082
---------	--------------

# Invoice

Date	Invoice #
7/31/2021	21291

Bill To
South Shore Corp Park CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	July Irrigation Maintenance	850.00	850.00
Thank you for your business.		<b>Total</b>	
		\$850.00	

Date Rec'd Rizzetta & Co., Inc. AUG 02 2021  
D/M approval JW Date 08/06/2021  
Date entered AUG 05 2021  
Fund 001 GL 53800 OC 4609  
Check # \_\_\_\_\_

Ballenger & Company, Inc.

2335 64th Pl N

St. Petersburg, FL. 33702

Phone # 727-520-1082

# Invoice

Date	Invoice #
7/31/2021	21304

Bill To
South Shore Corp Park CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Project

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
	July Water Use Reporting to State Agency	80.00	80.00
		Date Rec'd Rizzetta & Co., Inc. <u>AUG 02 2021</u>	
		D/M approval <u>JW</u> Date <u>08/06/21</u>	
		Date entered <u>AUG 05 2021</u>	
		Fund <u>001</u> GL <u>53800</u> OC <u>4609</u>	
		Check # _____	
Thank you for your business.		<b>Total</b>	\$80.00

# Herndon Landscape Group LLC

13319 NE 7th TER  
OKEECHOBEE, FL 34972

## Invoice

**Bill To:**

South Shore CDD  
351 30th St. SE  
Ruskin, FL 33570



Date	Invoice No.	P.O. Number	Terms
08/09/21	1159		Net 15

Description	Quantity	Rate	Amount
Monthly Landscape Maintenance Services, August 2021	1	4,541.00	4,541.00
		Date Rec'd Rizzetta & Co., Inc. <u>AUG 09 2021</u>	
		D/M approval <u>JW</u> Date <u>08/13/2021</u>	
		Date entered <u>AUG 12 2021</u>	
		Fund <u>001</u> GL <u>53900</u> OC <u>4604</u>	
		Check # <u></u>	
Total			<b>\$4,541.00</b>

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

July 13, 2021

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

Bill Number 124148  
Billed through 06/30/2021

**General Counsel**  
**SSCDD 00001 TFM**

## **FOR PROFESSIONAL SERVICES RENDERED**

06/02/21	TFM	Confer with Whited and Stewart; revise agenda and confer regarding same; confer regarding correspondence regarding acceptance of lot 10 stormwater runoff; confer with Tipton.	1.10 hrs
06/03/21	TFM	Confer with Whited; confer with Whited and Stewart; prepare District letter to lot 10 owner regarding acceptance of runoff; confer regarding request for additional information from water management district.	1.00 hrs
06/03/21	DGW	Draft letter accepting stormwater runoff.	0.70 hrs
06/04/21	TFM	Confer with Stewart and Whited regarding WMD permit modification; confer with Kerman.	0.50 hrs
06/07/21	TFM	Review correspondence from Ballenger and confer with Stewart and Whited regarding same.	0.20 hrs
06/08/21	TFM	Confer with Stewart, Whited and Ballenger; confer with Farmer and Kerman.	0.50 hrs
06/08/21	DGW	Finalize and disseminate stormwater runoff letter.	0.40 hrs
06/09/21	TFM	Confer with Whited regarding WMD correspondence.	0.30 hrs
06/14/21	TFM	Prepare for and attend Board meeting by phone; follow-up from meeting.	1.10 hrs
06/15/21	DGW	Draft irrigation pump removal and replacement agreement.	1.10 hrs
06/16/21	TFM	Confer with Whited; prepare agreement with Ballenger from irrigation repairs.	0.40 hrs
06/16/21	DGW	Revise pump removal and replacement agreement.	0.60 hrs
06/22/21	TFM	Confer with Whited.	0.20 hrs
06/23/21	TFM	Review meeting summary information prepared by Whited.	0.20 hrs
06/24/21	TFM	Prepare FY 21 Budget and Assessment documents.	0.40 hrs
06/24/21	DGW	Draft mailed and published notices of budget and assessment hearing.	1.10 hrs



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06/25/21	TFM	Prepare FY 21 Budget and Assessment documents.	0.40 hrs
06/25/21	DGW	Revise and transmit budget and assessment hearing notices.	0.50 hrs
Total fees for this matter			\$1,904.50

**MATTER SUMMARY**

Wilbourn, David - Paralegal	4.40 hrs	125 /hr	\$550.00
Mackie, A.Tucker Frazee	6.30 hrs	215 /hr	\$1,354.50
TOTAL FEES			\$1,904.50
<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$1,904.50</b>

**BILLING SUMMARY**

Wilbourn, David - Paralegal	4.40 hrs	125 /hr	\$550.00
Mackie, A.Tucker Frazee	6.30 hrs	215 /hr	\$1,354.50
TOTAL FEES			\$1,904.50
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$1,904.50</b>

**Please include the bill number with your payment.**

Date Rec'd Rizzetta & Co., Inc. JULY 30 2021  
D/M approval *JW* Date 08/06/21  
Date entered AUG 05 2021  
Fund 001 GL 51400 OC 3107  
Check # \_\_\_\_\_

**Remson Aquatics**

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

# INVOICE

**BILL TO**

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

**INVOICE #** 114008**DATE** 08/05/2021**DUE DATE** 09/04/2021**TERMS** Net 30

ACTIVITY	AMOUNT
<b>Aug Srv</b> August Lake Maintenance Service Provided-08/05	295.00

BALANCE DUE

**\$295.00**Date Rec'd Rizzetta & Co., Inc. AUG 06 2021D/M approval JW Date 08/06/21Date entered AUG 06 2021Fund 001 GL 53800 OC 4605Check #

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

# Invoice

Date	Invoice #
8/1/2021	INV0000060364

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
August	Upon Receipt	00857

Description	Qty	Rate	Amount
District Management Services	1.00	\$650.00	\$650.00
Accounting Services	1.00	\$333.33	\$333.33
Financial & Revenue Collections	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. <u>JULY 28 2021</u></p> <p>D/M approval <u><i>ju</i></u> Date <u>07/30/2021</u></p> <p>Date entered <u>JULY 29 2021</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3101</u> \$650.00</p> <p>Check # <u>                    </u> <u>3201</u> \$333.33</p> <p><u>                    </u> <u>3111</u> \$100.00</p>			
		<b>Subtotal</b>	\$1,083.33
		<b>Total</b>	\$1,083.33

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

# Invoice

Date	Invoice #
8/1/2021	INV0000007837

**Bill To:**

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

Services for the month of	Terms	Client Number
August		00857

Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	0	\$15.00	\$0.00
Website Compliance and Management	1	\$100.00	\$100.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. <u>JULY 28 2021</u></p> <p>D/M approval <u><i>ju</i></u> Date <u>07/30/2021</u></p> <p>Date entered <u>JULY 29 2021</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></p> <p>Check # <u></u></p>			
<b>Subtotal</b>			\$100.00
<b>Total</b>			\$100.00

Statement Date: 07/27/2021  
Account: 211010133950

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

Current month's charges:	\$3,750.55
Total amount due:	\$3,750.55
Payment Due By:	08/17/2021

## Your Account Summary

Previous Amount Due	\$3,750.30
Payment(s) Received Since Last Statement	-\$3,750.30
<b>Current Month's Charges</b>	<b>\$3,750.55</b>
<b>Total Amount Due</b>	<b>\$3,750.55</b>

Date Rec'd Rizzetta & Co., Inc. JULY 30 2021  
D/M approval JW Date 07/30/2021  
Date entered JULY 30 2021  
Fund 001 GL 53100 OC 4307  
Check # \_\_\_\_\_



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

# SCAM ALERT!

## Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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:	\$3,750.55
Total amount due:	\$3,750.55
Payment Due By:	08/17/2021

**Amount Enclosed** \$ \_\_\_\_\_

650149007701

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 that covers the cost to provide service to your location.

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

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

**Energy Charge** – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

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

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

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

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

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

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

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

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

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

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

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

**Storm Protection Charge** – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

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

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

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

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

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

### Your payment options are:

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

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

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

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

**Account:** 211010133950  
**Statement Date:** 07/27/2021  
**Current month's charges due** 08/17/2021

## Details of Charges – Service from 06/22/2021 to 07/21/2021

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

### Rate Schedule: Lighting Service

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

Lighting Energy Charge	5532 kWh @ \$0.02712/kWh	\$150.03
Fixture & Maintenance Charge	105 Fixtures	\$1126.48
Lighting Pole / Wire	96 Poles	\$2272.18
Lighting Fuel Charge	5532 kWh @ \$0.03136/kWh	\$173.48
Storm Protection Charge	5532 kWh @ \$0.00354/kWh	\$19.58
Florida Gross Receipt Tax		\$8.80

#### Lighting Charges

**\$3,750.55**

#### Total Current Month's Charges

**\$3,750.55**

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

RECEIVED  
JUL 29 2021

Advertising Run Dates	Advertiser Name	
07/21/21	SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date	Sales Rep	Customer Account
07/21/2021	Virginia Marshall	107030
Total Amount Due	Ad Number	
\$1,592.85	0000170420	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/21/21	07/21/21	0000170420	Times	Main A/B	South Shore CDD - NOTICE OF PUBLIC HE	1	3x14.00 IN	\$1,592.85
<p>Date Rec'd Rizzetta &amp; Co., Inc. JULY 28 2021</p> <p>D/M approval <u>JW</u> Date 07/30/2021</p> <p>Date entered JULY 30 2021</p> <p>Fund 001 GL 51300 OC 4801</p> <p>Check # _____</p>								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/21/21	SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date	Sales Rep	Customer Account
07/21/2021	Virginia Marshall	107030
Total Amount Due	Ad Number	
\$1,592.85	0000170420	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD

ATTN: RIZZETTA & CO.

3434 COLWELL AVE #200

TAMPA, FL 33614

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396



**Tampa Bay Times**  
Published Daily

JUL 29 2021

STATE OF FLORIDA  
COUNTY OF Pinellas, Hillsborough, Pasco,  
Hernando Citrus

} ss

Before the undersigned authority personally appeared Virginia Marshall who on oath says that he/she is **Legal Advertising Representative** 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 - NOTICE OF PUBLIC HEARING** was published in **Tampa Bay Times: 7/14/21, 7/21/21** in said newspaper in the issues of **Tampa Bay Times\Local B\Full Run**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Pinellas, Hillsborough, Pasco, Hernando Citrus 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.

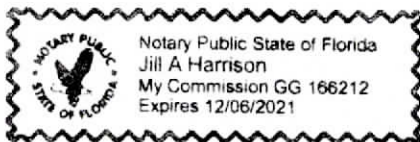
Signature Affiant

Sworn to and subscribed before me this 07/21/2021

Signature of Notary Public

Personally known X or produced identification

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



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

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors ("Board") for the South Shore Corporate Park Industrial Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 4, 2021  
TIME: 1:00 p.m.  
LOCATION: 9428 Camden Field Parkway  
Riverview, Florida 33578

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing.

Land Use	Total # of Units	Proposed O&M Assessment (including collection costs / early payment discounts)
Warehouse - Phase 1	2,644.216	\$172.86
Office Phase - Phase 1	50	\$172.86
Warehouse - Future Phases	988.1	\$97.79
Office - Future Phases	706	\$97.79

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County ("County") may impose on assessments that are collected on the County tax bill. Moreover pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

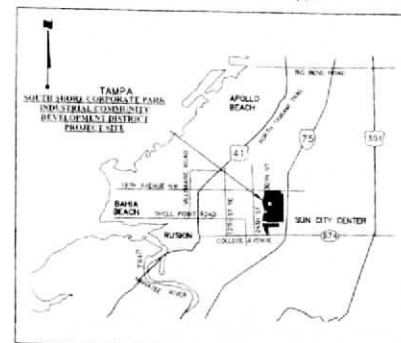
For Fiscal Year 2021/2022, the District intends to directly collect the assessments imposed on all benefited property by sending out a bill prior to, or during, November 2021. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 9428 Camden Field Parkway, Riverview, Florida 33578, Ph: (813) 533-2950 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.



## **Tab 2B**

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

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## **Operation and Maintenance Expenditures September 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2021 through September 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:                   **\$17,506.87**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## South Shore Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ballenger & Compnay, Inc.	001073	21159	Water Use Readings 04/21	\$ 80.00
Ballenger & Compnay, Inc.	001077	21332	Irrigation Maintenance 08/21	\$ 850.00
Ballenger & Compnay, Inc.	001077	21345	Water Use Readings 08/21	\$ 80.00
Ballenger & Compnay, Inc.	001077	21352	Irrigation Repairs 08/21	\$ 650.00
Clifton C. Fischer	001074	CF081121	Board of Supervisors Meeting 08/11/21	\$ 200.00
EGIS Insurance & Risk Advisors	001081	14048	Policy #100121396 - Insurance - FY 21/22	\$ 5,513.00
Herndon Landscape Group LLC	001082	1173	Monthly Landscape Maintenance 09/21	\$ 4,541.00
Hopping Green & Sams	001075	124651	General Monthly Legal Services 07/21	\$ 258.99
Joseph A. Urbanic	001076	JU081121	Board of Supervisors Meeting 08/11/21	\$ 200.00
Nicole Williams	001083	NW081121	Board of Supervisors Meeting 08/11/21	\$ 200.00
Rizzetta & Company, Inc.	001078	INV0000061164	District Management Fees 09/21	\$ 1,083.33
Rizzetta Technology Services	001079	INV0000007929	Website Hosting Services 09/21	\$ 100.00
TECO	001080	211010133950 08/21	351 30th ST NE 08/21	<u>\$ 3,750.55</u>
<b>Report Total</b>				<b><u>\$ 17,506.87</u></b>

Ballenger & Company, Inc.

2335 64th Pl N  
St. Petersburg, FL. 33702  
Phone # 727-520-1082

# Invoice

Date	Invoice #
5/1/2021	21159

Bill To
South Shore Corp Park CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Project

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
	April Water Use Reporting to State Agency	80.00	80.00
Thank you for your business.		<b>Total</b>	
		\$80.00	

Date Rec'd Rizzetta & Co., Inc. AUG 26 2021

D/M approval JW Date 08/27/21

Date entered AUG 27 2021

Fund 001 GL 538000C 4609

Check #

Ballenger & Company, Inc.

2335 64th Pl N  
St. Petersburg, FL. 33702  
Phone # 727-520-1082

# Invoice

Date	Invoice #
8/28/2021	21332

Bill To
South Shore Corp Park CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Project

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
	August Irrigation Maintenance	850.00	850.00
Thank you for your business.		<b>Total</b> \$850.00	

Date Rec'd Rizzetta & Co., Inc. AUG 30 2021  
D/M approval *JW* Date 09/03/21  
Date entered SEPT 03 2021  
Fund 001 GL 53800 OC 4609  
Check # \_\_\_\_\_

Ballenger & Company, Inc.

2335 64th Pl N  
St. Petersburg, FL. 33702  
Phone # 727-520-1082

# Invoice

Date	Invoice #
8/28/2021	21345

Bill To
South Shore Corp Park CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Project

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
	August Water Use Reading-Report to SWFWMD	80.00	80.00
Thank you for your business.		<b>Total</b>	
		\$80.00	

Date Rec'd Rizzetta & Co., Inc. AUG 30 2021  
D/M approval ju Date 09/03/21  
Date entered SEPT 03 2021  
Fund 001 GL 53800 OC 4609  
Check # \_\_\_\_\_

Ballenger & Company, Inc.

2335 64th Pl N  
St. Petersburg, FL. 33702  
Phone # 727-520-1082

# Invoice

Date	Invoice #
8/28/2021	21352

Bill To
South Shore Corp Park CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Project

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
	repair damaged main line	650.00	650.00
Thank you for your business.		<b>Total</b> \$650.00	

Date Rec'd Rizzetta & Co., Inc. AUG 30 2021  
D/M approval JW Date 09/03/21  
Date entered SEPT 03 2021  
Fund 001 GL 53900 OC 4614  
Check # \_\_\_\_\_



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

**Meeting Date: August 11, 2021**

Name of Board Supervisor	Check if present	Check if paid
Clifton Fischer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Nicole Williams	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Joseph Urbanic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
John Tipton	<input type="checkbox"/>	<input type="checkbox"/>

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	1:01 pm
Meeting End Time:	1:23 pm
Total Meeting Time:	22
Time Over <u>3</u> () Hours:	<u>0</u>
Total at \$175 per Hour:	

Date Rec'd Rizzetta & Co., Inc. AUG 12 2021

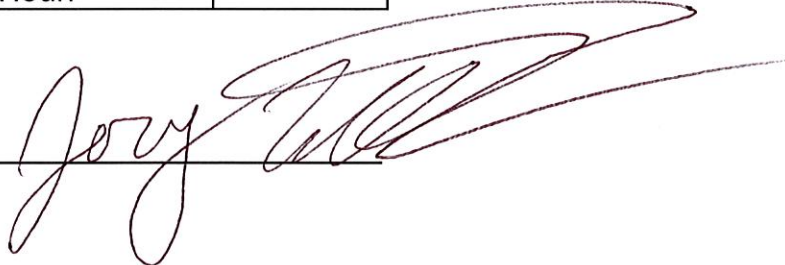
D/M approval JW Date 08/27/2021

Date entered AUG 27 2021

Fund 001 GL 51100 OC 1101

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

DM Signature: \_\_\_\_\_





# INVOICE

<b>Customer</b>	South Shore Corporate Park Industrial Community Development District
<b>Acct #</b>	899
<b>Date</b>	09/03/2021
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

South Shore Corporate Park Industrial Community Developer  
c/o Rizzetta & Company  
3434 Colwell Ave., Ste 200  
Tampa, FL 33614

Payment Information	
<b>Invoice Summary</b>	\$ 5,513.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#14048
100121396	

Thank You

Please detach and return with payment



Customer: South Shore Corporate Park Industrial Community Development District

Invoice	Effective	Transaction	Description	Amount
14048	10/01/2021	Renew policy	Policy #100121396 10/01/2021-10/01/2022 Florida Insurance Alliance  Package - Renew policy Due Date: 9/3/2021        Date Rec'd Rizzetta & Co., Inc. SEP 03 2021 D/M approval <u>ju</u> Date <u>09/14/2021</u> Date entered SEP 10 2021 Fund <u>001</u> GL <u>15500</u> OC <u>        </u> Check # <u>                        </u>	5,513.00

**Total**

\$ 5,513.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:

Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC

(321)233-9939

**Date**

Lockbox 234021 PO Box 84021  
Chicago, IL 60689-4002

sclimer@egisadvisors.com

09/03/2021

# Herndon Landscape Group LLC

13319 NE 7th TER

OKEECHOBEE, FL 34972

## Invoice

**Bill To:**

South Shore CDD  
351 30th St. SE  
Ruskin, FL 33570



Date	Invoice No.	P.O. Number	Terms
09/01/21	1173		Net 15

Description	Quantity	Rate	Amount
Monthly Landscape Maintenance Services, September 2021	1	4,541.00	4,541.00
		Date Rec'd Rizzetta & Co., Inc. <u>SEPT 01 2021</u>	
		D/M approval <u>JW</u> Date <u>09/03/21</u>	
		Date entered <u>SEPT 03 2021</u>	
		Fund <u>001</u> GL <u>53900</u> OC <u>4604</u>	
		Check # _____	
Total			<b>\$4,541.00</b>

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

August 10, 2021

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

Bill Number 124651  
Billed through 07/31/2021

**General Counsel**  
**SSCDD 00001 TFM**

## **FOR PROFESSIONAL SERVICES RENDERED**

07/14/21	TFM	Research matters pertaining to boundary amendment contraction and effect on District assessment roll.	0.50 hrs
07/28/21	TFM	Review tentative agenda and provide comments to Murphy and Whited.	0.60 hrs
Total fees for this matter			\$236.50

## **DISBURSEMENTS**

Conference Calls	22.49
Total disbursements for this matter	\$22.49

## **MATTER SUMMARY**

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

TOTAL FEES	\$236.50
TOTAL DISBURSEMENTS	\$22.49

**TOTAL CHARGES FOR THIS MATTER** **\$258.99**

## **BILLING SUMMARY**

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

TOTAL FEES	\$236.50
TOTAL DISBURSEMENTS	\$22.49

**TOTAL CHARGES FOR THIS BILL** **\$258.99**

**Please include the bill number with your payment.**

Date Rec'd Rizzetta & Co., Inc. AUG 24 2021

D/M approval JW Date 08/27/21

Date entered AUG 27 2021

Fund 001 GL 51400 OC 3107

Check #

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

**Meeting Date: August 11, 2021**

Name of Board Supervisor	Check if present	Check if paid	
Clifton Fischer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Paid Previously
Nicole Williams	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Joseph Urbanic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Paid Previously
John Tipton	<input type="checkbox"/>	<input type="checkbox"/>	

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	1:01 pm
Meeting End Time:	1:23 pm
Total Meeting Time:	22
Time Over <u>3</u> () Hours:	<u>0</u>
Total at \$175 per Hour:	

Date Rec'd Rizzetta & Co., Inc. AUG 12 2021

D/M approval JW Date 09/24/2021

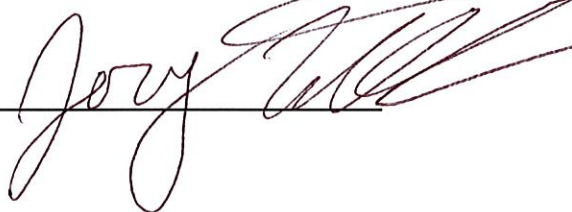
Date entered SEPT 24 2021\*\*

Fund 001 GL 51100 OC 1101

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

**\*\*Was waiting on W-9 from Nicole Williams  
Other Supervisors have been paid.\*\***

DM Signature: \_\_\_\_\_



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

# Invoice

Date	Invoice #
9/1/2021	INV0000061164

**Bill To:**

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

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

Description	Qty	Rate	Amount
District Management Services	1.00	\$650.00	\$650.00
Accounting Services	1.00	\$333.33	\$333.33
Financial & Revenue Collections	1.00	\$100.00	\$100.00
<div> Date Rec'd Rizzetta &amp; Co., Inc. <u>AUG 30 2021</u>  D/M approval <u>JW</u> Date <u>09/03/21</u>  Date entered <u>SEPT 03 2021</u>  Fund <u>001</u> GL <u>51300</u> OC <u>3101</u> \$650.00  Check # <u>          </u> <u>3201</u> \$333.33  <u>          </u> <u>3111</u> \$100.00 </div>			
<b>Subtotal</b>			\$1,083.33
<b>Total</b>			\$1,083.33

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

## Invoice

Date	Invoice #
9/1/2021	INV0000007929

**Bill To:**

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

Services for the month of	Terms	Client Number
September		00857

Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	0	\$15.00	\$0.00
Website Compliance and Management	1	\$100.00	\$100.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. AUG 30 2021</div> <div>D/M approval <u>ju</u> Date 09/03/21</div> <div>Date entered SEPT 03 2021</div> <div>Fund 001 GL 51300OC 5103</div> <div>Check #</div>			
Subtotal			\$100.00
Total			\$100.00

Statement Date: 08/25/2021

Account: 211010133950

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

Current month's charges:	\$3,750.55
Total amount due:	\$3,750.55
Payment Due By:	09/15/2021

## Your Account Summary

Previous Amount Due	\$3,750.55
Payment(s) Received Since Last Statement	-\$3,750.55
<b>Current Month's Charges</b>	<b>\$3,750.55</b>
<b>Total Amount Due</b>	<b>\$3,750.55</b>

Date Rec'd Rizzetta & Co., Inc. AUG 30 2021  
D/M approval JW Date 09/03/21  
Date entered SEPT 03 2021  
Fund 001 GL 53100 OC 4307  
Check # \_\_\_\_\_

## Digging? Make the right call



Know what's below.  
Call before you dig.

Call 811 two business 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](http://sunshine811.com) or [tampaelectric.com/811](http://tampaelectric.com/811).

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

## Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

[tampaelectric.com/news](http://tampaelectric.com/news)



2021  
TRUSTED  
BUSINESS  
PARTNER  
BUSINESS CUSTOMERS

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211010133950

Current month's charges:	\$3,750.55
Total amount due:	\$3,750.55
Payment Due By:	09/15/2021

Amount Enclosed \$ \_\_\_\_\_

643976198783

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 that covers the cost to provide service to your location.

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

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

**Energy Charge** – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

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

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

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

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

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

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

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

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

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

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

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

**Storm Protection Charge** – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

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

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

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

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

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

**Your payment options are:**

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

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

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

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

**Account:** 211010133950  
**Statement Date:** 08/25/2021  
**Current month's charges due** 09/15/2021

## Details of Charges – Service from 07/22/2021 to 08/19/2021

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	5532 kWh @ \$0.02712/kWh	\$150.03
Fixture & Maintenance Charge	105 Fixtures	\$1126.48
Lighting Pole / Wire	96 Poles	\$2272.18
Lighting Fuel Charge	5532 kWh @ \$0.03136/kWh	\$173.48
Storm Protection Charge	5532 kWh @ \$0.00354/kWh	\$19.58
Florida Gross Receipt Tax		\$8.80

#### Lighting Charges

**\$3,750.55**

#### Total Current Month's Charges

**\$3,750.55**

## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2021 includes Natural Gas 74%, Purchased Power 13%, Coal 7% and Solar 6%.

### Fuel increase will raise lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills from September through the end of the year. Even with this increase, the typical residential bill would remain among the lowest in Florida and significantly below the national average. Visit [tampaelectric.com/ratecommunications](http://tampaelectric.com/ratecommunications) to view the lighting rates communication included with the August billing statement, as well as resources and programs available for customers in need.

## **Tab 2C**

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

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## **Operation and Maintenance Expenditures October 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2021 through October 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:                   **\$17,478.75**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## South Shore Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger & Compnay, Inc.	001084	21373	Irrigation Maintenance 09/21	\$ 850.00
Ballenger & Compnay, Inc.	001084	21386	Water Use Readings 09/21	\$ 80.00
Clifton C. Fischer	001085	CF061421	Board of Supervisors Meeting 06/14/21	\$ 200.00
Herndon Landscape Group LLC	001094	1186	Monthly Landscape Maintenance 10/21	\$ 4,541.00
Hopping Green & Sams	001086	125225	General Monthly Legal Services 08/21	\$ 716.50
John Tipton	001091	JT061421	Board of Supervisors Meeting 06/14/21	\$ 200.00
Joseph A. Urbanic	001087	JU061421	Board of Supervisors Meeting 06/14/21	\$ 200.00
Remson Aquatics, LLC	001092	114181	Lake Maintenance 09/21	\$ 295.00
Rizzetta & Company, Inc.	001088	INV0000061894	District Management Fees 10/21	\$ 1,083.33
Rizzetta & Company, Inc.	001093	INV0000062059	Assessment Roll FY 21/22	\$ 5,000.00
Rizzetta Technology Services	001089	INV0000008022	Website Hosting Services 10/21	\$ 100.00
TECO	001090	211010133950 09/21	351 30th ST NE 09/21	\$ 3,811.42
Times Publishing Company	001095	0000183233 10/13/21	Legal Advertising 10/21	<u>\$ 401.50</u>
<b>Report Total</b>				<b><u>\$ 17,478.75</u></b>

Ballenger & Company, Inc.

2335 64th Pl N

St. Petersburg, FL. 33702

Phone # 727-520-1082

# Invoice

Date	Invoice #
9/25/2021	21373

Bill To
South Shore Corp Park CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Project

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
	September_Irrigation Maintenance	850.00	850.00
Thank you for your business.		<b>Total</b> \$850.00	

Date Rec'd Rizzetta & Co., Inc. SEPT 27 2021  
D/M approval ju Date 10/01/21  
Date entered SEPT 30 2021  
Fund 001 GL 53800 OC 4609  
Check #

Ballenger & Company, Inc.

2335 64th Pl N  
St. Petersburg, FL. 33702  
Phone # 727-520-1082

# Invoice

Date	Invoice #
9/25/2021	21386

Bill To
South Shore Corp Park CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Project

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
	September Water Use Reading-Report to SWFWMD	80.00	80.00
		Date Rec'd Rizzetta & Co., Inc. SEPT 27 2021	
		D/M approval <u>JW</u> Date 10/01/2021	
		Date entered SEPT 30 2021	
		Fund 001 GL 53800 OC 4609	
		Check #	
Thank you for your business.		<b>Total</b> \$80.00	

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

**Meeting Date: June 14th, 2021**

<b>Name of Board Supervisor</b>	<b>Check if present</b>	<b>Check if paid</b>
Clifton Fischer	X	X
Nicole Williams		
Joseph Urbanic	X	X
John Tipton	X	X

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	2:30pm
Meeting End Time:	3:07pm
Total Meeting Time:	37 min

Time Over _____ () Hours:	0
---------------------------	---

Total at \$175 per Hour:	
--------------------------	--

Date Rec'd Rizzetta & Co., Inc. OCT 05 2021

D/M approval JW Date 10-5-21

Date entered OCT 05 2021

Fund 001 GL 51100 OC 1101

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

DM Signature: Jerry Whited



**Herndon Landscape Group LLC****13319 NE 7th TER****OKEECHOBEE, FL 34972****Invoice****Bill To:**South Shore CDD  
351 30th St. SE  
Ruskin, FL 33570

Date	Invoice No.	P.O. Number	Terms
10/01/21	1186		Net 15

Description	Quantity	Rate	Amount
Monthly Landscape Maintenance Services, October 2021	1	4,541.00	4,541.00
		Date Rec'd Rizzetta & Co., Inc. <u>OCT 01 2021</u>	
		D/M approval <u>CN</u> Date <u>10/11/2021</u>	
		Date entered <u>OCT 07 2021</u>	
		Fund <u>001</u> GL <u>53900</u> OC <u>4604</u>	
		Check # _____	
Total			<b>\$4,541.00</b>

# Hopping Green & Sons

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. SEPT 30 2021

D/M approval JW Date 10/01/21

Date entered SEPT 30 2021

Fund 001 GL 51400 OC 3107

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

===== STATEMENT =====

September 14, 2021

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

Bill Number 125225  
Billed through 08/31/2021

## General Counsel

SSCDD 00001 TFM

### FOR PROFESSIONAL SERVICES RENDERED

08/03/21	TFM	Confer with Murphy; prepare budget documents.	0.40 hrs
08/03/21	DGW	Disseminate fiscal year budget documents.	0.40 hrs
08/04/21	TFM	Confer with Whited.	0.30 hrs
08/05/21	TFM	Confer with Whited.	0.20 hrs
08/09/21	TFM	Confer with Whited; prepare for Board meeting.	0.50 hrs
08/11/21	TFM	Prepare for and attend Board meeting; follow-up from Board meeting.	1.50 hrs
08/25/21	TFM	Review correspondence from Whited.	0.20 hrs
Total fees for this matter			\$716.50

### MATTER SUMMARY

Wilbourn, David - Paralegal	0.40 hrs	125 /hr	\$50.00
Mackie, A.Tucker Frazee	3.10 hrs	215 /hr	\$666.50

TOTAL FEES \$716.50

**TOTAL CHARGES FOR THIS MATTER \$716.50**

### BILLING SUMMARY

Wilbourn, David - Paralegal	0.40 hrs	125 /hr	\$50.00
Mackie, A.Tucker Frazee	3.10 hrs	215 /hr	\$666.50

TOTAL FEES \$716.50

**TOTAL CHARGES FOR THIS BILL \$716.50**

**Remson Aquatics**

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

# INVOICE

**BILL TO**

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

**INVOICE #** 114181**DATE** 10/02/2021**DUE DATE** 11/01/2021**TERMS** Net 30**ACTIVITY****AMOUNT****Sept Srv**

295.00

September Lake Maintenance  
Service Provided-09/30

BALANCE DUE

**\$295.00**Date Rec'd Rizzetta & Co., Inc. OCT 04 2021D/M approval CN Date 10/11/2021Date entered OCT 07 2021Fund 001 GL 53800 OC 4605Check #

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

# Invoice

Date	Invoice #
10/1/2021	INV0000061894

**Bill To:**

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

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

Description	Qty	Rate	Amount
District Management Services	1.00	\$650.00	\$650.00
Accounting Services	1.00	\$333.33	\$333.33
Financial & Revenue Collections	1.00	\$100.00	\$100.00
<div> Date Rec'd Rizzetta &amp; Co., Inc. SEPT 24 2021  D/M approval <i>JW</i> Date 10/01/21  Date entered SEPT 30 2021  Fund 001 GL 51300 OC 3101 \$650.00  3201 \$333.33  Check # 3111 \$100.00 </div>			
<b>Subtotal</b>			\$1,083.33
<b>Total</b>			\$1,083.33

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

## Invoice

Date	Invoice #
10/1/2021	INV0000062059

**Bill To:**

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

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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,000.00	\$5,000.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. <u>OCT 13 2021</u> D/M approval <u>CN</u> Date <u>10/18/2021</u> Date entered <u>OCT 14 2021</u> Fund <u>001</u> GL <u>51300</u> OC <u>3106</u> Check # _____</div>			
Subtotal			\$5,000.00
Total			\$5,000.00

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

## Invoice

Date	Invoice #
10/1/2021	INV0000008022

**Bill To:**

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

Services for the month of	Terms	Client Number
October		00857

Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	0	\$15.00	\$0.00
Website Compliance and Management	1	\$100.00	\$100.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. <u>SEPT 24 2021</u></div> <div>D/M approval <u>JW</u> Date <u>10/01/21</u></div> <div>Date entered <u>SEPT 30 2021</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></div> <div>Check # <u></u></div>			
Subtotal			\$100.00
Total			\$100.00

Statement Date: 09/27/2021

Account: 211010133950

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

Current month's charges:	\$3,811.42
Total amount due:	\$3,811.42
Payment Due By:	10/18/2021

## Your Account Summary

Previous Amount Due	\$3,750.55
Payment(s) Received Since Last Statement	-\$3,750.55
<b>Current Month's Charges</b>	<b>\$3,811.42</b>
<b>Total Amount Due</b>	<b>\$3,811.42</b>

Date Rec'd Rizzetta & Co., Inc. SEPT 30 2021

D/M approval JW Date 10/01/21

Date entered SEPT 30 2021

Fund 001 GL 53100 OC 4307

Check #                     

# One Less Worry :)

Paperless Billing -  
Contact free;  
worry free!

**Sign up for free today!**



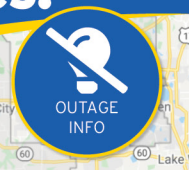
[tampaelectric.com/paperless](http://tampaelectric.com/paperless)

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

## Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

[tampaelectric.com/outagemap](http://tampaelectric.com/outagemap)



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:	\$3,811.42
Total amount due:	\$3,811.42
Payment Due By:	10/18/2021

**Amount Enclosed** \$                     

636568809072

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 that covers the cost to provide service to your location.

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

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

**Energy Charge** – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

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

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

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

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

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

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

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

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

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

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

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

**Storm Protection Charge** – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

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

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

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

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

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

**Your payment options are:**

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

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

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

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



**Account:** 211010133950  
**Statement Date:** 09/27/2021  
**Current month's charges due** 10/18/2021

## Details of Charges – Service from 08/20/2021 to 09/21/2021

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

### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	5532 kWh @ \$0.02734/kWh	\$151.24
Fixture & Maintenance Charge	105 Fixtures	\$1126.48
Lighting Pole / Wire	96 Poles	\$2272.18
Lighting Fuel Charge	5532 kWh @ \$0.04187/kWh	\$231.62
Storm Protection Charge	5532 kWh @ \$0.00354/kWh	\$19.58
Florida Gross Receipt Tax		\$10.32

#### Lighting Charges

**\$3,811.42**

#### Total Current Month's Charges

**\$3,811.42**

# Tampa Bay Times

tampabay.com

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone: 1 (877) 321-7355  
Fed Tax ID 59-0482470

## ADVERTISING INVOICE

OCT 18 2021

Advertising Run Dates	Advertiser Name	
10/13/21	SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date	Sales Rep	Customer Account
10/13/2021	Jessica Attard	107030
Total Amount Due		Ad Number
\$401.50		0000183233

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/13/21	10/13/21	0000183233	Times	Legals CLS	NOTICE OF PUBLIC MEETING DATES	1	2x48 L	\$399.50
10/13/21	10/13/21	0000183233	Tampabay.com	Legals CLS	NOTICE OF PUBLIC MEETING DATES AffidavitMaterial	1	2x48 L	\$0.00 \$2.00

Date Rec'd Rizzetta & Co., Inc. OCT 18 2021

D/M approval CN Date 10/25/2021

Date entered OCT 22 2021

Fund 001 GL 51300 OC 4801

Check #

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
10/13/21	SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date	Sales Rep	Customer Account
10/13/2021	Jessica Attard	107030
Total Amount Due		Ad Number
\$401.50		0000183233

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD  
ATTN: RIZZETTA & CO.  
3434 COLWELL AVE #200  
TAMPA, FL 33614

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

RECEIVED  
OCT 18 2021

**Tampa Bay Times**

**Published Daily**

BY: .....

STATE OF FLORIDA

COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Jessica Attard** who on oath says that he/she is **Legal Advertising Representative** 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: NOTICE OF PUBLIC MEETING DATES** was published in **Tampa Bay Times: 10/13/21** in said newspaper in the issues of **Baylink Hillsborough**

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.

**NOTICE OF PUBLIC MEETING DATES  
SOUTH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the South Shore Corporate Park Industrial Community Development District (the "District") will hold their regular meetings for Fiscal Year 2021/2022 at 1:00 p.m. at the office of Rizzetta & Company, Inc. located at 9428 Camden Field Parkway, Riverview, FL 33578 on the following dates:

May 18, 2022

August 17, 2022

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice to a date, time and location to be stated on the record.

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

There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager (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 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.

Jerry Whited  
District Manager

Run Date: 10-13-2021

(183233)

Jessica Attard  
Signature Affiant

Sworn to and subscribed before me this **10/13/2021**

Jm Mitotes  
Signature of Notary Public

Personally known X or produced identification

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



## **Tab 2D**

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

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## **Operation and Maintenance Expenditures November 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2021 through November 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:                   **\$12,092.25**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## South Shore Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger & Compnay, Inc.	001099	21461	Irrigation Maintenance 10/21	\$ 850.00
Ballenger & Compnay, Inc.	001099	21475	Water Use Readings 10/21	\$ 80.00
Department of Economic Opportunity	001102	85163	Special District Fee FY 21/22	\$ 175.00
Herndon Landscape Group LLC	001103	1203	Monthly Landscape Maintenance 11/21	\$ 4,541.00
Hopping Green & Sams	001096	125663	General Monthly Legal Services 09/21	\$ 861.50
Remson Aquatics, LLC	001100	114272	Lake Maintenance 10/21	\$ 295.00
Remson Aquatics, LLC	001104	114315	Lake Maintenance 11/21	\$ 295.00
Rizzetta & Company, Inc.	001097	INV0000062585	District Management Fees 11/21	\$ 1,083.33
Rizzetta Technology Services	001098	INV0000008205	Website Hosting Services 11/21	\$ 100.00
TECO	001101	211010133950 10/21	351 30th ST NE 10/21	<u>\$ 3,811.42</u>
<b>Report Total</b>				<u><b>\$ 12,092.25</b></u>

**Ballenger & Co., Inc**

3840 68th Ave N  
Pinellas Park, FL 33781 US  
accounting@ballengerirrigation.com

INVOICE

BILL TO  
South Shore Corp Park CDD  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

INVOICE 21461  
DATE 10/30/2021  
TERMS Net 30  
DUE DATE 11/29/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/28/2021	Repairs		0	100.00	0.00
10/05/2021	Irrigation Maintenance	October PM	1	850.00	850.00

BALANCE DUE **\$850.00**

Date Rec'd Rizzetta & Co., Inc. NOV 01 2021  
D/M approval CN Date 11/8/2021  
Date entered NOV 05 2021  
Fund 001 GL 539000C 4609  
Check #

**Ballenger & Co., Inc**

3840 68th Ave N  
Pinellas Park, FL 33781 US  
accounting@ballengerirrigation.com

INVOICE

BILL TO  
South Shore Corporate Park Industrial CDD  
3434 Colwell Avenue, Suite 200  
Tampa,, FL 33614

INVOICE 21475  
DATE 10/30/2021  
TERMS Net 30  
DUE DATE 11/29/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/06/2021	Irrigation Consulting	Water Use Reporting	1	80.00	80.00

BALANCE DUE \$80.00

Date Rec'd Rizzetta & Co., Inc. NOV 01 2021  
D/M approval CN Date 11/8/2021  
Date entered NOV 05 2021  
Fund 001 GL 539000C 4609  
Check #



**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2021/2022 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.: 85163			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$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

2. Telephone: (813) 514-0400  
3. Fax: (813) 514-0401  
4. Email: brizzetta@rizzetta.com  
5. Status: Independent  
6. Governing Body: Elected  
7. Website Address: southshorecd.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: 12/02/2020

Date Rec'd Rizzetta & Co., Inc. OCT 26 2021  
D/M approval CN Date 11/15/2021  
Date entered NOV 12 2021  
Fund 001 GL 51300 OC 4902  
Check # \_\_\_\_\_

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 F. Rizzetta* Date: 10/26/2021

**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](http://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 2019/2020 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.

# Herndon Landscape Group LLC

13319 NE 7th TER

OKEECHOBEE, FL 34972

## Invoice

**Bill To:**

South Shore CDD  
351 30th St. SE  
Ruskin, FL 33570



Date	Invoice No.	P.O. Number	Terms
11/01/21	1203		Net 15

Description	Quantity	Rate	Amount
Monthly Landscape Maintenance Services, November 2021	1	4,541.00	4,541.00
		Date Rec'd Rizzetta & Co., Inc. <u>NOV 01 2021</u>	
		D/M approval <u>CN</u> Date <u>11/8/2021</u>	
		Date entered <u>NOV052021</u>	
		Fund <u>001</u> GL <u>539*00</u> OC <u>4604</u>	
		Check # _____	
Total			<b>\$4,541.00</b>

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

October 12, 2021

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

Bill Number 125663  
Billed through 09/30/2021

**General Counsel**  
**SSCDD 00001 TFM**

## **FOR PROFESSIONAL SERVICES RENDERED**

09/01/21	TFM	Confer with Whited.	0.30 hrs
09/02/21	TFM	Confer with Lieberman.	0.20 hrs
09/07/21	TFM	Confer with Lieberman; review matters pertaining to District termination.	0.30 hrs
09/09/21	TFM	Attend call discussing district dissolution; confer with Whited; follow-up from call.	1.40 hrs
09/10/21	TFM	Prepare dissolution funding agreement; confer with Whited.	0.40 hrs
09/10/21	DGW	Prepare dissolution funding agreement.	0.70 hrs
09/20/21	TFM	Review matters pertaining to semi parking and confer with Whited and Newsome regarding same.	0.30 hrs
09/27/21	TFM	Confer with Stewart and Whited.	0.20 hrs
09/28/21	TFM	Confer with Stewart.	0.20 hrs
09/30/21	TFM	Confer with Stewart.	0.30 hrs
Total fees for this matter			\$861.50

## **MATTER SUMMARY**

Wilbourn, David - Paralegal	0.70 hrs	125 /hr	\$87.50
Mackie, A.Tucker Frazee	3.60 hrs	215 /hr	\$774.00

TOTAL FEES \$861.50

**TOTAL CHARGES FOR THIS MATTER** **\$861.50**

## **BILLING SUMMARY**

Wilbourn, David - Paralegal	0.70 hrs	125 /hr	\$87.50
Mackie, A.Tucker Frazee	3.60 hrs	215 /hr	\$774.00

TOTAL FEES	\$861.50
------------	----------

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$861.50</b>
------------------------------------	-----------------

**Please include the bill number with your payment.**

Date Rec'd Rizzetta & Co., Inc. OCT 27 2021

D/M approval CN Date 10/28/2021

Date entered OCT 28 2021

Fund 001 GL 51400 OC 3107

Check #

**Remson Aquatics**

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

# INVOICE

**BILL TO**

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

**INVOICE #** 114272**DATE** 10/30/2021**DUE DATE** 11/29/2021**TERMS** Net 30

ACTIVITY	AMOUNT
<b>Oct Srv</b> October Lake Maintenance Service Provided-10/18	295.00

BALANCE DUE

**\$295.00**Date Rec'd Rizzetta & Co., Inc. NOV 01 2021D/M approval CN Date 11/8/2021Date entered NOV 05 2021Fund 001 GL 53800 OC 4605Check #

**Remson Aquatics**

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

# INVOICE

**BILL TO**

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

**INVOICE #** 114315**DATE** 11/17/2021**DUE DATE** 12/17/2021**TERMS** Net 30

ACTIVITY	AMOUNT
<b>Nov Srv</b> November Lake Maintenance Service Provided-11/17	295.00

BALANCE DUE

**\$295.00**Date Rec'd Rizzetta & Co., Inc. NOV 18 2021D/M approval CN Date 11/22/2021Date entered NOV 19 2021Fund 001 GL 53800 OC 4605Check #

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

## Invoice

Date	Invoice #
11/1/2021	INV0000062585

**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
Management Services	1.00	\$650.00	\$650.00
Accounting Services	1.00	\$333.33	\$333.33
Financial & Revenue Collections	1.00	\$100.00	\$100.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. <u>OCT 25 2021</u> D/M approval <u>CN</u> Date <u>10/28/2021</u> Date entered <u>OCT 28 2021</u> Fund <u>001</u> GL <u>51300</u> OC <u>3101</u> \$650.00 <u>3201</u> \$333.33 Check # <u>3111</u> \$100.00</div>			
Subtotal			\$1,083.33
Total			\$1,083.33

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

## Invoice

Date	Invoice #
11/1/2021	INV0000008205

**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
Email Accounts, Admin & Maintenance	0	\$15.00	\$0.00
Website Compliance and Management	1	\$100.00	\$100.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. <u>OCT 25 2021</u> D/M approval <u>CN</u> Date <u>10/28/2021</u> Date entered <u>OCT 28 2021</u> Fund <u>001</u> GL <u>51300</u> OC <u>5103</u> Check # _____</div>			
Subtotal			\$100.00
Total			\$100.00



Statement Date: 10/26/2021

Account: 211010133950

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

Current month's charges:	\$3,811.42
Total amount due:	\$3,811.42
Payment Due By:	11/16/2021

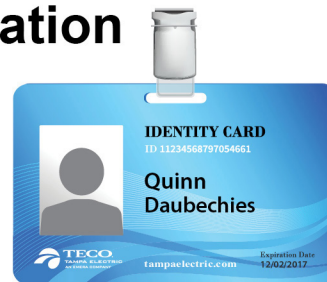
## Your Account Summary

Previous Amount Due	\$3,811.42
Payment(s) Received Since Last Statement	-\$3,811.42
<b>Current Month's Charges</b>	<b>\$3,811.42</b>
<b>Total Amount Due</b>	<b>\$3,811.42</b>

Date Rec'd Rizzetta & Co., Inc. NOV 01 2021  
D/M approval CN Date 11/8/2021  
Date entered NOV 05 2021  
Fund 001 GL 53100OC 4307  
Check # \_\_\_\_\_

## Safety tip: ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

## Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.  
[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

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:	\$3,811.42
Total amount due:	\$3,811.42
Payment Due By:	11/16/2021

**Amount Enclosed** \$ \_\_\_\_\_

651383603991

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

6513836039912110101339500000003811422

## 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

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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.

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

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(A convenience fee will be charged to your bank account or credit card.)

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

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

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

Account: 211010133950  
Statement Date: 10/26/2021  
Current month's charges due 11/16/2021

Details of Charges – Service from 09/22/2021 to 10/20/2021

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	5532 kWh @ \$0.02734/kWh	\$151.24
Fixture & Maintenance Charge	105 Fixtures	\$1126.48
Lighting Pole / Wire	96 Poles	\$2272.18
Lighting Fuel Charge	5532 kWh @ \$0.04187/kWh	\$231.62
Storm Protection Charge	5532 kWh @ \$0.00354/kWh	\$19.58
Florida Gross Receipt Tax		\$10.32

Lighting Charges

\$3,811.42

Total Current Month's Charges

\$3,811.42

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at [tampaelectricblog.com/stay-alert](http://tampaelectricblog.com/stay-alert) to learn more about this latest scam.

## **Tab 2E**

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

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## **Operation and Maintenance Expenditures December 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2021 through December 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:                   **\$12,934.25**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## South Shore Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ballenger & Compnay, Inc.	001105	21516	Water Use Readings 11/21	\$ 80.00
Ballenger & Compnay, Inc.	001105	21530	Irrigation Maintenance 11/21	\$ 850.00
Ballenger & Compnay, Inc.	001116	21564	Water Use Readings 12/21	\$ 80.00
Ballenger & Compnay, Inc.	001116	21577	Irrigation Maintenance 12/21	\$ 850.00
Clifton C. Fischer	001111	CF112221	Board of Supervisors Meeting 11/22/21	\$ 200.00
Herndon Landscape Group LLC	001112	1212	Monthly Landscape Maintenance 12/21	\$ 4,541.00
Hopping Green & Sams	001106	126068	General Monthly Legal Services 10/21	\$ 157.50
Joseph A. Urbanic	001113	JU112221	Board of Supervisors Meeting 11/22/21	\$ 200.00
Nicole Williams	001114	NW112221	Board of Supervisors Meeting 11/22/21	\$ 200.00
Remson Aquatics, LLC	001115	114402	Lake Maintenance 12/21	\$ 295.00
Rizzetta & Company, Inc.	001107	INV0000063167	District Management Fees 12/21	\$ 1,083.33
Rizzetta Technology Services	001108	INV0000008296	Website Hosting Services 12/21	\$ 100.00
TECO	001110	211010133950 11/21	351 30th ST NE 11/21	\$ 3,811.42
Times Publishing Company	001109	0000194819 11/14/21	Legal Advertising 11/21	<u>\$ 486.00</u>
<b>Report Total</b>				<u><b>\$ 12,934.25</b></u>

**Ballenger & Co., Inc**  
3840 68th Ave N  
Pinellas Park, FL 33781 US  
accounting@ballengerirrigation.com

INVOICE

BILL TO  
South Shore Corporate Park Industrial CDD  
3434 Colwell Avenue, Suite 200  
Tampa,, FL 33614

INVOICE 21516  
DATE 11/26/2021  
TERMS Net 30  
DUE DATE 12/26/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/18/2021	Irrigation Consulting	Water Use Reporting November	1	80.00	80.00

BALANCE DUE **\$80.00**

Date Rec'd Rizzetta & Co., Inc. NOV 29 2021  
D/M approval CN Date 12/6/2021  
Date entered DEC 02 2021  
Fund 001 GL 53900 OC 4609  
Check # \_\_\_\_\_

**Ballenger & Co., Inc**

3840 68th Ave N

Pinellas Park, FL 33781 US

accounting@ballengerirrigation.com

**INVOICE****BILL TO**

South Shore Corp Park CDD  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

INVOICE 21530  
DATE 11/26/2021  
TERMS Net 30  
DUE DATE 12/26/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Maintenance	Maintenance November	1	850.00	850.00
	Repairs		0	100.00	0.00

BALANCE DUE

**\$850.00**Date Rec'd Rizzetta & Co., Inc. NOV 29 2021D/M approval CN Date 12/6/2021Date entered DEC 02 2021Fund 001 GL 53900 OC 4609Check #



**Ballenger & Co., Inc**  
3840 68th Ave N  
Pinellas Park, FL 33781 US  
accounting@ballengerirrigation.com

INVOICE

BILL TO  
South Shore Corporate Park Industrial CDD  
3434 Colwell Avenue, Suite 200  
Tampa,, FL 33614

INVOICE 21564  
DATE 12/18/2021  
TERMS Net 30  
DUE DATE 01/17/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Consulting	Water Use Reporting	1	80.00	80.00

BALANCE DUE **\$80.00**

Date Rec'd Rizzetta & Co., Inc. DEC 20 2021  
D/M approval CN Date 12/23/2021  
Date entered DEC 23 2021  
Fund 001 GL 53900OC 4609  
Check # \_\_\_\_\_

**Ballenger & Co., Inc**  
3840 68th Ave N  
Pinellas Park, FL 33781 US  
accounting@ballengerirrigation.com

INVOICE

BILL TO  
South Shore Corp Park CDD  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

INVOICE 21577  
DATE 12/18/2021  
TERMS Net 30  
DUE DATE 01/17/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Maintenance	December Irrigation Maintenance	1	850.00	850.00
	Repairs		0	100.00	0.00

December Irrigation Maintenance

BALANCE DUE

**\$850.00**

Date Rec'd Rizzetta & Co., Inc. DEC 20 2021  
D/M approval CN Date 12/23/2021  
Date entered DEC 23 2021  
Fund 001 GL 53900 OC 4609  
Check # \_\_\_\_\_

SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD  
SUPERVISOR PAY REQUEST

Meeting Date: November 22, 2021

Name of Board Supervisor	Check if present	Check if paid
Clifton Fischer	✓	✓
Nicole Williams	✓	✓
Joseph Urbanic	✓	✓
John Tipton		

EXTENDED MEETING TIMECARD

Meeting Start Time:	1:41
Meeting End Time:	1:53
Total Meeting Time:	12

Time Over <u>3</u> () Hours:	0
------------------------------	---

Total at \$175 per Hour:	
--------------------------	--

Date Rec'd Rizzetta & Co., Inc. DEC 08 2021

D/M approval CN Date 12/13/2021

Date entered DEC 09 2021

Fund 001 GL 51100 OC 1101

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

DM Signature: \_\_\_\_\_

*Jerry Williams*

# Herndon Landscape Group LLC

13319 NE 7th TER

OKEECHOBEE, FL 34972

## Invoice

**Bill To:**

South Shore CDD  
351 30th St. SE  
Ruskin, FL 33570



Date	Invoice No.	P.O. Number	Terms
12/01/21	1212		Net 15

Description	Quantity	Rate	Amount
Monthly Landscape Maintenance Services, December 2021	1	4,541.00	4,541.00
		Date Rec'd Rizzetta & Co., Inc. DEC 01 2021	
		D/M approval <u>CN</u> Date 12/06/2021	
		Date entered DEC 02 2021	
		Fund 001 GL 53900 OC 4604	
		Check #	
Total			\$4,541.00

# 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, 2021

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

Bill Number 126068  
Billed through 11/12/2021

**General Counsel**  
**SSCDD 00001 TFM**

## **FOR PROFESSIONAL SERVICES RENDERED**

10/11/21	TFM	Confer with Stewart.	0.20 hrs
10/22/21	KBB	Prepare response to auditor request letter regarding fiscal year 2020-2021.	0.50 hrs
11/05/21	TFM	Confer with Whited; review correspondence regarding revised budget.	0.30 hrs
Total fees for this matter			\$157.50

## **MATTER SUMMARY**

Baxter, Kenda B. - Legal Asst.	0.50 hrs	100 /hr	\$50.00
Mackie, A.Tucker Frazee	0.50 hrs	215 /hr	\$107.50
TOTAL FEES			\$157.50
<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$157.50</b>

## **BILLING SUMMARY**

Baxter, Kenda B. - Legal Asst.	0.50 hrs	100 /hr	\$50.00
Mackie, A.Tucker Frazee	0.50 hrs	215 /hr	\$107.50
TOTAL FEES			\$157.50
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$157.50</b>

**Please include the bill number with your payment.**

Date Rec'd Rizzetta & Co., Inc. NOV 24 2021

D/M approval CN Date 12/6/2021

Date entered DEC 02 2021

Fund 001 GL 51400 OC 3107

Check #

**Remson Aquatics**

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

# INVOICE

**BILL TO**

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

**INVOICE #** 114402**DATE** 12/15/2021**DUE DATE** 01/14/2022**TERMS** Net 30**ACTIVITY****AMOUNT****Dec Srv**

295.00

December Lake Maintenance  
Service Provided-12/14

BALANCE DUE

**\$295.00**Date Rec'd Rizzetta & Co., Inc. DEC 15 2021D/M approval CN Date 12/21/2021Date entered DEC 15 2021Fund 001 GL 53800 OC 4605Check #

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

# Invoice

Date	Invoice #
12/1/2021	INV0000063167

**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
Management Services	1.00	\$650.00	\$650.00
Accounting Services	1.00	\$333.33	\$333.33
Financial & Revenue Collections	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. <u>NOV 24 2021</u></p> <p>D/M approval <u>CN</u> Date <u>12/6/2021</u></p> <p>Date entered <u>DEC 02 2021</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3101</u> \$650.00</p> <p>Check # <u>                    </u> <u>3201</u> \$333.33</p> <p><u>                    </u> <u>3111</u> \$100.00</p>			
<b>Subtotal</b>			\$1,083.33
<b>Total</b>			\$1,083.33

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

## Invoice

Date	Invoice #
12/1/2021	INV0000008296

**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 Accounts, Admin & Maintenance	0	\$15.00	\$0.00
Website Compliance and Management	1	\$100.00	\$100.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. <u>NOV 24 2021</u></div> <div>D/M approval <u>CN</u> Date <u>12/6/2021</u></div> <div>Date entered <u>DEC 02 2021</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



Statement Date: 11/24/2021

Account: 211010133950

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

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D/M approval CN Date 12/6/2021

Date entered DEC 02 2021

Fund 001 GL 53100 OC 4307

Check #



# DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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

# SCAMMERS ARE CALLING

*Don't be a victim.*

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



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688420525876

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

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

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

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

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

**Account:** 211010133950  
**Statement Date:** 11/24/2021  
**Current month's charges due** 12/15/2021

**Details of Charges – Service from 10/21/2021 to 11/18/2021**

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	5532 kWh @ \$0.02734/kWh	\$151.24
Fixture & Maintenance Charge	105 Fixtures	\$1126.48
Lighting Pole / Wire	96 Poles	\$2272.18
Lighting Fuel Charge	5532 kWh @ \$0.04187/kWh	\$231.62
Storm Protection Charge	5532 kWh @ \$0.00354/kWh	\$19.58
Florida Gross Receipt Tax		\$10.32

**Lighting Charges**

**\$3,811.42**

**Total Current Month's Charges**

**\$3,811.42**

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
11/14/21		SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date		Sales Rep	Customer Account
11/14/2021		Jessica Attard	107030
Total Amount Due			Ad Number
\$486.00			0000194819

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
11/14/21	11/14/21	0000194819	Times	Legals CLS	NOTICE OF PUBLIC MEETING	1	2x45 L	\$484.00
11/14/21	11/14/21	0000194819	Tampabay.com	Legals CLS	NOTICE OF PUBLIC MEETING AffidavitMaterial	1	2x45 L	\$0.00 \$2.00

**RECEIVED**

Date Rec'd Rizzetta & Co., Inc. NOV 22 2021

D/M approval CN Date 12/6/2021

Date entered DEC 02 2021

Fund 001 GL 51300 OC 4801

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

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
11/14/21		SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date		Sales Rep	Customer Account
11/14/2021		Jessica Attard	107030
Total Amount Due			Ad Number
\$486.00			0000194819

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD

ATTN: RIZZETTA & CO.

3434 COLWELL AVE #200

TAMPA, FL 33614

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396



**Tampa Bay Times**  
Published Daily

RECEIVED

NOV 22 2021

STATE OF FLORIDA  
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Jessica Attard** who on oath says that he/she is **Legal Advertising Representative** 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: NOTICE OF PUBLIC MEETING** was published in **Tampa Bay Times**: **11/14/21** in said newspaper in the issues of **Baylink Hillsborough**

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.

**NOTICE OF PUBLIC MEETING FOR SOUTH SHORE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the South Shore Community Development District will hold a special meeting on Tuesday, November 23, 2021 at 1:00 p.m., at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

There may be occasions when one or more Supervisors 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.

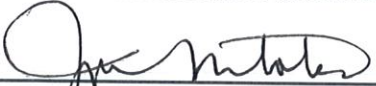
South Shore Community Development District  
Jerry Whited, District Manager

Run Date: 11-14-2021

(194819)

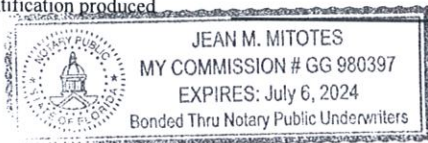
  
Signature Affiant

Sworn to and subscribed before me this **11/14/2021**

  
Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced



## **Tab 2F**

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

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## **Operation and Maintenance Expenditures January 2022 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2022 through January 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:                   **\$10,760.75**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## South Shore Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger & Compnay, Inc.	1119	221036	Irrigation Maintenance 01/22	\$ 850.00
Ballenger & Compnay, Inc.	1119	221049	Water Use Readings 01/22	\$ 80.00
Herndon Landscape Group LLC	1120	1229	Monthly Landscape Maintenance 01/22	\$ 4,541.00
Remson Aquatics, LLC	1121	114525	Lake Maintenance 01/22	\$ 295.00
Rizzetta & Company, Inc.	1117	INV0000064611	District Management Fees 01/22	\$ 1,183.33
TECO	1118	211010133950 4/7	351 30th ST NE 12/21	<u>\$ 3,811.42</u>
<b>Report Total</b>				<u><b>\$ 10,760.75</b></u>



**Ballenger & Co., Inc**  
3840 68th Ave N  
Pinellas Park, FL 33781 US  
accounting@ballengerirrigation.com

INVOICE

BILL TO  
South Shore Corp Park CDD  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

INVOICE 221036  
DATE 01/18/2022  
TERMS Net 30  
DUE DATE 02/17/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Maintenance	January Irrigation Maintenance	1	850.00	850.00
	Repairs		0	100.00	0.00

January Irrigation Maintenance

BALANCE DUE **\$850.00**

Date Rec'd Rizzetta & Co., Inc. JAN 18 2022  
D/M approval CN Date 01/21/22  
Date entered JAN 20 2022  
Fund 001 GL 539000C 4609  
Check # \_\_\_\_\_

**Ballenger & Co., Inc**  
3840 68th Ave N  
Pinellas Park, FL 33781 US  
accounting@ballengerirrigation.com

INVOICE

BILL TO  
3434 Colwell Avenue, Suite 200  
Tampa,, FL 33614

INVOICE 221049  
DATE 01/18/2022  
TERMS Net 30  
DUE DATE 02/17/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Consulting	Water Use Reporting January	1	80.00	80.00

Water Use Reporting January

BALANCE DUE **\$80.00**

Date Rec'd Rizzetta & Co., Inc. JAN 18 2022  
D/M approval CN Date 01/21/22  
Date entered JAN 20 2022  
Fund 001 GL 53900 OC 4609  
Check # \_\_\_\_\_

Herndon Landscape Group LLC  
13319 NE 7th TER  
OKEECHOBEE, FL 34972

# Invoice

**Bill To:**

South Shore CDD  
351 30th St. SE  
Ruskin, FL 33570



Date	Invoice No.	P.O. Number	Terms
01/03/22	1229		Net 15

Description	Quantity	Rate	Amount
Monthly Landscape Maintenance Services, January 2022	1	4,541.00	4,541.00
		Date Rec'd Rizzetta & Co., Inc. JAN 03 2022	
		D/M approval <u>CN</u> Date <u>01/10/2022</u>	
		Date entered <u>JAN062022</u>	
		Fund <u>001</u> GL <u>53900</u> OC <u>4604</u>	
		Check # _____	
Total			\$4,541.00

**Remson Aquatics**

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

# INVOICE

**BILL TO**

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

**INVOICE #** 114525**DATE** 01/12/2022**DUE DATE** 02/11/2022**TERMS** Net 30**ACTIVITY****AMOUNT****Jan Srv**

295.00

January Lake Maintenance  
Service Provided-01/10

BALANCE DUE

**\$295.00**Date Rec'd Rizzetta & Co., Inc. JAN 13 2022D/M approval CN Date 01/17/2022Date entered JAN 14 2022Fund 001 GL 53800 OC 4605Check #

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

# Invoice

Date	Invoice #
1/1/2022	INV0000064611

**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
Accounting Services	1.00	\$333.33	\$333.33
Financial & Revenue Collections	1.00	\$100.00	\$100.00
Management Services	1.00	\$650.00	\$650.00
Website Compliance & Management	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. DEC 28 2021  D/M approval <u>CN</u> Date <u>12/30/2021</u>  Date entered DEC 29 2021  Fund <u>001</u> GL <u>51300</u> OC <u>3201</u> \$333.33  Check # <u>          </u> 3111 \$100.00  <u>          </u> 3101 \$650.00  <u>          </u> 5103 \$100.00</p>			
		<b>Subtotal</b>	\$1,183.33
		<b>Total</b>	\$1,183.33

Statement Date: 12/28/2021

Account: 211010133950

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

Current month's charges:	\$3,811.42
Total amount due:	\$3,811.42
Payment Due By:	01/18/2022

## Your Account Summary

Previous Amount Due	\$3,811.42
Payment(s) Received Since Last Statement	-\$3,811.42
<b>Current Month's Charges</b>	<b>\$3,811.42</b>
<b>Total Amount Due</b>	<b>\$3,811.42</b>

Date Rec'd Rizzetta & Co., Inc. DEC 29 2021  
D/M approval CN Date 12/30/2021  
Date entered DEC 29 2021  
Fund 001 GL 53100 OC 4307  
Check #



Donate today to help pay energy bills  
for families in need in our community.

[tampaelectric.com/share](http://tampaelectric.com/share)

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

# One Less Worry :)

Paperless = Worry less! Free eBill signup: [tampaelectric.com/paperless](http://tampaelectric.com/paperless)



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:	\$3,811.42
Total amount due:	\$3,811.42
Payment Due By:	01/18/2022
<b>Amount Enclosed</b>	<b>\$ 3,811.42</b>

653852777585

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

6538527775852110101339500000003811424

## Contact Information

**Residential Customer Care**

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

**Commercial Customer Care**

866-832-6249

**Hearing Impaired/TTY**

711

**Power Outages Toll-Free**

877-588-1010

**Energy-Saving Programs**

813-275-3909

**Mail Payments to**

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

**All Other Correspondence**

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

## Understanding Your Electric Charges

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

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

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

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

**Energy Charge** – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

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

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

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

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

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

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

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

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

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

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

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

**Storm Protection Charge** – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

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

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

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

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

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

**Your payment options are:**

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

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

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

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

**Account:** 211010133950  
**Statement Date:** 12/28/2021  
**Current month's charges due** 01/18/2022

**Details of Charges – Service from 11/19/2021 to 12/20/2021**

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	5532 kWh @ \$0.02734/kWh	\$151.24
Fixture & Maintenance Charge	105 Fixtures	\$1126.48
Lighting Pole / Wire	96 Poles	\$2272.18
Lighting Fuel Charge	5532 kWh @ \$0.04187/kWh	\$231.62
Storm Protection Charge	5532 kWh @ \$0.00354/kWh	\$19.58
Florida Gross Receipt Tax		\$10.32

**Lighting Charges**

**\$3,811.42**

**Total Current Month's Charges**

**\$3,811.42**

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**Important Messages**

**Important Rate Information for Lighting Customers**

The Florida Public Service Commission recently approved an increase to Tampa Electric's base rates, to increase production of clean, green energy and to make it easier for customers to do business with us. Visit [tampaelectric.com/RateCommunications](http://tampaelectric.com/RateCommunications) to review the new lighting rates, which take effect in January 2022.



## **Tab 2G**

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

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## **Operation and Maintenance Expenditures February 2022 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2022 through February 28, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:                   **\$10,474.35**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## South Shore Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Herndon Landscape Group LLC	1125	1243	Monthly Landscape Maintenance 02/22	\$ 4,541.00
Kutak Rock, LLP	1123	2979650	Legal Services Through 12/08/21	\$ 344.00
Rizzetta & Company, Inc.	1122	INV0000065450	District Management Fees 02/22	\$ 1,183.33
TECO	1124	211010133950 1/22	351 30th St NE 01/22	<u>\$ 4,406.02</u>
<b>Report Total</b>				<u>\$ 10,474.35</u>

**Herndon Landscape Group LLC****13319 NE 7th TER****OKEECHOBEE, FL 34972****Invoice****Bill To:**South Shore CDD  
351 30th St. SE  
Ruskin, FL 33570

Date	Invoice No.	P.O. Number	Terms
02/01/22	1243		Net 15

Description	Quantity	Rate	Amount
Monthly Landscape Maintenance Services, February 2022	1	4,541.00	4,541.00
Date Rec'd Rizzetta & Co., Inc. <u>02/02/22</u> D/M approval <u>CN</u> Date <u>02/07/22</u> Date entered <u>02/04/22</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____		Total	\$4,541.00

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 20, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 2979650

Client Matter No. 19223-1

Mr. Jerry Whited  
South Shore CDD  
Rizzetta & Company  
Suite 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 2979650  
19223-1

---

Re: South Shore CDD - General Counsel

For Professional Legal Services Rendered

11/23/21	T. Mackie	1.50	322.50	Prepare for and attend Board meeting by phone; follow-up from meeting
12/08/21	T. Mackie	0.10	21.50	Research audit reporting requirements and confer with Gallant regarding same

TOTAL HOURS 1.60

TOTAL FOR SERVICES RENDERED \$344.00

TOTAL CURRENT AMOUNT DUE \$344.00

Date Rec'd Rizzetta & Co., Inc. 02/02/22

D/M approval CN Date 02/07/22

Date entered 02/04/22

Fund 001 GL 51400 OC 3107

Check #

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

# Invoice

Date	Invoice #
2/1/2022	INV0000065450

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
February	Upon Receipt	00857

Description	Qty	Rate	Amount
Accounting Services	1.00	\$333.33	\$333.33
Financial & Revenue Collections	1.00	\$100.00	\$100.00
Management Services	1.00	\$650.00	\$650.00
Website Compliance & Management	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. <u>JAN 24 2022</u></p> <p>D/M approval <u>CN</u> Date <u>01/31/22</u></p> <p>Date entered <u>JAN 27 2022</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3201</u> \$333.33</p> <p>Check # <u>          </u> 3111 \$100.00</p> <p>                                3101 \$650.00</p> <p>                                5103 \$100.00</p>			
		<b>Subtotal</b>	\$1,183.33
		<b>Total</b>	\$1,183.33



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/27/2022

Account: 211010133950

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

Current month's charges:	\$4,625.89
Total amount due:	\$4,406.02
Payment Due By:	02/17/2022

### Your Account Summary

Previous Amount Due	\$3,811.42
Payment(s) Received Since Last Statement	-\$3,811.42
Miscellaneous Credits	-\$219.87
Credit balance after payments and credits	-\$219.87
<b>Current Month's Charges</b>	<b>\$4,625.89</b>

**Total Amount Due \$4,406.02**

Date Rec'd Rizzetta & Co., Inc. 02/01/22

D/M approval CN Date 02/07/22

Date entered 02/04/22

Fund 001 GL 53100 OC 4703

Check #

# Save Energy. Save Money.

It's never been easier with  
help from our many rebate  
programs for business.

[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

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



## Smooooooth out your energy costs this year.

**Still searching for that New Year's Resolution?** Our free Budget Billing program can help you plan more and stress less. That's because Budget Billing evens out your bill so you pay about the same amount every month—it's that simple!

[tampaelectric.com/budgetforhome](http://tampaelectric.com/budgetforhome)

[tampaelectric.com/budgetforbusiness](http://tampaelectric.com/budgetforbusiness)

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:	\$4,625.89
Total amount due:	\$4,406.02
Payment Due By:	02/17/2022

**Amount Enclosed \$**

655087348982

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

6550873489822110101339500000004406026

## 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 daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

**Bright Choices<sup>SM</sup>** – The associated fees and charges for leased outdoor lighting services.

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

**Clean Energy Transition Mechanism (CETM)** – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

**Energy Charge** – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

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

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

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

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

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

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

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

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

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

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

**Share** – A Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

**Storm Protection Charge** – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

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

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

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

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

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

**Your payment options are:**

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

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

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



Account: 211010133950  
 Statement Date: 01/27/2022  
 Current month's charges due 02/17/2022

## Details of Charges – Service from 12/21/2021 to 01/21/2022

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	5532 kWh @ \$0.03076/kWh	\$170.16
Fixture & Maintenance Charge	105 Fixtures	\$1311.74
Lighting Pole / Wire	96 Poles	\$2908.76
Lighting Fuel Charge	5532 kWh @ \$0.03008/kWh	\$166.40
Storm Protection Charge	5532 kWh @ \$0.01028/kWh	\$56.87
Clean Energy Transition Mechanism	5532 kWh @ \$0.00033/kWh	\$1.83
Florida Gross Receipt Tax		\$10.13

#### Lighting Charges

**\$4,625.89**

#### Total Current Month's Charges

**\$4,625.89**

#### Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$219.87

#### Total Current Month's Credits

**-\$219.87**

## Important Messages

### Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

## **Tab 2H**

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

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## **Operation and Maintenance Expenditures March 2022 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2022 through March 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$57,824.61**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## South Shore Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BCI Entities, LLC	1126	221083	Monthly Irrigation Maintenance 02/22	\$ 850.00
BCI Entities, LLC	1126	221085	Pump Station Removal & Replacement- Deposit	\$ 31,320.00
BCI Entities, LLC	1132	221101	Water Use Readings Irrigation 02/22	\$ 80.00
BCI Entities, LLC	1134	221114	Monthly Irrigation Maintenance 03/22	\$ 850.00
BCI Entities, LLC	1134	221115	Water Use Readings Irrigation 03/22	\$ 80.00
Berger, Toombs, Elam, Gaines & Frank	1133	356909	Audit Services FYE 09/30/2021	\$ 3,325.00
Herndon Landscape Group LLC	1135	1259	Monthly Landscape Maintenance 03/22	\$ 4,541.00
Herndon Landscape Group LLC	1135	1266	Landscape Maintenance 03/22	\$ 3,395.00
Kutak Rock, LLP	1127	3009766	General Legal Services 01/22	\$ 322.50
Kutak Rock, LLP	1136	3023624	General Legal Services 02/22	\$ 172.00
Remson Aquatics, LLC	1128	114628	Lake Maintenance 02/22	\$ 295.00
Remson Aquatics, LLC	1137	114678	Lake Maintenance 03/22	\$ 295.00

## South Shore Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	1129	INV0000066366	District Management Fees 03/22	\$ 1,183.33
Stantec Consulting Services Inc.	1130	1898165	SSCP - CDD Ph 2 Inspection 02/22	\$ 1,864.00
TECO	1131	211010133950 02/22	351 30th ST NE 02/22	\$ 4,625.89
TECO	1138	211010133950 3/22	351 30th ST NE 03/22	<u>\$ 4,625.89</u>
Report Total				<u>\$ 57,824.61</u>

BCI Entities, LLC

3840 68th Ave N  
Pinellas Park, FL 33781 US  
accounting@bci-ent.com

INVOICE

BILL TO  
South Shore Corp Park CDD  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

INVOICE 221083  
DATE 02/09/2022  
TERMS Net 30  
DUE DATE 03/11/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Maintenance	February Irrigation Maintenance	1	850.00	850.00
	Repairs		0	100.00	0.00

February Irrigation Maintenance

BALANCE DUE

\$850.00

Date Rec'd Rizzetta & Co., Inc. 02/10/22  
D/M approval CN Date 03/07/22  
Date entered 02/25/22  
Fund 001 GL 53900 OC 4609  
Check #

BCI Entities, LLC

3840 68th Ave N  
Pinellas Park, FL 33781 US  
accounting@bci-ent.com

INVOICE

BILL TO  
South Shore Corporate Park Industrial CDD  
C/O Rizzetta & Company, Inc  
3434 Colwell Avenue, Suite 200  
Tampa,, FL 33614

INVOICE 221085  
DATE 02/23/2022  
TERMS Due on receipt  
DUE DATE 02/23/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Pump Maintenance	**Deposit** Irrigation Pump Station removal and replacement R-4	0.60	52,200.00	31,320.00

\*\*Deposit\*\*  
Irrigation Pump Station removal and replacement R-4

BALANCE DUE

\$31,320.00

Date Rec'd Rizzetta & Co., Inc. 03/01/22  
D/M approval CN Date 03/07/22  
Date entered 03/04/22  
Fund 001 GL 53900 OC 4609  
Check #

BCI Entities, LLC

3840 68th Ave N  
Pinellas Park, FL 33781 US  
accounting@bciland.com

INVOICE

BILL TO  
South Shore Corporate Park Industrial CDD  
C/O Rizzetta & Company, Inc  
3434 Colwell Avenue, Suite 200  
Tampa,, FL 33614

INVOICE 221101  
DATE 02/24/2022  
TERMS Net 15  
DUE DATE 03/11/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Consulting	Water Use Reporting February	1	80.00	80.00
Water Use Reporting February					BALANCE DUE
					\$80.00

Date Rec'd Rizzetta & Co., Inc. 03/16/22  
D/M approval CN Date 03/18/22  
Date entered 03/17/22  
Fund 001 GL 53900 OC 4609  
Check #



BCI Entities, LLC

3840 68th Ave N  
Pinellas Park, FL 33781 US  
accounting@bciland.com

INVOICE

BILL TO  
South Shore Corporate Park Industrial CDD  
C/O Rizzetta & Company, Inc  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

INVOICE 221114  
DATE 03/16/2022  
TERMS Due on receipt  
DUE DATE 03/16/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Maintenance	MarchIrrigation Maintenance	1	850.00	850.00
	Repairs		0	100.00	0.00

March Irrigation Maintenance

BALANCE DUE

\$850.00

Date Rec'd Rizzetta & Co., Inc. 03/16/22  
D/M approval CN Date 03/18/22  
Date entered 03/17/22  
Fund 001 GL 53900 OC 4609  
Check #

BCI Entities, LLC

3840 68th Ave N  
Pinellas Park, FL 33781 US  
accounting@bciland.com

INVOICE

BILL TO  
South Shore Corporate Park Industrial CDD  
C/O Rizzetta & Company, Inc  
3434 Colwell Avenue, Suite 200  
Tampa,, FL 33614

INVOICE 221115  
DATE 03/16/2022  
TERMS Due on receipt  
DUE DATE 03/16/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Consulting	Water Use Reporting March	1	80.00	80.00
Water Use Reporting March					BALANCE DUE
					\$80.00

Date Rec'd Rizzetta & Co., Inc. 03/16/22  
D/M approval CN Date 03/18/22  
Date entered 03/17/22  
Fund 001 GL 53900 OC 4609  
Check #



Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120  
FAX: 772/468-9278

RECEIVED  
MAR 10 2022

*SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT  
3434 COLWELL AVE  
SUITE 200  
TAMPA, FL 33614*

Invoice No. 356909  
Date 03/06/2022  
Client No. 21473

Services rendered in connection with the audit of the Basic Financial Statements  
as of and for the year ended September 30, 2021.

Total Invoice Amount \$ 3,325.00

Date Rec'd Rizzetta & Co., Inc. 03/10/2022

D/M approval CN Date 03/14/22

Date entered 03/11/2022

Fund 001 GL 51300 OC 3202

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

Please enter client number on your check.  
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms  
Private Companies Practice Section

Member FICPA

# Herndon Landscape Group LLC

13319 NE 7th TER

OKEECHOBEE, FL 34972

Invoice

**Bill To:**

South Shore CDD  
351 30th St. SE  
Ruskin, FL 33570



Date	Invoice No.	P.O. Number	Terms
03/01/22	1259		Net 15

Description	Quantity	Rate	Amount
Monthly Landscape Maintenance Services, March 2022	1	4,541.00	4,541.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. <u>03/03/22</u></div> <div>D/M approval <u>CN</u> Date <u>03/07/22</u></div> <div>Date entered <u>03/04/22</u></div> <div>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></div> <div>Check # <u></u></div>			
Total			\$4,541.00

**Herndon Landscape Group LLC****13319 NE 7th TER****OKEECHOBEE, FL 34972****Invoice****Bill To:**

South Shore CDD  
ATT: Jerry Whitehead  
351 30th St. SE  
Ruskin, FL 33570



Date	Invoice No.	P.O. Number	Terms
03/23/22	1266		Net 15

Description	Quantity	Rate	Amount
Trim all cabbage palms- price includes labor and disposal			
42 palms on 30th St. NE	42	35.00	1,470.00
55 palms on Clover Ridge Avenue	55	35.00	1,925.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. <u>03/24/22</u></div> <div>D/M approval <u>CN</u> Date <u>03/29/22</u></div> <div>Date entered <u>03/24/22</u></div> <div>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></div> <div>Check # _____</div>			
<b>Total</b>			<b>\$3,395.00</b>

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 17, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3009766

Client Matter No. 19223-1

Mr. Jerry Whited  
South Shore CDD  
Rizzetta & Company  
Suite 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3009766  
19223-1

---

Re: South Shore CDD - General Counsel

For Professional Legal Services Rendered

01/13/22	T. Mackie	1.00	215.00	Confer with Whited and Stewart and Leiberman concerning acceptance of stormwater runoff and inspections
01/20/22	T. Mackie	0.30	64.50	Conference with Whited
01/26/22	T. Mackie	0.20	43.00	Review correspondence from Stewart

TOTAL HOURS 1.50

TOTAL FOR SERVICES RENDERED \$322.50

TOTAL CURRENT AMOUNT DUE \$322.50

Date Rec'd Rizzetta & Co., Inc. 03/01/22

D/M approval CN Date 03/07/22

Date entered 03/03/22

Fund 001 GL 51400 OC 3107

Check #

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 22, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3023624

Client Matter No. 19223-1

Mr. Jerry Whited  
South Shore CDD  
Rizzetta & Company  
Suite 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3023624  
19223-1

---

Re: South Shore CDD - General Counsel

For Professional Legal Services Rendered

02/03/22	T. Mackie	0.30	64.50	Review correspondence from Stewart and Whited regarding pond maintenance
02/28/22	T. Mackie	0.50	107.50	Review FY 2021 Audit
TOTAL HOURS		0.80		
TOTAL FOR SERVICES RENDERED				\$172.00
TOTAL CURRENT AMOUNT DUE				<u>\$172.00</u>

Date Rec'd Rizzetta & Co., Inc. 03/22/22D/M approval CN Date 03/29/22Date entered 03/24/22Fund 001 GL 51400 OC 3107Check #

**Remson Aquatics**

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

# INVOICE

**BILL TO**

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

**INVOICE #** 114628**DATE** 02/16/2022**DUE DATE** 03/18/2022**TERMS** Net 30

ACTIVITY	AMOUNT
<b>Feb Srv</b> February Lake Maintenance Service Provided-02/13	295.00

---

BALANCE DUE**\$295.00**Date Rec'd Rizzetta & Co., Inc. 02/22/22D/M approval CN Date 03/07/22Date entered 02/25/22Fund 001 GL 53800 OC 4605Check #



**Remson Aquatics**

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

# INVOICE

**BILL TO**

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

**INVOICE #** 114678**DATE** 03/08/2022**DUE DATE** 04/07/2022**TERMS** Net 30

ACTIVITY	AMOUNT
<b>Mar Srv</b> March Lake Maintenance Service Provided-03/08	295.00

BALANCE DUE

**\$295.00**Date Rec'd Rizzetta & Co., Inc. 03/09/22D/M approval CN Date 03/14/22Date entered 03/10/22Fund 001 GL 53800 OC 4605Check #

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

## Invoice

Date	Invoice #
3/1/2022	INV0000066366

**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
Accounting Services	51300-3201	1.00	\$333.33	\$333.33
Financial & Revenue Collections	51300-3111	1.00	\$100.00	\$100.00
Management Services	51300-3101	1.00	\$650.00	\$650.00
Website Compliance & Management	51300-5103	1.00	\$100.00	\$100.00
Date Rec'd Rizzetta & Co., Inc. <u>02/25/22</u>				
D/M approval <u>CN</u> Date <u>03/07/22</u>				
Date entered <u>03/03/22</u>				
Fund <u>001</u> GL <u>51300</u> OC <u>See Above</u>				
Check # _____				
Subtotal			\$1,183.33	
Total			\$1,183.33	



## INVOICE

Page 1 of 2

<b>Invoice Number</b>	1898165
<b>Invoice Date</b>	March 9, 2022
<b>Customer Number</b>	83545
<b>Project Number</b>	215611917

**Bill To**

South Shore Corporate Park Ind CDD  
Accounts Payable  
c/o Rizzetta  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID  
11-2167170

---

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

<b>Stantec Project Manager:</b>	Stewart, Tonja L
<b>Current Invoice Due:</b>	\$1,864.00
<b>For Period Ending:</b>	February 25, 2022

---

**Email Invoice:** CDDinvoice@rizzetta.com

**Copy:** Jcroom@rizzetta.com

**Include:** Billing Summary

SWFWMD Certification of property operation and maintenance; discussions with District Manager and District Counsel

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

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

Thank you.

**Due upon receipt or in accordance with terms of the contract**

## INVOICE

Page 2 of 2

Invoice Number

1898165

Project Number

215611917

Top Task 2022

2022 FY General Consulting

Professional Services

## Billing Level

Level 06

Nurse, Vanessa M

Hours

Rate

Current  
Amount

3.00

136.00

408.00

**3.00****408.00**

Level 14

Stewart, Tonja L

7.00

208.00

1,456.00

**7.00****1,456.00**

Professional Services Subtotal

**10.00****1,864.00**

Top Task 2022 Total

**1,864.00**

Total Fees &amp; Disbursements

\$1,864.00

INVOICE TOTAL (USD)

**\$1,864.00**

Date Rec'd Rizzetta &amp; Co., Inc. 03/10/2022

D/M approval CN Date 03/14/22

Date entered 03/11/2022

Fund 001 GL 51300 OC 3103

Check #

Statement Date: 02/25/2022  
Account: 211010133950

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

Current month's charges:	\$4,625.89
Total amount due:	\$4,625.89
Payment Due By:	03/18/2022

## Your Account Summary

Previous Amount Due	\$4,406.02
Payment(s) Received Since Last Statement	-\$4,406.02
<b>Current Month's Charges</b>	<b>\$4,625.89</b>
<b>Total Amount Due</b>	<b>\$4,625.89</b>

Date Rec'd Rizzetta & Co., Inc. 03/01/2022  
D/M approval CN Date 03/07/22  
Date entered 03/03/22  
Fund 001 GL 51300 OC 4307  
Check # \_\_\_\_\_



## DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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



## MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at [tampaelectric.com/reliability](http://tampaelectric.com/reliability) 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:	\$4,625.89
Total amount due:	\$4,625.89
Payment Due By:	03/18/2022

**Amount Enclosed** \$ \_\_\_\_\_

646445422037

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 daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

**Bright Choices<sup>SM</sup>** – The associated fees and charges for leased outdoor lighting services.

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

**Clean Energy Transition Mechanism (CETM)** – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

**Energy Charge** – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

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

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

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

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

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

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

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

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

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

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

**Share** – A Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

**Storm Protection Charge** – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

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

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

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

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

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

**Your payment options are:**

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

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

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

**Account:** 211010133950  
**Statement Date:** 02/25/2022  
**Current month's charges due** 03/18/2022

## Details of Charges – Service from 01/22/2022 to 02/21/2022

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

### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	5532 kWh @ \$0.03076/kWh	\$170.16
Fixture & Maintenance Charge	105 Fixtures	\$1311.74
Lighting Pole / Wire	96 Poles	\$2908.76
Lighting Fuel Charge	5532 kWh @ \$0.03008/kWh	\$166.40
Storm Protection Charge	5532 kWh @ \$0.01028/kWh	\$56.87
Clean Energy Transition Mechanism	5532 kWh @ \$0.00033/kWh	\$1.83
Florida Gross Receipt Tax		\$10.13

#### Lighting Charges

**\$4,625.89**

#### Total Current Month's Charges

**\$4,625.89**

## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Dec. 2021 includes Natural Gas 76%, Purchased Power 12%, Coal 6% and Solar 6%.



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/28/2022

Account: 211010133950

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

Current month's charges:	\$4,625.89
Total amount due:	\$4,625.89
Payment Due By:	04/18/2022

### Your Account Summary

Previous Amount Due	\$4,625.89
Payment(s) Received Since Last Statement	-\$4,625.89
<b>Current Month's Charges</b>	<b>\$4,625.89</b>
<b>Total Amount Due</b>	<b>\$4,625.89</b>

Date Rec'd Rizzetta & Co., Inc. 03/29/20  
D/M approval CN Date 03/29/22  
Date entered 03/29/22  
Fund 001 GL 53100 OC 4307  
Check #

# One Less Worry :)

Paperless Billing -  
Contact free;  
worry free!

**Sign up for free today!**



[tampaelectric.com/paperless](http://tampaelectric.com/paperless)

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



### SCAM AWARE TIP:

Remember, we will never call to ask for  
your credit or debit card info.

[tampaelectricblog.com/scamalert](http://tampaelectricblog.com/scamalert)

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:	\$4,625.89
Total amount due:	\$4,625.89
Payment Due By:	04/18/2022

**Amount Enclosed** \$

642741751017

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

6427417510172110101339500000004625891



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Florida Gross Receipt Tax		\$10.13

#### Lighting Charges

**\$4,625.89**

#### Total Current Month's Charges

**\$4,625.89**

## Important Messages

### Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit [tampaelectric.com/ratecommunications](http://tampaelectric.com/ratecommunications) to view the outdoor lighting rates.

## Tab 3

## RETENTION AND FEE AGREEMENT

### I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

- A. South Shore Community Development District (“**Client**”)  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

and

- B. Kutak Rock LLP (“**Kutak Rock**”)  
107 West College Avenue  
Tallahassee, FL 32301

### II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

### III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

#### **IV. FEES**

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client's work are as follows:

Tucker F. Mackie	\$290
Associates	\$250
Paralegals	\$140

Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock's annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

#### **V. BILLING AND PAYMENT**

The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

## **VI. DEFAULT; VENUE**

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

## **VII. CONFLICTS**

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

## **VIII. ACKNOWLEDGMENT**

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

## **IX. TERMINATION**

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

## **X. EXECUTION OF AGREEMENT**

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

**XI. ENTIRE CONTRACT**

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**SOUTH SHORE COMMUNITY  
DEVELOPMENT DISTRICT**

**KUTAK ROCK LLP**

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

By:  \_\_\_\_\_  
Tucker F. Mackie, Transition Shareholder

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

Date: \_\_\_\_\_

Date \_\_\_\_\_

## ATTACHMENT A

### KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.



## Tab 4

**RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT.**

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

**WHEREAS**, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

**SECTION 1.** Tucker F. Mackie of Kutak Rock LLP is hereby designated as the Registered Agent for the South Shore Corporate Park Industrial Community Development District.

**SECTION 2.** The District’s Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301.

**SECTION 3.** In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Hillsborough County and the Florida Department of Economic Opportunity.

**SECTION 4.** This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

**PASSED AND ADOPTED** this 16th day of May 2022.

**ATTEST:**

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

---

Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

## Tab 5

**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District's Board of Supervisors desires to appoint an Assistant Secretary of the District.

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

**SECTION 1.** \_\_\_\_\_ is hereby appointed as an Assistant Secretary of the District.

**SECTION 2.** \_\_\_\_\_ is hereby appointed as an Assistant Secretary of the District.

**SECTION 3.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED THIS 16TH DAY OF MAY 2022.**

ATTEST:

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

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

\_\_\_\_\_  
Chairperson / Vice Chairperson  
Board of Supervisors

## Tab 6

## RESOLUTION 2022-04

### 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 County, 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	Joseph Urbanic	Nov 2022
2	Nicole Williams	Nov 2022
3	John Tipton	Nov 2022
4	Peter Anderson	Nov 2024
5	Clifton Fischer	Nov 2024

This year, Seat 1, currently held by Joseph Urbanic, Seat 2, currently held by Nicole Williams, and Seat 3, currently held by John Tipton are subject to election by landowners in November 2022. 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, 2022, at \_\_\_\_ a/p.m., and located at \_\_\_\_.

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

4857-1043-9455.1

and election have been announced by the Board at its May 16, 2022, 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 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 16th DAY OF MAY 2022.**

**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 24<sup>th</sup> Street, north of College Avenue, south of 19<sup>th</sup> 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) persons 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 __, 2022
TIME:	_____
PLACE:	_____
	_____
	_____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Rizzetta & Company, Inc., 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.

Christina Newsome  
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

4857-1043-9455.1



**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: \_\_\_\_\_, November \_\_, 2022

TIME: \_\_\_\_\_ .M.

LOCATION: \_\_\_\_\_

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 – [DATE]**

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 [CDD Name] Community Development District to be held at \_\_\_\_\_, on \_\_\_\_\_, at \_\_\_\_\_ a/p.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*, 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 \_\_, 2022**

**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 [CDD Name] 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 7**

## RESOLUTION 2022-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; 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, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); 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 2022/2023 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 17, 2022

HOUR: 1:00 p.m.

LOCATION: 9428 Camden Field Parkway  
Riverview, Florida 33578

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. **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.

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

**PASSED AND ADOPTED THIS 16th DAY OF MAY 2022.**

ATTEST:

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

\_\_\_\_\_  
Secretary

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

# Exhibit A



Rizzetta & Company

# **South Shore Community Development District**

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

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## **Proposed Budget for Fiscal Year 2022/2023**



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Rizzetta & Company

Proposed Budget  
South Shore Industrial Corporate Park Community Development District  
General Fund  
Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 05/05/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	<b>REVENUES</b>							
3								
4	Interest Earnings							
5	Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8	Off Roll*	\$ 203,692	\$ 203,692	\$ 241,851	\$ (38,159)	\$ 225,132	\$ (16,719)	
9								
10	<b>TOTAL REVENUES</b>	<b>\$ 203,692</b>	<b>\$ 203,692</b>	<b>\$ 241,851</b>	<b>\$ (38,159)</b>	<b>\$ 225,132</b>	<b>\$ (16,719)</b>	
11								
12	Balance Forward from Prior Year	\$ -	\$ -		\$ -		\$ -	
13								
14	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 203,692</b>	<b>\$ 203,692</b>	<b>\$ 241,851</b>	<b>\$ (38,159)</b>	<b>\$ 225,132</b>	<b>\$ (16,719)</b>	
15								
16	<b>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to</b>							
17								
18	<b>EXPENDITURES - ADMINISTRATIVE</b>							
19								
20	Legislative							
21	Supervisor Fees	\$ 600	\$ 1,029	\$ 2,000	\$ 971	\$ 2,000	\$ -	
22	Financial & Administrative							
23	Administrative Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
24	District Management	\$ 5,200	\$ 7,800	\$ 7,800	\$ -	\$ 8,112	\$ 312	
25	District Engineer	\$ 1,864	\$ 3,195	\$ 3,000	\$ (195)	\$ 3,000	\$ -	
26	Disclosure Report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
27	Trustees Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
28	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,200	\$ 200	
29	Financial & Revenue Collections	\$ 800	\$ 1,200	\$ 1,200	\$ -	\$ 1,248	\$ 48	
30	Accounting Services	\$ 2,664	\$ 4,000	\$ 4,000	\$ -	\$ 4,160	\$ 160	
31	Auditing Services	\$ 3,325	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -	Per Berger/Tombs 2022
32	Arbitrage Rebate Calculation		\$ -	\$ -	\$ -	\$ -	\$ -	
33	Miscellaneous Mailings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34	Public Officials Liability Insurance	\$ 2,250	\$ 2,475	\$ 2,599	\$ 124	\$ 2,791	\$ 192	EGIS Estimate FY 22-23
35	Legal Advertising	\$ 888	\$ 1,522	\$ 1,000	\$ (522)	\$ 1,000	\$ -	
36	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
37	Website Hosting, Maintenance, Backup	\$ 800	\$ 1,371	\$ 4,000	\$ 2,629	\$ 4,000	\$ -	
38	Legal Counsel							
39	District Counsel	\$ 1,095	\$ 1,877	\$ 5,325	\$ 3,448	\$ 6,000	\$ 675	
40								
41	<b>Administrative Subtotal</b>	<b>\$ 24,661</b>	<b>\$ 33,145</b>	<b>\$ 39,599</b>	<b>\$ 6,454</b>	<b>\$ 41,186</b>	<b>\$ 1,587</b>	
42								
43	<b>EXPENDITURES - FIELD OPERATIONS</b>							
44								
45	Electric Utility Services							
46	Utility Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
47	Street Lights	\$ 25,093	\$ 43,017	\$ 40,000	\$ (3,017)	\$ 40,000	\$ -	Based on 20 + 21 YTD
48	Stormwater Control							
49	Stormwater Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
50	Aquatic Maintenance	\$ 5,740	\$ 9,840	\$ 3,540	\$ (6,300)	\$ 10,000	\$ 6,460	
51	Fountain Service Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
52	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
53	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ 4,150	\$ 4,150	\$ 4,150	\$ -	
54	General Liability Insurance	\$ 2,750	\$ 2,298	\$ 3,177	\$ 879	\$ 3,411	\$ 234	EGIS Estimate FY 22-23
55	Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
56	Entry & Walls Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
57	Landscape Maintenance	\$ 39,723	\$ 68,097	\$ 79,500	\$ 11,403	\$ 79,500	\$ -	
58	Irrigation Maintenance	\$ 36,900	\$ 63,257	\$ 15,000	\$ (48,257)	\$ 30,000	\$ 15,000	
59	Irrigation Repairs	\$ 551	\$ 945	\$ 50,000	\$ 49,055	\$ 10,000	\$ (40,000)	New Pump Maintenance
60	Contingency							
61	Miscellaneous Contingency	\$ -	\$ -	\$ 2,385	\$ 2,385	\$ 2,385	\$ -	
62	<b>Field Operations Subtotal</b>	<b>\$ 110,757</b>	<b>\$ 187,453</b>	<b>\$ 202,252</b>	<b>\$ 14,799</b>	<b>\$ 183,946</b>	<b>\$ (18,306)</b>	

Proposed Budget  
 South Shore Industrial Corporate Park Community Development District  
 General Fund  
 Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 05/05/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
63								
64	<b>Contingency for County TRIM Notice</b>							
65								
66	<b>TOTAL EXPENDITURES</b>	<b>\$ 135,418</b>	<b>\$ 220,598</b>	<b>\$ 241,851</b>	<b>\$ 21,253</b>	<b>\$ 225,132</b>	<b>\$ (16,719)</b>	
67								
68	<b>EXCESS OF REVENUES OVER</b>	<b>\$ 68,274</b>	<b>\$ (16,906)</b>	<b>\$ -</b>	<b>\$ (16,906)</b>	<b>\$ -</b>	<b>\$ -</b>	
69								

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

**FISCAL YEAR 2022/2023 O&M ASSESSMENT SCHEDULE**

2022/2023 O&M Budget		\$225,132.00
Hillsborough County Collection Cost <sup>(1)</sup>	N/A	\$0.00
2022/2023 Total		<u>\$225,132.00</u>

2021/2022 O&M Budget	\$241,851.00
2022/2023 O&M Budget	\$225,132.00

Total Difference	<u><u>-\$16,719.00</u></u>
------------------	----------------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Operations/Maintenance Admin - Warehouse (Phase 1)	\$97.79	\$101.71	\$3.92	4.01%
Operations/Maintenance Field - Warehouse (Phase 1)	\$75.07	\$68.27	-\$6.80	-9.06%
<b>Total</b>	<b>\$172.86</b>	<b>\$169.98</b>	<b>-\$2.88</b>	<b>-1.67%</b>
Operations/Maintenance Admin - Office (Phase 1)	\$97.79	\$101.71	\$3.92	4.01%
Operations/Maintenance Field - Office (Phase 1)	\$75.07	\$68.27	-\$6.80	-9.06%
<b>Total</b>	<b>\$172.86</b>	<b>\$169.98</b>	<b>-\$2.88</b>	<b>-1.67%</b>
Operations/Maintenance Admin - Warehouse (Future Phases)	\$97.79	\$101.71	\$3.92	4.01%
Operations/Maintenance Field - Warehouse (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
<b>Total</b>	<b>\$97.79</b>	<b>\$101.71</b>	<b>\$3.92</b>	<b>4.01%</b>
Operations/Maintenance Admin - Office (Future Phases)	\$97.79	\$101.71	\$3.92	4.01%
Operations/Maintenance Field - Office (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
<b>Total</b>	<b>\$97.79</b>	<b>\$101.71</b>	<b>\$3.92</b>	<b>4.01%</b>

<sup>(1)</sup> Uniform collection method is not utilized in the District. Assessments are direct billed to owner.

## SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2022/2023 O&amp;M ASSESSMENT SCHEDULE

TOTAL O&M ADMIN BUDGET		\$41,186.00
COLLECTION COSTS @	0.0%	\$0.00
TOTAL O&M ASSESSMENT		<u>\$41,186.00</u>

TOTAL O&M FIELD BUDGET		\$183,946.00
COLLECTION COSTS @	0.0%	\$0.00
TOTAL O&M ASSESSMENT		<u>\$183,946.00</u>

LOT SIZE	PLANNED UNITS <sup>(1)</sup>	ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT						ANNUAL ASSESSMENT	
		ADMIN ACRES	EAU FACTOR	% TOTAL ACRES	TOTAL O&M BUDGET	ADMIN PER ACRE	FIELD SQ. FT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	FIELD PER 1K sq ft	O&M ADMIN PER ACRE	O&M FIELD PER 1K SQ FT
<b>Phase 1</b>														
Warehouse	2644.216	186.529	1.00	46.06%	\$18,971.94	\$101.71	2644.216	1.00	2644.216	98.14%	\$180,532.28	\$68.27	\$101.71	\$68.27
Office	50		1.00				50	1.00	50.000	1.86%	\$3,413.72	\$68.27		
<b>Total Phase 1</b>	<b>2694.216</b>	<b>186.529</b>		<b>46.06%</b>	<b>\$18,971.94</b>		<b>2694.216</b>		<b>2694.216</b>	<b>100.00%</b>	<b>\$183,946.00</b>			
<b>Future Phases</b>	<b>PLANNED UNITS <sup>(1)</sup></b>													
Warehouse	988.1	218.405	1.00	53.94%	\$22,214.06	\$101.71	0	1.00	0.000	0.00%	\$0.00	\$0.00	\$101.71	\$0.00
Office	706		1.00				0	1.00	0.000	0.00%	\$0.00	\$0.00		
<b>Total Future Phases</b>	<b>1694.1</b>	<b>218.405</b>		<b>53.94%</b>	<b>\$22,214.06</b>		<b>0</b>		<b>0.000</b>	<b>0.00%</b>	<b>\$0.00</b>			
<b>Total District</b>	<b>4388.316</b>	<b>404.934</b>		<b>100.00%</b>	<b>\$41,186.00</b>		<b>2694.216</b>		<b>2694.216</b>	<b>100.00%</b>	<b>\$183,946.00</b>			

<sup>(1)</sup> One Unit = 1,000 square feet<sup>(2)</sup> Bonds have not been issued yet.

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

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

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

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

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

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

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

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

### EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These 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 prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

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

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

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

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

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

## **EXPENDITURES - FIELD OPERATIONS:**

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

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

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

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

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

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

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.



**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

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

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

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

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

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

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

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

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

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

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

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

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

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

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

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

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

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

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

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

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

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

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

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

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

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

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

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

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

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

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

## **RESERVE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

## **REVENUES:**

**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.

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

## **EXPENDITURES:**

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

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

## **DEBT SERVICE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

## **REVENUES:**

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

## **EXPENDITURES – ADMINISTRATIVE:**

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

## Tab 8

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

**ANNUAL FINANCIAL REPORT**

**September 30, 2021**

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

**ANNUAL FINANCIAL REPORT**

**September 30, 2021**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
South Shore Corporate Park Industrial Community Development District  
Hillsborough County, Florida

### Report on the Financial Statements

We have audited the accompanying basic financial statements of South Shore Corporate Park Industrial Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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 an opinion 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. 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 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. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies 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 opinion.

Fort Pierce / Stuart

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

## Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and the General Fund of South Shore Corporate Park Industrial Community Development District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Governmental Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis 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 principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. 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 March 1, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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 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 South Shore Corporate Park Industrial Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 1, 2022

**South Shore Corporate Park Industrial Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2021**

Management's discussion and analysis of South Shore Corporate Park Industrial Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and physical environment.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**South Shore Corporate Park Industrial Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities or functions provided by the District. All assets of the District are reported in the **statement of net position**. All liabilities obligated but not paid by the District are included. The **statement of activities** transactions between the different functions of the District are eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District is also included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2021.

- ◆ The District's total assets exceeded total liabilities by \$5,657,529. Net investment in capital assets was \$5,539,799 and unrestricted net assets was \$117,730.
- ◆ Governmental activities revenues totaled \$206,728 while governmental activities expenses totaled \$269,563.

**South Shore Corporate Park Industrial Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2021</b>	<b>2020</b>
Current assets	\$ 125,726	\$ 134,406
Capital Assets	5,539,799	5,603,799
Total Assets	<u>5,665,525</u>	<u>5,738,205</u>
Current liabilities	<u>7,996</u>	<u>17,841</u>
Net Position		
Net investment in capital assets	5,539,799	5,603,799
Unrestricted	117,730	116,565
Total Net Position	<u>\$ 5,657,529</u>	<u>\$ 5,720,364</u>

The decrease in capital assets and net investment in capital assets is related to current year depreciation.

**South Shore Corporate Park Industrial Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2021</b>	<b>2020</b>
Program Revenues		
Charges for services	\$ 203,692	\$ 184,275
Miscellaneous revenues	3,036	-
Total Revenues	<u>206,728</u>	<u>184,275</u>
Expenses		
General government	44,400	40,369
Physical environment	225,163	216,967
Total Expenses	<u>269,563</u>	<u>257,336</u>
Change in Net Position	(62,835)	(73,061)
Net Position - Beginning of Year	<u>5,720,364</u>	<u>5,793,425</u>
Net Position - End of Year	<u><u>\$ 5,657,529</u></u>	<u><u>\$ 5,720,364</u></u>

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020:

<u>Description</u>	<b>Governmental Activities</b>	
	<b>2021</b>	<b>2020</b>
Land	\$ 4,387,799	\$ 4,387,799
Infrastructure	1,600,000	1,600,000
Accumulated depreciation	<u>(448,000)</u>	<u>(384,000)</u>
Total Capital Assets (Net)	<u><u>\$ 5,539,799</u></u>	<u><u>\$ 5,603,799</u></u>

The activity for the year consisted of depreciation of \$64,000.

**South Shore Corporate Park Industrial Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**General Fund Budgetary Highlights**

The final budget exceeded actual expenditures primarily because entry and wall maintenance and contingency expenditures were less than anticipated.

The September 30, 2021 budget was amended for irrigation maintenance expenditures that were higher than originally anticipated.

**Economic Factors and Next Year's Budget**

South Shore Corporate Park Industrial Community Development District does not anticipate economic factors to affect operations for the year ended September 30, 2022.

**Request for Information**

The financial report is designed to provide a general overview of South Shore Corporate Park Industrial Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the South Shore Corporate Park Industrial Community Development District's Finance Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

**South Shore Corporate Park Industrial  
Community Development District  
STATEMENT OF NET POSITION  
September 30, 2021**

	<b>Governmental Activities</b>
<b>Assets</b>	
Current Assets	
Cash	\$ 111,248
Special assessments receivable	1,075
Prepaid expenses	5,513
Deposits	7,890
Total Current Assets	<u>125,726</u>
Non-Current Assets	
Capital Assets	
Land	4,387,799
Infrastructure	1,600,000
Less: accumulated depreciation	<u>(448,000)</u>
Total Non-Current Assets	<u>5,539,799</u>
Total Assets	<u>5,665,525</u>
<b>Liabilities</b>	
Current Liabilities	
Accounts payable and accrued expenses	<u>7,996</u>
<b>Net Position</b>	
Net investment in capital assets	5,539,799
Unrestricted	<u>117,730</u>
Total Net Position	<u><u>\$ 5,657,529</u></u>

See accompanying notes to financial statements.

**South Shore Corporate Park Industrial  
Community Development District  
STATEMENT OF ACTIVITIES  
For the Year Ended September 30, 2021**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expenses) Revenues and Changes in Net Position Governmental Activities</b>
Governmental Activities			
General government	\$ (44,400)	\$ 43,996	\$ (404)
Physical environment	(225,163)	159,696	(65,467)
Total Governmental Activities	<u>\$ (269,563)</u>	<u>\$ 203,692</u>	<u>(65,871)</u>
General Revenues			
Miscellaneous revenues			<u>3,036</u>
Changes in Net Position			(62,835)
Net Position - Beginning of Year			<u>5,720,364</u>
Net Position - End of Year			<u><u>\$ 5,657,529</u></u>

See accompanying notes to financial statements.



**South Shore Corporate Park Industrial  
Community Development District  
BALANCE SHEET –  
GOVERNMENTAL FUNDS  
September 30, 2021**

	<u>General</u>
Assets	
Cash and cash equivalents	\$ 111,248
Special assessments receivable	1,075
Prepaid expenses	5,513
Deposits	7,890
Total Assets	<u>\$ 125,726</u>
Liabilities and Fund Balances	
Liabilities	
Accounts payable and accrued expenses	<u>\$ 7,996</u>
Fund Balances	
Nonspendable prepaids/deposits	13,403
Unassigned	104,327
Total Fund Balances	<u>117,730</u>
Total Liabilities and Fund Balances	<u>\$ 125,726</u>
Reconciliation of Total Governmental Fund Balance to Net Position of Governmental Activities:	
Total Governmental Fund Balances	\$ 117,730
Capital assets, land (\$4,387,799), infrastructure (\$1,600,000) and accumulated depreciation, \$(448,000), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	<u>5,539,799</u>
Net Position of Governmental Activities	<u>\$ 5,657,529</u>

See accompanying notes to financial statements.

**South Shore Corporate Park Industrial  
Community Development District  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCES – GOVERNMENTAL FUNDS  
For the Year Ended September 30, 2021**

	General
Revenues	
Special assessments	\$ 203,692
Miscellaneous revenues	3,036
Total Revenues	<u>206,728</u>
Expenditures	
Current	
General government	44,400
Physical environment	161,163
Total Expenditures	<u>205,563</u>
Net Change in Fund Balances	1,165
Fund Balances - Beginning of Year	<u>116,565</u>
Fund Balances - End of Year	<u><u>\$ 117,730</u></u>
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities:	
Net Change in Fund Balances - Total Governmental Funds	\$ 1,165
Governmental funds report capital outlay as expenditures. In the Statement of Activities, the cost of these assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current year.	<u>(64,000)</u>
Change in Net Position of Governmental Activities	<u><u>\$ (62,835)</u></u>

See accompanying notes to financial statements.

**South Shore Corporate Park Industrial  
Community Development District  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND  
For the Year Ended September 30, 2021**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 203,692	\$ 203,692	\$ 203,692	\$ -
Miscellaneous revenues	-	-	3,036	3,036
Total Revenues	<u>203,692</u>	<u>203,692</u>	<u>206,728</u>	<u>3,036</u>
Expenditures				
Current				
General government	39,475	39,475	44,400	(4,925)
Physical environment	<u>165,100</u>	<u>170,525</u>	<u>161,163</u>	<u>9,362</u>
Total Expenditures	<u>204,575</u>	<u>210,000</u>	<u>205,563</u>	<u>4,437</u>
Net Change in Fund Balances	(883)	(6,308)	1,165	7,473
Fund Balances - Beginning of year	<u>883</u>	<u>6,308</u>	<u>116,565</u>	<u>110,257</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 117,730</u>	<u>\$ 117,730</u>

See accompanying notes to financial statements.

**South Shore Corporate Park Industrial Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on March 17, 2008, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Hillsborough County Ordinance #08-04 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the South Shore Corporate Park Industrial Community Development District. The District is governed by a five member Board of Supervisors who are elected on an at large basis by landowners of the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the South Shore Corporate Park Industrial Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**South Shore Corporate Park Industrial Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the District's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**South Shore Corporate Park Industrial Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company. Assignments are often temporary and normally the same formal action need not be taken to remove the assignment.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**South Shore Corporate Park Industrial Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon 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 generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due. No debt service assessments have been levied in the District.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The 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.

**South Shore Corporate Park Industrial Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.



**South Shore Corporate Park Industrial Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**b. Net Position**

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted, or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's bond covenants and other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

**c. Capital Assets**

Capital assets, which include land and infrastructure, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	25 years
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**d. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**e. 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 period. Actual results could differ from those estimates.

**South Shore Corporate Park Industrial Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE B – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$115,989 and the carrying value was \$111,248. Exposure to custodial credit risk was as follows: The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

The District currently holds no investments.

**NOTE C – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2021 was as follows:

	Balance October 1, 2020	Additions	Deletions	Balance September 30, 2021
<u>Governmental Activities:</u>				
Land	\$ 4,387,799	\$ -	\$ -	\$ 4,387,799
Infrastructure	1,600,000	-	-	1,600,000
Less accumulated depreciation for:				
Infrastructure	(384,000)	(64,000)	-	(448,000)
Total Capital Assets	<u>\$ 5,603,799</u>	<u>\$ (64,000)</u>	<u>\$ -</u>	<u>\$ 5,539,799</u>

Depreciation was charged to physical environment for \$64,000.

**NOTE D – LONG-TERM DEBT**

In a prior year, the District authorized the issuance of \$130,000,000 in bonds. As of September 30, 2021, the bonds have not been issued.

**NOTE E – 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 for which the government carries commercial insurance. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

**South Shore Corporate Park Industrial Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE F – ECONOMIC DEPENDENCY**

A substantial portion of the District's activity is dependent upon the continued involvement of two significant landowners, the loss of which could have a materially adverse effect on the District. At September 30, 2021, the significant landowner made up 83% of the assessment revenue related to property located within District boundaries.



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## **INDEPENDENT AUDITORS' 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  
Hillsborough County, Florida

We have audited, in accordance with the 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 South Shore Corporate Park Industrial Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated March 1, 2022.

### **Internal Control Over Financial Reporting**

In planning and performing our audit, we considered South Shore Corporate Park Industrial Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of South Shore Corporate Park Industrial Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of South Shore Corporate Park Industrial Community Development 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 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 was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

Board of Supervisors  
South Shore Corporate Park Industrial Community Development District  
Hillsborough County, Florida

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether South Shore Corporate Park Industrial Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, 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*.

### **Purpose of this Report**

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.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 1, 2022



# Berger, Toombs, Elam, Gaines & Frank

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## MANAGEMENT LETTER

To the Board of Supervisors  
South Shore Corporate Park Industrial Community Development District  
Hillsborough County, Florida

### Report on the Financial Statements

We have audited the financial statements of the South Shore Corporate Park Industrial Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated March 1, 2022.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; 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 Florida Auditor General.

### Other Reporting Requirements

We have issued our 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* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated March 1, 2022, should be considered in conjunction with this management letter.

### Prior Audit Findings

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

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not South Shore Corporate Park Industrial Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the South Shore Corporate Park Industrial Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.



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

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2021 for the South Shore Corporate Park Industrial Community Development District. It is management's responsibility to monitor the South Shore Corporate Park Industrial Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the 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.

**Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c) and Section 218.32(1)(e), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the South Shore Corporate Park Industrial Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: The District did not have any employees.
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 0
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: N/A
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District had no construction projects during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: See following page.

As required by Section 218.39(3)(c) and Section 218.32(1)(e), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the South Shore Corporate Park Industrial Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$97.79 per acre and \$75 per 1000 square feet.
- 8) The amount of special assessments collected by or on behalf of the District: Total Special Assessments collected was \$203,692.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: N/A.

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

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 203,692	\$ 203,692	\$ -
Miscellaneous revenues	-	3,036	(3,036)
Total Revenues	<u>203,692</u>	<u>206,728</u>	<u>(3,036)</u>
Expenditures			
Current			
General government	39,475	44,400	(4,925)
Physical environment	165,100	161,163	3,937
Total Expenditures	<u>204,575</u>	<u>205,563</u>	<u>(988)</u>
Net Change in Fund Balances	(883)	1,165	2,048
Fund Balances - Beginning of year	<u>883</u>	<u>116,565</u>	<u>115,682</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ 117,730</u>	<u>\$ 117,730</u>

#### 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.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 1, 2022