



Rizzetta & Company

South Shore Corporate Park Industrial Community Development District

Board of Supervisors Meeting April 27, 2026

**District Office:
2700 S. Falkenburg Rd., Suite 2745
Riverview, Florida 33578
813.533.2950**

www.southshorecdd.org

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

District Board of Supervisors	Peter Anderson Mary Lee Lee Thompson Vacant Vacant	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
Regional District Manager	Stephanie DeLuna	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Blalock Walters
District Engineer	Tonja Stewart	Half Associates Inc.

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

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

April 20, 2026

FINAL AGENDA

The Audit Committee and special meeting of the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will be held on **Monday, April 27, 2026**, at the office of Rizzetta & Co., located at 2700 S. Falkenburg Road., Suite 2745, Riverview FL, 33578.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Aquatic Update.....USC
 - B. Landscape Inspection Services
 1. Presentation of Landscape Inspection Report.....Tab 1
 2. Presentation of Prince and Son Landscape Report.....Tab 2
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
- 4. BUSINESS ITEMS**
 - A. Consideration of Prince and Sons Landscape Proposals.....Tab 3
 - B. Ratification of Audit Engagement Letter with Berger, Toombs, Elam, Gaines, & Frank.....Tab 4
 - C. Presentation of Fiscal Year 2025-2026 Proposed Budget.....Tab 5 USC
 1. Consideration of Resolution 2026-01, Approving the Fiscal Year 2026-2027 Proposed Budget and Setting a Public Hearing.....Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Audit Committee Meeting held On November 18, 2025.....Tab 7
 - B. Consideration of the Minutes of the Board of Supervisors Meeting held on November 18, 2025.....Tab 8
 - C. Ratification of Operations & Maintenance Expenditures for October, November, December 2025 and January, February, and March 2026.....Tab 9
- 6. BUSINESS ITEMS**
- 7. SUPERVISOR REQUESTS**
- 8. 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,
Stephanie DeLuna
District Manager

Tab 1

South Shore

COMMUNITY ASSET MANAGEMENT REPORT



March 25, 2026
Rizzetta & Company
Haley Pryor – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary/ 30th St. NE /Shell Point

General Updates, Recent & Upcoming Maintenance Events

- Brazilian Pepper trees need an aggressive approach on the sides and medians along 30th St. NE.
- The turf needs significant attention and efforts to correct the dry and patchy conditions. Sand and weeds are the main elements thriving.

The following are action items for Prince and Sons & Ballenger Irrigation to complete. **Red items** indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold Black Underlined** are for Board information or decisions.

1. The fence surrounding the lift station on 30th St. NE has vines and a Brazilian pepper tree growing through it. Please prioritize removing this and pulling out the pepper tree by the roots as much as possible. An aggressive and invasive plant like this can ruin a wooden fence as well as look messy. Both sides of the fence need clearing (Pic 1)



4. In general, the turf throughout the CDD maintained land is dry and patchy. Has irrigation been checked lately? Please inspect and adjust the irrigation flow and timer for the hot weather we are coming into.



2. The dead topless palm trunk on the 30th St. Median near Clover Ridge, still needs to be removed. At this point, it has dwindled down so much it would not require much machinery or effort to remove it. (Pic 2>)

3. **At the lift station, half of the wooden gate is missing at was apparently broken. Wooden slat remnants are around the opening and the facility can be accessed.** (Pic 3>)



Clover Ridge Ave/30th St. NE/E Shell Point Rd.

5. The CDD tract on Clover Ridge Ave. is still littered with tires, pallets, and all kinds of trash and debris along the chain link fence. Please remove and continue to keep it free of discarded objects every week. (Pic 5)



8. The 30th St. South ROW sidewalk needs the Brazilian Pepper trees cut back significantly. The branches are overextending well past CDD maintained land and the sidewalk. (Pics 8a&b)



6. The turf on the 30th St. median towards 19th is extremely patchy, dry, and weeds abound. Has the turf been treated for weeds and fertilized? Is any of the median getting irrigated? (Pic 6)



7. Noting that both monuments on 30th St. look better than they did during the last inspection. Thanks.



30th St. NE/College Ave

9. The CDD median from Shell Point to College Ave needs significant maintenance along the median. There are 5 dead palms and one collapsed trunk that need to be removed. One of the trunks is leaning towards the street. (Pics 9a-c)



10. In the same median, there is dead plant material that needs removal and Brazilian Pepper trees overtaking oak and palm trees. The Brazilian Peppers are becoming embedded in other plants and need to be cut near the ground with an herbicide applied to the trunk stump afterwards. (Pics 10a&b)



11. Throughout the median from College Ave to Shell Point, please maintain the Palm trees and Oak trees. Dead fronds and hanging fruits need to be removed from the Palms. The Oaks have a heavy build up of suckers on the trunks that require removal. (Pics 11a&b>)

30th St N

12. The turf along 30th St between College and Shell Point is in bad condition. It has become sand and weeds with very little grass. Please correct the current conditions including irrigation. (Pic 12)



13. The Saw Palmetto along the median is filled with weeds, debris, and Brazilian Pepper. This needs to be cleared out and cleaned up. Some of the weeds and overgrowth are spilling over the curb and close to the street. (Pic 13)



Proposals

9. Provide proposal to remove dead Palm Tree along the 30th St. NE median. Stump should be grinded to a degree safe for mower passage. This location is close to corner of Clover Ridge Ave. and 30th St. NE. (Pic 1)



Tab 2

South Shore Report

The month of March

We will do the normal mowing, edge, trimming, line trimming, and blowing of all common areas.

Week 1. 3/2/26

The crew spent the day de-curbng all debris around the edges of the roadways on E. Shell Point and 33rd Ave.

Clover Ridge Ave. also got cleaned up, as well as Laurel Edge Dr. The Spillways in the median also got cleaned up at 30th and North of the school. We started applying herbicide to all crack weeds and weed pressure around the property.

The maintenance was completed. The next service is on 3/16

Week 2. 3/16/26

The crew spot-mowed the turf where there were some green areas. All trash was picked up and removed. The pond on 30th Ave. was string-line trimmed. Some small cut-backs were made at the big pond on E. Shell Point so mowers can have access to mow around. The maintenance was completed.

Note Prince and Sons do not maintain the areas from College Ave. and 30th as stated in pics 9a, 9b, 9c, and 10a, 10b, and also 11a, 11b, 12, and 13. The crew will cut down the Brazilian Pepper around the lift station and cut down the dead small palm in the center median on 30th. (pic 2). We will look at the Chinese Tallow Tree along the sidewalk (pic 8b), and also look at pics 8a and 8c, and needs to be cut back several feet. We can also create a proposal for it. Pic 5, our crew removes trash such as paper, small cans, and bottles. We do not remove tires, pallets, or wood of any kind, and environmental waste such as gas cans, oil buckets, human urine, and feces, as we have in the past. The crew will not handle that. The last Cam that had this property had, the County of Hillsborough stepped in with the Sheriff's Department to control the truck driver's nuisance when they litter or do mechanical work. It worked for a few months, and now the littering has begun again. We can create a proposal for the environmental waste to haul off and disposal. We will continue to maintain trash-free areas, but we are not responsible for environmental waste.



Corporate (Orlando/ Polk County)
200 South F Street
Haines City, Florida 33844

Tampa
9513 US 92 East
Tampa, Florida 33610

(863) 422-5207
www.princeandsonsinc.com

Thank You.

Fabian Almanza

Tab 3



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: November 21, 2025

SUBMITTED TO:

Rizzetta & Company
2700 S Falkenburg Road Suit 2745
Riverview, FL 33578
John Fowler
Phone: 813-533-2950
Email: jfowler@rizzetta.com

Job Name / Location:

South Shore Corporate Center
Clover Ridge Ave.
Rusking, FL 33570

Proposal To Replace Oak Trees On Laurel Ridge

	Qty	Unit	Unit Cost	TOTAL
Oak Trees	12	30g	\$525.00	\$6,300.00
Mulch Pine Bark	3	CY	\$60.00	\$180.00
<i>* Can't Warranty Oaks Due To Irrigation*</i>				
			Total:	\$6,480.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Carlos Sanchez

Date Submitted: November 21, 2025

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: November 21, 2025

SUBMITTED TO:

Rizzetta & Company
2700 S Falkenburg Road Suit 2745
Riverview, FL 33578
John Fowler
Phone: 813-533-2950
Email: jfowler@rizzetta.com

Job Name / Location:

South Shore Corporate Center
Clover Ridge Ave.
Rusking, FL 33570

Proposal To Remove Tree Stumps And Flush Cut Oak Trees Leaning Unable To Save

	Qty	Unit	Unit Cost	TOTAL
Oak Tree Flush Cut	12	Ea	\$150.00	\$1,800.00
Stump Removal	12	Ea	\$100.00	\$1,200.00
Fill Dirt For Stump Holes	10	CY	\$100.00	\$1,000.00
			Total:	\$4,000.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Carlos Sanchez

Date Submitted: November 21, 2025

Accepted by: _____

Date Accepted: _____

Tab 4



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

November 24, 2025

South Shore Community Development District
Rizzetta & Company, Inc.
3434 Colwell Drive, Suite 200
Tampa, FL 33614

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL (“we”) audit South Shore Community Development District’s, (the “District”), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District’s basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, with four (4) annual renewals if mutually agreed upon by South Shore Community Development district and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (“GAAS”) and *Government Auditing Standards* issued by the Comptroller General of the United States (“GAS”) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity’s system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Fort Pierce / Stuart

South Shore Community Development District
November 24, 2025
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2. Consider the entity's system of internal control 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 District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;

South Shore Community Development District
November 24, 2025
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2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;
2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For report distribution; and
5. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;
 - c. Additional information that we may request from management for the purpose of the audit; and

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- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
2. Auditor General Management Letter, if applicable; and
3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.

South Shore Community Development District
November 24, 2025
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Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;
2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;

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November 24, 2025
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3. The District will evaluate the adequacy and results of the services performed; and
4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed \$3,500 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.

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Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Indemnification, Limitation of Liability, and Claim Resolution

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, hold harmless and release Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

South Shore Community Development District
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Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.

South Shore Community Development District
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Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail* Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

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Bodine Perry

(BERGER_REPORT22)



**ADDENDUM TO ENGAGEMENT LETTER
SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT
DATED NOVEMBER 24, 2025**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**RIZZETTA & COMPANY
3434 COLWELL AVE, SUITE 200
TAMPA, FL 33614
PHONE: 813.533.2950**



Auditor: _____

**District: South Shore Community
Development District**

Title: Director

By:  _____
Nov 28, 2025 20:11:29 EST

Title: Chairman _____

Date: November 24, 2025

Date: 11/28/25 _____

SAMPLE ARRANGEMENT LETTER

Final Audit Report

2025-11-29

Created:	2025-11-24
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWttFcyK7LuGYTAPe0cx31FeA9li5elQR

"SAMPLE ARRANGEMENT LETTER" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)
2025-11-24 - 3:14:43 PM GMT
-  Document emailed to P Anderson (panderson@pattillore.com) for signature
2025-11-24 - 3:14:49 PM GMT
-  Email viewed by P Anderson (panderson@pattillore.com)
2025-11-24 - 3:15:40 PM GMT
-  Document e-signed by P Anderson (panderson@pattillore.com)
Signature Date: 2025-11-29 - 1:11:29 AM GMT - Time Source: server
-  Agreement completed.
2025-11-29 - 1:11:29 AM GMT

Tab 5
USC

Tab 6

RESOLUTION 2026-01
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the South Shore Corporate Park Industrial Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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 attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE:	August 11, 2026
TIME:	11:00 A.M
LOCATION:	Rizzetta & Company 2700 S. Falkenburg Rd., Suite 2745 Riverview FL 33578

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27TH DAY OF APRIL, 2026.

ATTEST:

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

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Tab 7

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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 Audit Committee meeting of the South Shore Corporate Park Industrial Community Development District was held on **Tuesday, November 18, 2025 at 11:00 a.m.** at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578.

Present and constituting a quorum:

Peter Anderson	Chairman, Assistant Secretary
Mary Lee	Vice Chairman, Assistant Secretary
Lee Thompson	Assistant Secretary

Also, present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Sam Stevens	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel; Kutak Rock (via Phone)

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order at 11:00 a.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Business Items

A. Ranking of Audit Proposals

Mr. Huber stated there were four auditing firms that sent in proposals, those being Berger, Elam, Gaines & Frank, DMHB, Grau, and McIntosh. The Board reviewed the proposals and ranked each firm on their individual ranking sheets.

Berger, Elam, Gaines & Frank ranked number one, DMHB ranked number two, McIntosh was ranked number three, and Grau was ranked number four.

48 **THIRD ORDER OF BUSINESS**

Adjournment

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On a Motion by Mr. Thompson, seconded by Ms. Lee, the Board of Supervisors of South Shore Corporate Park Industrial CDD unanimously approved to adjourn the Audit Committee meeting at approximately 11:21 a.m., for the South Shore Corporate Park Industrial Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

Tab 8

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 person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

The special meeting of the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District was held on **Tuesday, November 18, 2025, at 11:21 a.m.** at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578.

Present and constituting a quorum:

Peter Anderson	Chairman, Assistant Secretary
Mary Lee	Vice Chairman, Assistant Secretary
Lee Thompson	Assistant Secretary

Also, present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc. (via phone)
Sam Stevens	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel; Kutak Rock (via Phone)
Nicole Cornelius	RMR Group

Audience	Present
----------	---------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order at 11:21 a.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Update

Mr. Huber administered the Oath of Office to Mr. Thompson.

B. Landscape Inspection Services

1. Presentation of Landscape Inspection Report

Mr. Fowler reviewed his field inspection that was included in the agenda.

82 **C. Ratification of Operations & Maintenance Expenditures for August,**
83 **September, October 2025**
84

On a Motion by Mr. Anderson, seconded by Ms. Lee with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD unanimously ratified the Operations & Maintenance Expenditures for August (\$17,281.46), September 2025 (\$28,067.71), and October 2025 (\$21,109.81), for the South Shore Corporate Park Industrial Community Development District.

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SIXTH ORDER OF BUSINESS

Supervisor Requests

There were no requests.

Mr. Huber asked if the Board would be comfortable putting forth a motion with a not to exceed amount to straighten and stake the leaning trees.

On a Motion by Mr. Anderson, seconded by Mr. Thompson with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD unanimously authorized a not to exceed amount of \$5000.00 to straighten and stake the leaning trees, for the South Shore Corporate Park Industrial Community Development District.

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SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Thompson, seconded by Ms. Lee, the Board of Supervisors of South Shore Corporate Park Industrial CDD unanimously approved to adjourn the meeting at 11:34 a.m., for the South Shore Corporate Park Industrial Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

Tab 9

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 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$15,522.23**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger Landcare, LLC	100264	433	Water Use Readings 11/25	\$ 80.00
Kutak Rock, LLP	100269	3670430	Legal Services 10/25	\$ 201.00
Kutak Rock, LLP	100271	3673460	Legal Services 11/25	\$ 1,183.00
Lee R Thompson	100270	LT111825	Board of Supervisors Meeting 11/18/25	\$ 258.80
Prince & Sons, Inc.	100265	20754	Monthly Landscape Maintenance 11/25	\$ 5,375.00
Remson Aquatics LLC	100266	118758	Lake Maintenance 11/25	\$ 295.00
Remson Aquatics LLC	100272	118844	Lake Maintenance 12/25	\$ 295.00
Rizzetta & Company, Inc.	100268	INV0000105373	Accounting Services 12/25	\$ 2,233.00
TECO	20251226-1	211010133950-112525 ACH	351 30TH ST NE 11/25	\$ 5,540.18
The Observer Group, Inc.	100267	25-03403H	Legal Advertising 11/07/25	\$ <u>61.25</u>
Total				\$ <u>15,522.23</u>



822 A1A N, Suite 310
 Ponte Vedra Beach, FL 32082

Invoice 433

Date	PO#
11/01/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

Bill To
South Shore Corp CDD C/O Rizzetta & CO Inc 9428 Camden Field Parkway Riverview, FL 33578

Property Address
South Shore Corp CDD Riverview, FL 33578

Description	Qty / UOM	Rate	Ext. Price	Amount
#122 - Water Use Reporting November 2025				\$80.00

Subtotal	\$80.00
Sales Tax	\$0.00
Total	\$80.00
Credits/Payments	(\$0.00)
Balance Due	\$80.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$80.00	\$80.00	\$0.00	\$0.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 8, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3670430

Client Matter No. 19223-1

Notification Email: eftgroup@kutakrock.com

Christine Newsome
South Shore CDD
Rizzetta & Company
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3670430
19223-1

Re: South Shore CDD - General Counsel

For Professional Legal Services Rendered

10/02/25	T. Mackie	0.20	67.00	Conference with Gargaro
10/03/25	T. Mackie	0.20	67.00	Review correspondence from Fuente and Gargaro
10/28/25	T. Mackie	0.20	67.00	Review correspondence from Shelby
TOTAL HOURS		0.60		
TOTAL FOR SERVICES RENDERED				\$201.00
TOTAL CURRENT AMOUNT DUE				<u>\$201.00</u>

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 17, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Reference: Invoice No. 3673460

Client Matter No. 19223-1

Notification Email: eftgroup@kutakrock.com

Christine Newsome
South Shore CDD
Rizzetta & Company
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3673460
19223-1

Re: South Shore CDD - General Counsel

For Professional Legal Services Rendered

11/01/25	S. Sandy	0.20	77.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/03/25	T. Mackie	0.50	167.50	Review correspondence from DeLuna and conference with same
11/04/25	T. Mackie	0.30	100.50	Review correspondence from Fuente and Gargaro
11/17/25	T. Mackie	1.00	335.00	Prepare for Board meeting; review agenda package
11/18/25	K. Buchanan	1.00	355.00	Review agenda package; prepare for and attend board meeting
11/18/25	D. Wilbourn	0.80	148.00	Prepare audit award letters
TOTAL HOURS		3.80		

KUTAK ROCK LLP

South Shore CDD
December 17, 2025
Client Matter No. 19223-1
Invoice No. 3673460
Page 2

TOTAL FOR SERVICES RENDERED \$1,183.00

TOTAL CURRENT AMOUNT DUE \$1,183.00

UNPAID INVOICES:

October 29, 2025	Invoice No. 3643168	1,265.00
December 8, 2025	Invoice No. 3670430	201.00

TOTAL DUE \$2,649.00

SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD

Meeting Date: November 18, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Peter Anderson*	
Mary Lee*	
Lee Thompson	X

NOTE: Supervisors are only paid if checked.

*** DOES NOT GET PAID**

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:00
Meeting End Time:	11:34
Total Meeting Time:	34 mins

Time Over (3) Hours:	0
-----------------------------	---

Total at \$175.00 per Hour:	0
------------------------------------	---

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

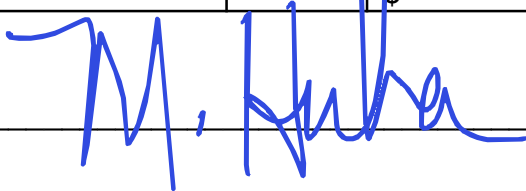
DM Signature: 

**SOUTH SHORE CDD
SUPERVISOR PAY REQUEST**

Meeting Date: 11/18/25

Name of Board Supervisor	Miles traveled	Travel Reimbursement
Lee Thompson	84	\$ 58.80
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

DM Signature: _____

A handwritten signature in blue ink, appearing to be "M. Hill", is written over a horizontal line. The signature is stylized and cursive.

PRINCE & SONS, INC.
 200 South F Street
 Haines City, Florida
 33844



Invoice

DATE	INVOICE NO.
11/1/2025	20754

BILL TO
South Shore Corporate Center c/o Rizzetta and Company 3434 Colwell Ave Unit 200 Tampa, FL 33614

PLACE OF SERVICE
South Shore Corporate Center Clover Ridge Ave Ruskin, FL 33570

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Due on receipt	11/1/2025			

DESCRIPTION	Quantity	RATE	AMOUNT
November Landscape Maintenance	1	5,375.00	5,375.00

Phone #	E-mail Billing@princeandsonsinc.com	Total	\$5,375.00
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$5,375.00

INVOICE

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579

kar@remsonaquatics.com
+1 (813) 671-2851
www.remsonaquatics.com



Rizzetta & Co.:South Shore Corporate Industrial Park

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

Ship to
South Shore Corporate Industrial Park
Rizzetta & Co.
3434 Colwell Ave

Invoice details

Invoice no.: 118758
Terms: Net 30
Invoice date: 11/01/2025
Due date: 12/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Nov Srv	November Lake Maintenance	1	\$295.00	\$295.00
					Total	\$295.00

INVOICE

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579

kar@remsonaquatics.com
+1 (813) 671-2851
www.remsonaquatics.com



Rizzetta & Co.:South Shore Corporate Industrial Park

Bill to

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

Ship to

South Shore Corporate Industrial Park
Rizzetta & Co.
3434 Colwell Ave

Invoice details

Invoice no.: 118844
Terms: Net 30
Invoice date: 12/06/2025
Due date: 01/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Dec Srv	December Lake Maintenance	1	\$295.00	\$295.00
					Total	\$295.00

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

Invoice

Date	Invoice #
12/2/2025	INV0000105373

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
Accounting Services	1.00	\$364.00	\$364.00
Financial & Revenue Collections	1.00	\$109.17	\$109.17
Landscape Consulting Services	1.00	\$950.00	\$950.00
Management Services	1.00	\$709.83	\$709.83
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$2,233.00
		Total	\$2,233.00



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

Statement Date: October 24, 2025


Amount Due:	\$5,540.18
Due Date:	November 14, 2025
Account #:	211010133950

DO NOT PAY. Your account will be drafted on November 14, 2025

Account Summary

Current Service Period: September 20, 2025 - October 20, 2025	
Previous Amount Due	\$5,540.18
Payment(s) Received Since Last Statement	-\$5,540.18
Current Month's Charges	\$5,540.18
Amount Due by November 14, 2025	\$5,540.18

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



Scan here to view your account online.

**DON'T
BE FOOLED!**

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at



TampaElectric.com/Scam.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

 **Pay your bill online at TampaElectric.com**
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211010133950
Due Date: November 14, 2025

Amount Due:	\$5,540.18
Payment Amount:	\$ _____

629162301667

Your account will be drafted on November 14, 2025

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

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.



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

Account #: 211010133950
Statement Date: October 24, 2025
Charges Due: November 14, 2025

Service Period: Sep 20, 2025 - Oct 20, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	5356 kWh @ \$0.03412/kWh	\$182.75
Fixture & Maintenance Charge	105 Fixtures	\$1444.56
Lighting Pole / Wire	96 Poles	\$3232.11
Lighting Fuel Charge	5356 kWh @ \$0.03363/kWh	\$180.12
Storm Protection Charge	5356 kWh @ \$0.00559/kWh	\$29.94
Clean Energy Transition Mechanism	5356 kWh @ \$0.00043/kWh	\$2.30
Storm Surcharge	5356 kWh @ \$0.01230/kWh	\$65.88
Florida Gross Receipt Tax		\$11.82
State Tax		\$390.70
Lighting Charges		\$5,540.18

Total Current Month's Charges **\$5,540.18**

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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 at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-03403H

Date 11/07/2025

Attn:
South Shore Corporate Park Industrial CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-03403H Notice of Special Meeting and Audit Committee Meeting RE: South Shore Corporate Park Industrial CDD Board of Supervisors Meeting on 11/18/25 at 10:45 AM Published: 11/7/2025	\$61.25
---	---------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$61.25

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

**NOTICE OF SPECIAL MEETING
AND AUDIT COMMITTEE
MEETING
SOUTH SHORE CORPORATE
PARK INDUSTRIAL COMMUNITY
DEVELOPMENT DISTRICT**

The Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on November 18, 2025 at 10:45 a.m. at the offices of Rizzetta & Company, Inc. located at 2700 S. Falkenburg Rd, Suite 2745, Riverview FL 33578. **The special meeting will take place immediately after the adjournment of the Audit Committee Meeting.** The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for Audit Services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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 (813) 933-5571, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, 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 such appeal is to be based.

Stephanie DeLuna
District Manager
November 7, 2025 25-03403H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

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 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$7,983.00**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger Landcare, LLC	100274	594	Water Use Readings 01/26	\$ 80.00
Prince & Sons, Inc.	100275	21775	Monthly Landscape Maintenance 01/26	\$ 5,375.00
Remson Aquatics LLC	100276	118925	Lake Maintenance 01/26	\$ 295.00
Rizzetta & Company, Inc.	100273	INV0000106294	Accounting Services 01/26	<u>\$ 2,233.00</u>
Total				<u><u>\$ 7,983.00</u></u>



822 A1A N, Suite 310
 Ponte Vedra Beach, FL 32082

Invoice 594

Date	PO#
01/01/26	
Sales Rep	Terms
Brian Brown	Due on Receipt

Bill To
South Shore Corp CDD C/O Rizzetta & CO Inc 9428 Camden Field Parkway Riverview, FL 33578

Property Address
South Shore Corp CDD Riverview, FL 33578

Description	Qty / UOM	Rate	Ext. Price	Amount
#122 - Water Use Reporting January 2026				\$80.00

Subtotal	\$80.00
Sales Tax	\$0.00
Total	\$80.00
Credits/Payments	(\$0.00)
Balance Due	\$80.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$80.00	\$80.00	\$0.00	\$0.00

PRINCE & SONS, INC.
 200 South F Street
 Haines City, Florida
 33844



Invoice

DATE	INVOICE NO.
1/1/2026	21775

BILL TO
South Shore Corporate Center c/o Rizzetta and Company 3434 Colwell Ave Unit 200 Tampa, FL 33614

PLACE OF SERVICE
South Shore Corporate Center Clover Ridge Ave Ruskin, FL 33570

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Due on receipt	1/1/2026			

DESCRIPTION	Quantity	RATE	AMOUNT
January Landscape Maintenance	1	5,375.00	5,375.00

Phone #	E-mail Billing@princeandsonsinc.com	Total	\$5,375.00
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$5,375.00

INVOICE

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579

kar@remsonaquatics.com
+1 (813) 671-2851
www.remsonaquatics.com



Rizzetta & Co.:South Shore Corporate Industrial Park

Bill to

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

Ship to

South Shore Corporate Industrial Park
Rizzetta & Co.
3434 Colwell Ave

Invoice details

Invoice no.: 118925
Terms: Net 30
Invoice date: 01/04/2026
Due date: 02/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Jan Srv	January Lake Maintenance	1	\$295.00	\$295.00
					Total	\$295.00

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

Invoice

Date	Invoice #
1/2/2026	INV0000106294

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	\$364.00	\$364.00
Financial & Revenue Collections	1.00	\$109.17	\$109.17
Landscape Consulting Services	1.00	\$950.00	\$950.00
Management Services	1.00	\$709.83	\$709.83
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$2,233.00
		Total	\$2,233.00

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 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$14,419.31**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	100278	3643168 19223-1	Legal Services 09/25	\$ 1,265.00
Prince & Sons, Inc.	100279	21283	Monthly Landscape Maintenance 12/25	\$ 5,375.00
Rizzetta & Company, Inc.	100277	INV0000106716	Accounting Services 02/26	\$ 2,233.00
TECO	021926-1	211010133950 857	351 30TH ST NE 01/26	<u>\$ 5,546.31</u>
Total				<u>\$ 14,419.31</u>

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 29, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3643168

Client Matter No. 19223-1

Notification Email: eftgroup@kutakrock.com

Christine Newsome
South Shore CDD
Rizzetta & Company
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3643168
19223-1

Re: South Shore CDD - General Counsel

For Professional Legal Services Rendered

09/03/25	T. Mackie	0.40	134.00	Confer with DeLuna and Fuente
09/08/25	T. Mackie	0.20	67.00	Conference with District staff regarding request for executed document
09/12/25	T. Mackie	1.00	335.00	Review agenda package and prepare for Board meeting
09/16/25	T. Mackie	1.20	402.00	Prepare for and attend Board meeting by phone; follow-up from meeting
09/25/25	T. Mackie	0.20	67.00	Confer with DeLuna
09/29/25	T. Mackie	0.50	167.50	Prepare affidavit of authority and conference with DeLuna regarding same
09/29/25	D. Wilbourn	0.50	92.50	Prepare affidavit of authority
TOTAL HOURS		4.00		

KUTAK ROCK LLP

South Shore CDD

October 29, 2025

Client Matter No. 19223-1

Invoice No. 3643168

Page 2

TOTAL FOR SERVICES RENDERED \$1,265.00

TOTAL CURRENT AMOUNT DUE \$1,265.00

PRINCE & SONS, INC.
 200 South F Street
 Haines City, Florida
 33844



Invoice

DATE	INVOICE NO.
12/1/2025	21283

BILL TO
South Shore Corporate Center c/o Rizzetta and Company 3434 Colwell Ave Unit 200 Tampa, FL 33614

PLACE OF SERVICE
South Shore Corporate Center Clover Ridge Ave Ruskin, FL 33570

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Due on receipt	12/1/2025			

DESCRIPTION	Quantity	RATE	AMOUNT
December Landscape Maintenance	1	5,375.00	5,375.00

Phone #	E-mail Billing@princeandsonsinc.com	Total	\$5,375.00
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$5,375.00

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

Invoice

Date	Invoice #
2/2/2026	INV0000106716

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$364.00	\$364.00
Financial & Revenue Collections	1.00	\$109.17	\$109.17
Landscape Consulting Services	1.00	\$950.00	\$950.00
Management Services	1.00	\$709.83	\$709.83
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$2,233.00
Total			\$2,233.00



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

Statement Date: January 28, 2026


Amount Due:	\$5,546.31
Due Date:	February 18, 2026
Account #:	211010133950

DO NOT PAY. Your account will be drafted on February 18, 2026

Account Summary

Current Service Period: December 20, 2025 - January 22, 2026	
Previous Amount Due	\$5,540.18
Payment(s) Received Since Last Statement	-\$5,319.71
Miscellaneous Credits	-\$220.47
Current Month's Charges	\$5,546.31
Amount Due by February 18, 2026	\$5,546.31

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



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2026
 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

 **Pay your bill online at TampaElectric.com**
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211010133950
Due Date: February 18, 2026

Amount Due:	\$5,546.31
Payment Amount:	\$ _____

624224105939

Your account will be drafted on February 18, 2026

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

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.




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

Account #: 211010133950
Statement Date: January 28, 2026
Charges Due: February 18, 2026

Service Period: Dec 20, 2025 - Jan 22, 2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	5356 kWh @ \$0.03411/kWh	\$182.69
Fixture & Maintenance Charge	105 Fixtures	\$1444.56
Lighting Pole / Wire	96 Poles	\$3232.11
Lighting Fuel Charge	5356 kWh @ \$0.03452/kWh	\$184.89
Storm Protection Charge	5356 kWh @ \$0.00574/kWh	\$30.74
Clean Energy Transition Mechanism	5356 kWh @ \$0.00043/kWh	\$2.30
Storm Surcharge	5356 kWh @ \$0.01230/kWh	\$65.88
Florida Gross Receipt Tax		\$11.96
State Tax		\$391.18
Lighting Charges		\$5,546.31

Total Current Month's Charges \$5,546.31





 Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$220.47
Total Current Month's Credits	-\$220.47

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.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

-  **Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
-  **In-Person**
Find list of Payment Agents at TampaElectric.com
-  **Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
-  **Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
-  **Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
 - Commercial Customer Care:** 866-832-6249
 - Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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 at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

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 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,767.31**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger Landcare, LLC	100284	505	Water Use Readings 12/25	\$ 80.00
Ballenger Landcare, LLC	100283	701	Water Use Readings 03/26	\$ 80.00
Rizzetta & Company, Inc.	100280	INV0000107533	Accounting Services 03/26	\$ 2,233.00
School Now	100281	INV-SN-1286	School Now CDD ADA-PDF 02/26	\$ 1,215.00
SchoolStatus, LLC	100282	INV-SS-6079	SchoolNow CMS, SchoolNow ADA and choolNow Service Fee 03/26	\$ 1,613.00
TECO	32026	211010133950 022626	351 30TH ST NE 02/26	<u>\$ 5,546.31</u>
Total				<u>\$ 10,767.31</u>



822 A1A N, Suite 310
 Ponte Vedra Beach, FL 32082

Invoice 505

Date	PO#
12/01/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

Bill To
South Shore Corp CDD C/O Rizzetta & CO Inc 9428 Camden Field Parkway Riverview, FL 33578

Property Address
South Shore Corp CDD Riverview, FL 33578

Description	Qty / UOM	Rate	Ext. Price	Amount
#122 - Water Use Reporting December 2025				\$80.00

Subtotal	\$80.00
Sales Tax	\$0.00
Total	\$80.00
Credits/Payments	(\$0.00)
Balance Due	\$80.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$80.00	\$80.00	\$0.00	\$0.00	\$0.00



822 A1A N, Suite 310
 Ponte Vedra Beach, FL 32082

Invoice 701

Date	PO#
03/01/26	
Sales Rep	Terms
Brian Brown	Due on Receipt

Bill To
South Shore Corp CDD C/O Rizzetta & CO Inc 9428 Camden Field Parkway Riverview, FL 33578

Property Address
South Shore Corp CDD Riverview, FL 33578

Description	Qty / UOM	Rate	Ext. Price	Amount
#122 - Water Use Reporting March 2026				\$80.00

Subtotal	\$80.00
Sales Tax	\$0.00
Total	\$80.00
Credits/Payments	(\$0.00)
Balance Due	\$80.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$80.00	\$80.00	\$0.00	\$80.00	\$0.00

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

Invoice

Date	Invoice #
3/2/2026	INV0000107533

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	1.00	\$364.00	\$364.00
Financial & Revenue Collections	1.00	\$109.17	\$109.17
Landscape Consulting Services	1.00	\$950.00	\$950.00
Management Services	1.00	\$709.83	\$709.83
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$2,233.00
Total			\$2,233.00



INVOICE

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

Invoice # INV-SN-1286
Invoice Date: 2/1/2026
Due Date: 3/3/2026
PO#:

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$615.00
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$600.00

Subscription start: 3/15/2026
Subscription end: 3/14/2027

Subtotal: \$1,215.00
Tax Total:
Total: \$1,215.00
Amount Paid: \$0.00

Direct Deposit Instruction:	Amount Due:	\$1,215.00
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[Click Here to pay with Credit Card](#)

Bill To

South Shore Corporate Park Industrial Community
Development District
3434 Colwell Avenue Suite 200
Tampa FL 33614
United States

Total Due: \$1,613.00**Due Date:** 3/3/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	3/3/2026		3/31/2026	3/30/2027

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Service Fee Annual service fee for website hosting	\$615.00

Subtotal	\$1,613.00
Tax Total	\$0.00
Total	\$1,613.00
Amount Paid	\$0.00
Amount Due	\$1,613.00

For Payment by Check:

SchoolStatus, LLC
P.O. Box 771470
St. Louis, MO 63177-9816
United States



Invoice # INV-SS-6079
Date: 2/1/2026

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.



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

Statement Date: February 26, 2026


Amount Due:	\$5,546.31
Due Date:	March 19, 2026
Account #:	211010133950

DO NOT PAY. Your account will be drafted on March 19, 2026

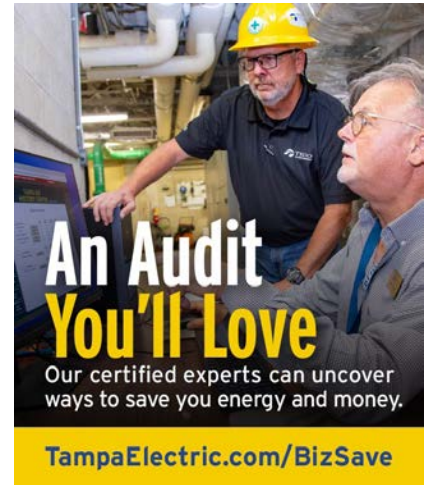
Account Summary

Current Service Period: January 23, 2026 - February 20, 2026	
Previous Amount Due	\$5,546.31
Payment(s) Received Since Last Statement	-\$5,546.31
Current Month's Charges	\$5,546.31
Amount Due by March 19, 2026	\$5,546.31

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211010133950
Due Date: March 19, 2026

 **Pay your bill online at TampaElectric.com**
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due:	\$5,546.31
Payment Amount:	\$ _____

632866061580

Your account will be drafted on March 19, 2026

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

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.




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

Account #: 211010133950
Statement Date: February 26, 2026
Charges Due: March 19, 2026

Service Period: Jan 23, 2026 - Feb 20, 2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	5356 kWh @ \$0.03411/kWh	\$182.69
Fixture & Maintenance Charge	105 Fixtures	\$1444.56
Lighting Pole / Wire	96 Poles	\$3232.11
Lighting Fuel Charge	5356 kWh @ \$0.03452/kWh	\$184.89
Storm Protection Charge	5356 kWh @ \$0.00574/kWh	\$30.74
Clean Energy Transition Mechanism	5356 kWh @ \$0.00043/kWh	\$2.30
Storm Surcharge	5356 kWh @ \$0.01230/kWh	\$65.88
Florida Gross Receipt Tax		\$11.96
State Tax		\$391.18
Lighting Charges		\$5,546.31






Total Current Month's Charges \$5,546.31

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

-  **Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
-  **In-Person**
Find list of Payment Agents at TampaElectric.com
-  **Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
-  **Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
-  **Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:** 866-832-6249
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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 at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.