



Rizzetta & Company

Encore Community Development District

**Board of Supervisors'
Regular Meeting
May 2, 2024**

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

www.encorecdd.org

ENCORE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Rizzetta & Company, 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578

Board of Supervisors	Billi Johnson-Griffin Teresa Moring Julia Jackson Mae Walker	Chairman Vice Chairman Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Attorney	Sarah Sandy	Kutak Rock
District Engineer	Greg Woodcock	Cardno TBE

All cellular phones must be placed on mute while in the meeting room.

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.

ENCORE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Riverview FL – 813-533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.encorecdd.org

Board of Supervisors
Encore Community
Development District

April 25, 2024

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, May 2, 2024, at 4:00 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602. The following is the final agenda for the meeting:

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Report**
 1. Presentation of Landscape Inspection Report.....USC
 2. Presentation of Yellowstone Inspection Report Responses.....USC
 - B. District Counsel**
 - C. District Engineer**
 - D. Chiller System Manager**
 1. Presentation of Central Energy Plant Report- Trane.....Tab 1
 - E. Tampa Housing Authority Update**
 - F. District Manager**
- 4. BUSINESS ITEMS**
 - A. Ratification of Irrigation Inspection and Line Break Proposal...Tab 2**
 - B. Presentation of Fiscal Year 2024-2025 Proposed Budget.....USC**
 1. Consideration of Resolution 2024-02, Approving the Fiscal Year 2024-2025 Proposed Budget and Setting a Public Hearing on the Final Budget.....Tab 3
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on April 4, 2024.....Tab 4**
 - B. Consideration of Operations and Maintenance Expenditures for March 2024.....Tab 5**
 - C. Consideration of Chiller Fund Operations and Maintenance Expenditures for March 2024.....Tab 6**
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact me at (813) 533-2950, mhuber@rizzetta.com or Crystal Yem at cyem@rizzetta.com.

Sincerely,

Matthew Huber

Matthew Huber
District Manager

Tab 1

ENCORE

IS Central Plant and Buildings Report

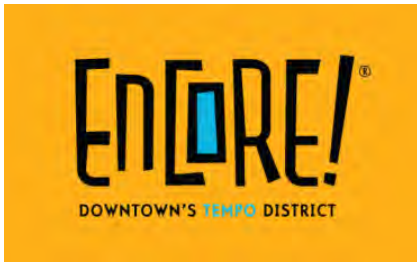
March 2024



Account Engineer: Frank Garfi, 813-610-7569 (c),frank.garfi@trane.com

Customer

Encore – Central Energy Plant
1237 E Harrison St | Tampa, FL



Customer Contacts

Donald Haggerty, 813-341-9101

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Christina Newsome, 813-533-2950

CNewsome@rizzetta.com

SECTION 1: Key Performance Indicators - Financial

SECTION 2: Key Performance Indicators - Operational

SECTION 3: CEP & Bldg. Heat Exchanger Performance

SECTION 4: Ice Generation and Usage

SECTION 5: Buildings Heat Exchanger Analysis

SECTION 6: Water Treatment

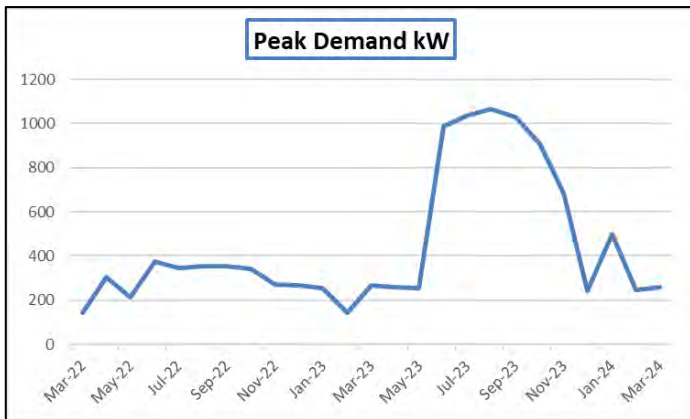
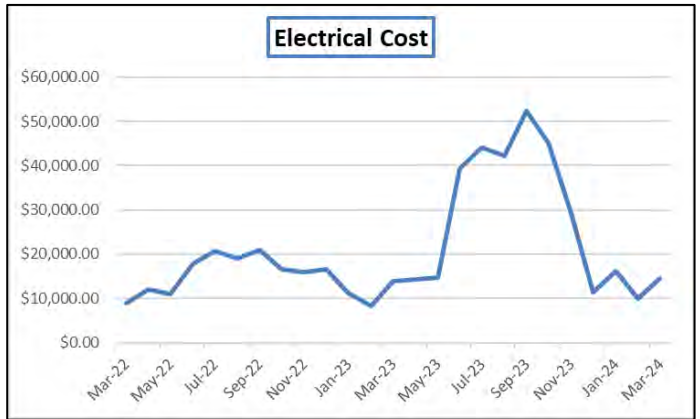
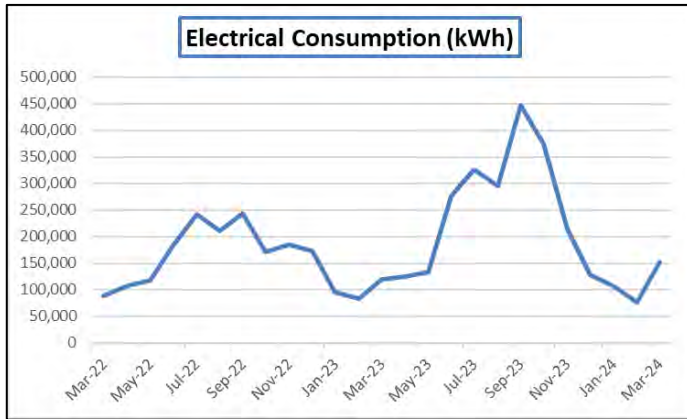
SECTION 7: Time of Use Electric Rates

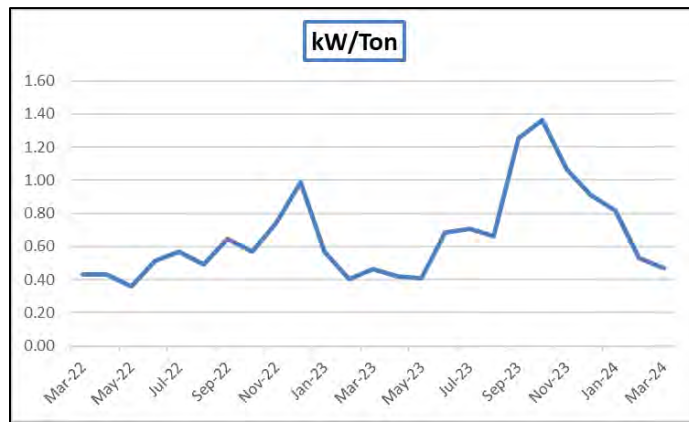
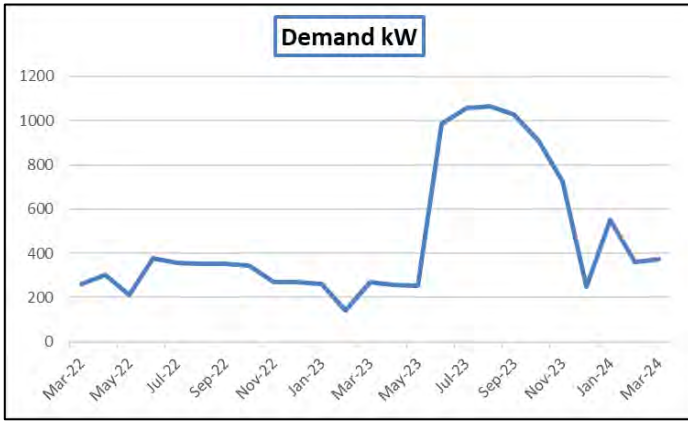
SECTION 8: Operations, Maintenance & Repairs



SECTION 1: Key Performance Indicators (KPI) - Financial

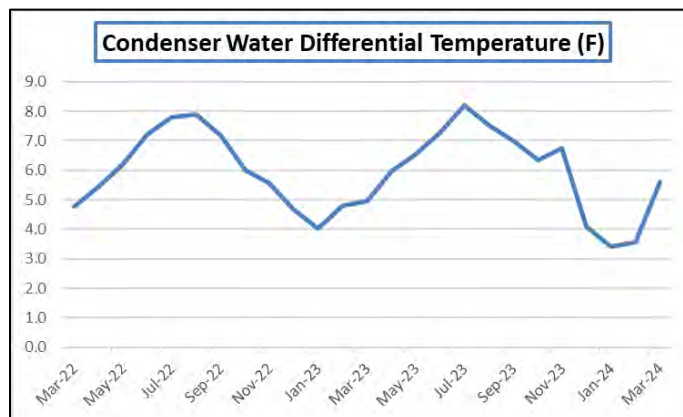
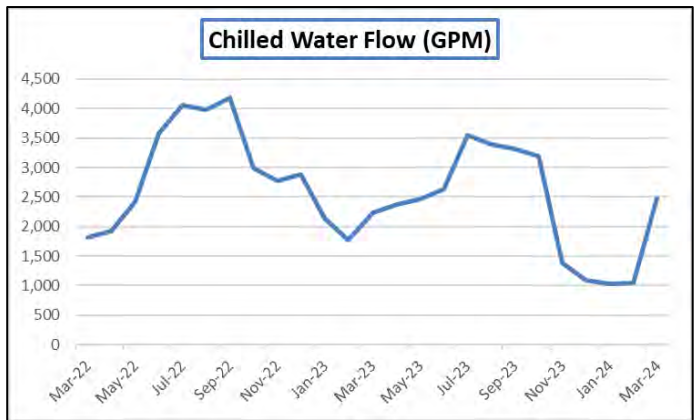
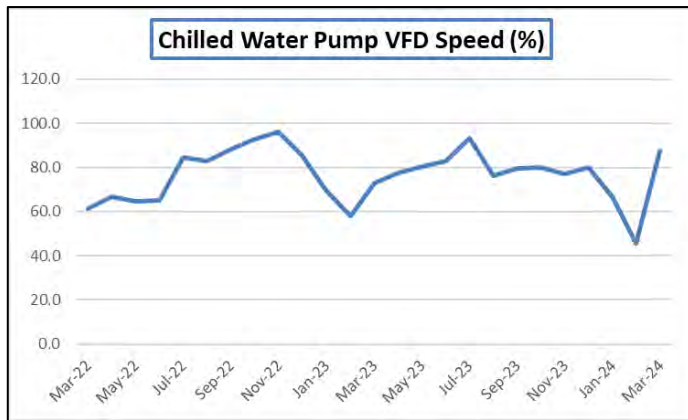
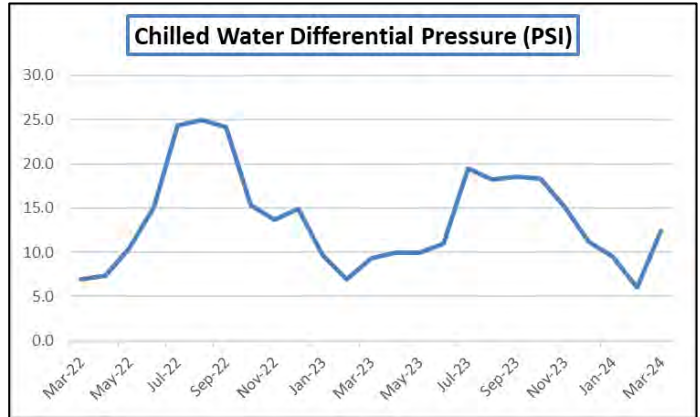
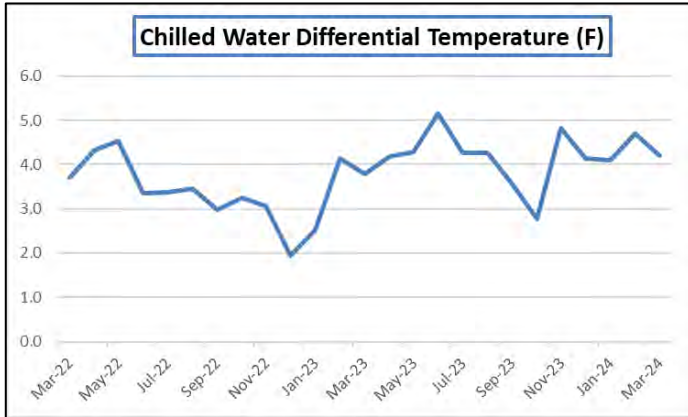
CEP Key Performance Indicators (KPI) - Financial				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Electrical Consumption (kWh)	151,391	75,860	119,252	334,367
Electrical Cost	\$14,442.12	\$10,039.73	\$13,927.11	\$40,610.54
Peak Demand Consumption (kW)	261	248	268	1,010
Peak Demand Cost	\$2,422.08	\$2,301.44	\$2,476.32	\$9,372.80
Demand Consumption (kW)	375	363	269	1,289
Demand Cost	\$1,706.25	\$1,651.65	\$1,218.57	\$5,864.95
Plant Efficiency (kW/Ton) (Avg)	0.47	0.53	0.46	0.61
Make-up Water Usage (Gallons)				
Make-up Water Cost				





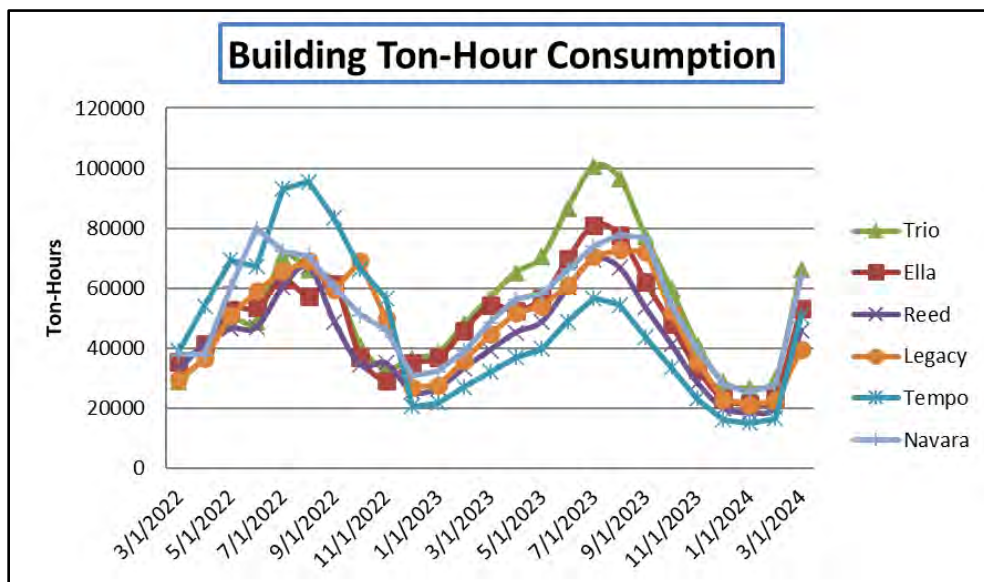
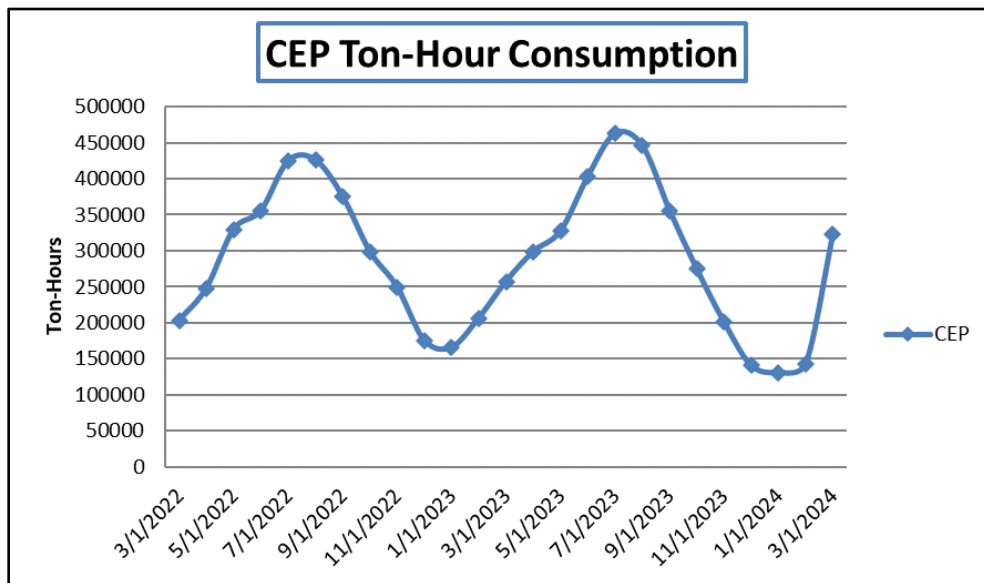
SECTION 2: Key Performance Indicators (KPI) - Operational

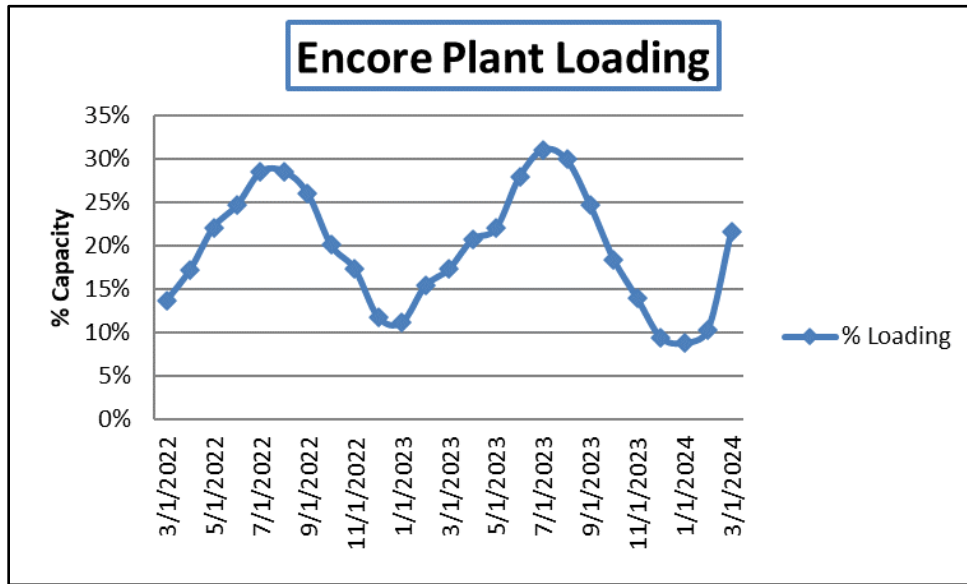
CEP Key Performance Indicators (KPI) - Operational				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Chilled Water Differential Temperature (F) (Avg)	4.2	4.7	3.8	4.3
Chilled Water Differential Pressure (PSI) (Avg)	12.4	6.1	9.4	9.3
Chilled Water Pump VFD Speed (%) (Avg)	87.6	45.8	80.5	66.7
Chilled Water Flow (GPM) (Avg)	2,479	1,049	2,231	1,519
Condenser Water Differential Temperature (F) (Avg)	5.6	3.6	4.9	4.2



SECTION 3: CEP and Building Heat Exchanger Performance

CEP and Building Heat Exchanger Performance				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Chilled Water Supply Temperature (Avg)	40.3	40.5	39.9	40.3
Plant Efficiency (kW/Ton) (Avg)	0.47	0.53	0.46	0.61
CEP Ton Hour Consumption	322,392	143,001	257,368	596,041
Navara Ton Hour Consumption	63,468	27,836	48,539	116,703
Legacy Ton Hour Consumption	39,419	22,465	44,621	83,097
Ella Ton Hour Consumption	53,213	23,650	54,268	98,363
Reed Ton Hour Consumption	45,806	20,358	39,315	84,671
Trio Ton Hour Consumption	66,074	29,366	56,711	122,136
Tempo Ton Hour Consumption	50,546	16,562	31,984	82,163





- The current month Plant Loading of 22% was higher than last month due to the increase in Ton-Hour production.

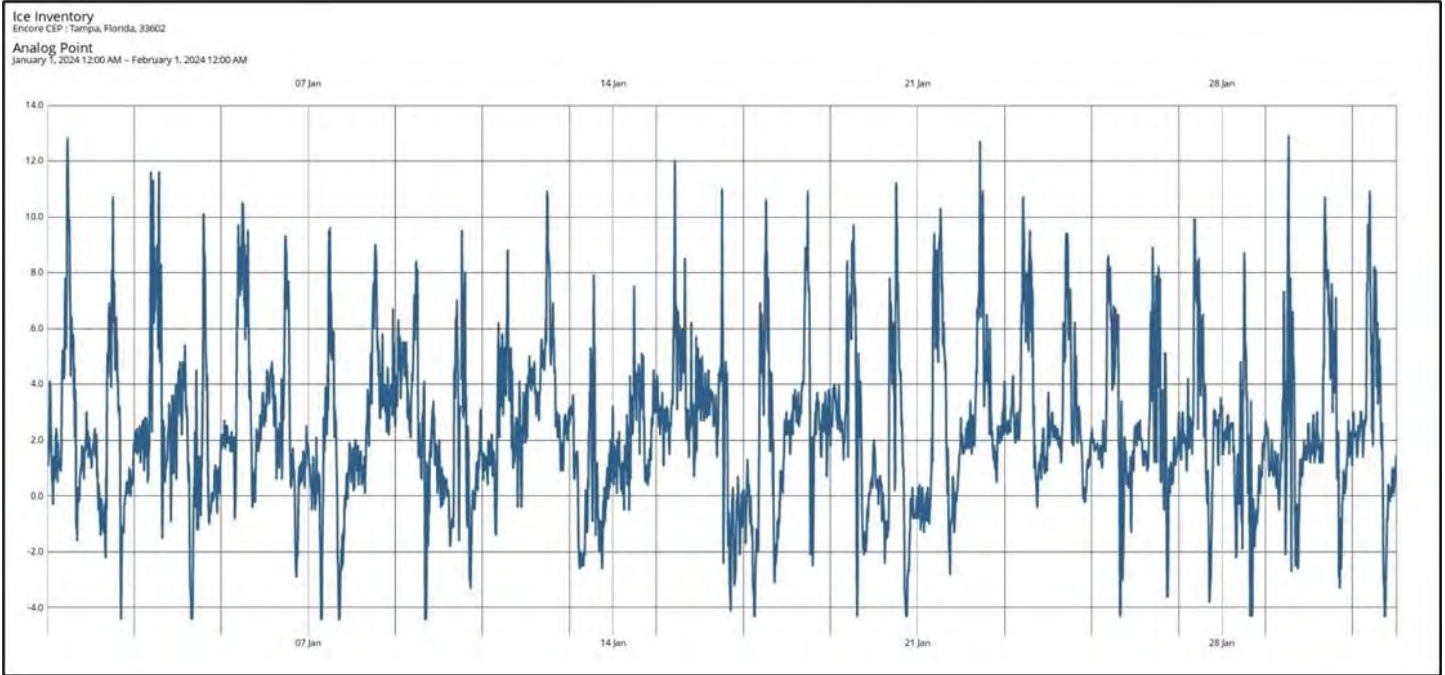
Central Plant System Information

Average Values Unless Noted	System CHWR Temp	System CHWS Temp	SystemDelta T	System Flow	Total System Tons	Total System Ton/Hrs	CHW Differential Pressure	CHW Differential Setpoint	kWh	kW/Ton	Cooling Degree Days
2022											
Jan	44.1	40.5	3.6	2,161	962,736	240,684			102,153	0.42	81
Feb	44.5	40.6	3.9	2,248	969,727	242,432			113,722	0.47	149
Mar	44.3	40.6	3.7	1,816	812,952	203,238			87,784	0.43	277
Apr	44.7	40.4	4.3	1,922	992,030	248,008			106,996	0.43	332
May	44.9	40.4	4.5	2,420	1,317,299	329,325			118,025	0.36	500
Jun	43.7	40.4	3.4	3,573	1,421,737	355,434			182,555	0.51	582
Jul	43.4	40.0	3.4	4,061	1,698,141	424,535			241,213	0.57	633
Aug	43.4	40.0	3.5	3,978	1,703,347	425,837			210,233	0.49	601
Sep	42.0	39.1	3.0	4,181	1,501,460	375,365			243,346	0.65	484
Oct	43.5	40.3	3.2	2,997	1,195,120	298,780			170,485	0.57	328
Nov	43.4	40.3	3.1	2,782	998,713	249,678			184,527	0.74	233
Dec	42.2	40.3	1.9	2,879	701,310	175,328			173,121	0.99	105
2023											
Jan	42.8	40.3	2.5	2,135	663,506	165,877			94,573	0.57	98
Feb	44.3	40.1	4.1	1,777	826,139	206,535			83,267	0.40	167
Mar	43.7	39.9	3.8	2,231	1,029,473	257,368			119,252	0.46	241
Apr	42.8	38.6	4.2	2,374	1,194,300	298,575			124,933	0.42	337
May	44.5	40.2	4.3	2,461	1,308,939	327,235			133,480	0.41	417
Jun	45.3	40.2	5.2	2,629	1,610,752	402,688			275,418	0.68	525
Jul	44.3	40.0	4.3	3,554	1,850,718	462,679			326,753	0.71	640
Aug	44.2	40.0	4.3	3,396	1,783,673	445,918	18.2	19.0	295,492	0.66	653
Sep	43.3	39.8	3.6	3,310	1,424,378	356,094	18.6	19.3	446,137	1.25	536
Oct	42.9	40.1	2.8	3,190	1,098,029	274,507	18.3	19.0	374,335	1.36	366
Nov	42.5	40.2	4.8	1,388	803,713	200,928	15.4	15.5	214,623	1.07	189
Dec	42.3	40.4	4.1	1,091	561,590	140,398	11.2	11.2	127,824	0.91	84
2024											
Jan	42.2	40.2	4.1	1,028	522,590	130,648	9.6	12.0	107,116	0.82	64
Feb	43.7	40.5	4.7	1,049	572,005	143,001	6.1	12.0	75,860	0.53	59
Mar	43.1	40.3	4.2	2,479	1,289,569	322,392	12.4	12.0	151,391	0.47	205

- CEP total kWh consumption increased 100%, and the total cooling degree days increased 247% from the previous month.
- CEP Ton-Hour consumption increased 125% from the previous month.

SECTION 4: Ice Generation and Usage

Ice inventory and performance information will appear in this section when the ice making system is back in operation. Below is an example of the information that will be provided.



Ice Inventory - 2024				
	This Period	Last Period	Year to Date	Comments
Days Failed to Make Ice	31		91	Chiller #1 temporarily converted to chilled water Ice making begins after ice level has been below 20% for 15 minutes and tank glycol temperature is above 33°F.
Minimum Ice Level	0		0	
Average Days on Ice	0		0	
Maximum Days on Ice	0		0	
Maximum Hours on Ice	0		0	



SECTION 5: Buildings Heat Exchanger Analysis

Navara - Plant and Building Side Heat Exchanger Information

Navara Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Average Delta T Setpoint	Total Tons	Average CHW Supply Pressure	Average CHW Return Pressure	Average Diff Press	Average Control Valve Signal	Average Control Valve Feedback
2023	50.2	39.9	10.0	191	10.5	2,753,035	152.8	56.8	72.7	35.9	35.9
Jan	47.7	40.0	7.7	124	8.0	120,539	223.9	58.7	4.1	29.7	30.0
Feb	47.9	39.9	8.0	179	8.0	159,693	0.0	0.0	0.0	44.4	44.5
Mar	47.6	39.6	8.0	198	8.0	196,500	0.0	0.0	0.0	41.8	41.9
Apr	46.6	38.4	8.2	252	8.0	249,715	0.0	0.0	0.0	47.5	47.3
May	48.0	40.0	8.0	251	8.0	248,902	0.0	0.0	0.0	47.4	47.5
Jun	48.1	40.1	8.0	294	8.0	282,492	0.0	0.0	0.0	52.8	52.8
Jul	54.0	39.9	14.0	198	14.0	326,085	223.9	58.7	165.2	31.1	31.2
Aug	52.3	38.8	13.5	212	13.5	347,813	223.9	57.9	166.0	31.6	31.8
Sep	50.8	39.2	11.6	227	11.7	307,613	223.8	54.5	169.2	33.1	33.3
Oct	52.0	41.2	10.9	157	12.0	199,899	55.3	57.9	-2.7	26.8	26.6
Nov	52.1	40.7	11.3	113	12.6	159,541	60.4	56.2	4.2	23.8	23.5
Dec	55.1	40.6	10.5	85	14.0	154,241	57.9	53.8	4.1	22.1	22.2
2024	53.8	40.6	9.1	132	14.0	589,655	56.0	51.8	4.2	34.8	34.5
Jan	54.0	40.7	9.3	96	14.0	149,398	58.4	54.2	4.1	28.1	28.0
Feb	53.2	40.7	8.5	130	14.0	171,829	52.4	48.2	4.2	44.2	43.8
Mar	54.2	40.5	9.6	169	14.0	268,429	57.0	52.7	4.3	32.7	32.2

Navara Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average System CHW Diff Pressure	Average CHW Supply Pressure	Average CHW Return Pressure	Average Control Valve Signal	Average Control Valve Feedback
2023	50.9	44.5	6.4	296	43.0	2,763,024	3.1	65.8	60.5	92.6	92.0
Jan	48.4	43.1	5.4	189	42.0	129,372	2.3	0.0	0.0	97.9	97.5
Feb	48.8	42.8	6.0	230	42.0	156,514	2.3	0.0	0.0	97.6	97.2
Mar	48.7	42.6	6.1	250	42.0	194,200	2.3	0.0	0.0	95.8	95.2
Apr	48.6	40.5	8.1	280	42.0	274,697	2.3	0.0	0.0	80.8	79.9
May	49.1	43.1	6.0	311	42.0	232,070	2.3	0.0	0.0	97.9	98.3
Jun	49.2	43.0	6.2	353	42.0	264,776	2.3	0.0	0.0	98.6	98.1
Jul	54.7	49.1	5.6	428	42.0	296,303	2.3	66.9	63.2	99.8	99.3
Aug	53.2	46.2	7.0	365	42.0	307,161	2.3	65.1	59.8	99.9	99.1
Sep	52.0	45.4	6.7	365	45.0	288,105	2.3	73.0	66.5	93.5	92.8
Oct	53.0	46.4	6.6	294	45.0	228,304	2.3	64.1	58.2	89.3	88.8
Nov	52.8	46.0	6.8	258	44.6	197,282	2.3	64.5	58.9	87.0	86.5
Dec	52.3	45.3	7.0	232	45.6	194,242	11.4	61.4	56.4	73.4	71.3
2024	51.1	45.2	5.9	266	45	576,205	19.6	65.3	60.4	90.3	89.6
Jan	50.9	46.2	4.7	241	45	144,771	19.3	64.6	59.6	93.4	92.8
Feb	50.6	44.5	6.0	257	45	177,294	19.5	65.1	60.4	86.8	86.0
Mar	51.8	44.9	6.9	301	45	254,139	19.9	66.1	61.3	90.5	89.8



Legacy - Plant and Building Side Heat Exchanger Information

Legacy Plant	Average Return	Average Supply	Average Delta	Average Flow	Average Delta T	Total Tons	Average CHW	Average CHW	Average Diff	Average Control	Average Control
Side HX	Temp	Temp	T	(GPM)	Setpoint		Supply Pressure	Return Pressure	Press	Valve Signal	Valve Feedback
2023	54.1	40.0	14.1	113	12.0	2,382,087	59.5	55.6	3.7	71.0	39.7
Jan	50.2	40.2	9.9	87	10.0	110,809	59.0	54.3	0.0	47.0	26.3
Feb	55.1	40.1	14.9	85	10.0	145,610	0.0	0.0	0.0	89.2	26.0
Mar	54.1	39.8	14.3	101	10.0	179,341	0.0	0.0	0.0	81.6	30.7
Apr	54.0	38.7	15.5	115	10.0	212,406	0.0	0.0	0.0	96.6	34.9
May	55.6	40.2	15.3	114	10.0	216,437	0.0	0.0	0.0	99.2	34.4
Jun	57.2	40.2	17.0	121	10.0	244,176	0.0	0.0	0.0	99.9	40.5
Jul	54.6	40.1	14.5	158	13.3	282,939	59.0	54.3	4.7	80.3	61.3
Aug	54.6	39.8	14.8	158	14.0	289,059	59.4	54.9	4.5	79.2	60.9
Sep	54.5	40.1	14.4	150	14.0	257,902	56.7	52.5	4.3	68.6	57.8
Oct	54.2	40.1	14.1	119	14.0	208,606	62.2	58.7	3.5	50.3	45.8
Nov	53.6	40.4	13.3	87	14.0	142,784	61.2	58.3	2.9	37.6	33.4
Dec	52.1	40.5	11.6	62	14.0	92,018	58.7	56.1	2.5	24.5	23.5
2024	53.5	40.5	13.0	68	14.0	333,092	56.1	53.5	2.6	43.0	26.0
Jan	51.9	40.5	11.4	58	14.0	84,999	58.8	56.3	2.5	30.4	21.8
Feb	54.3	40.6	13.7	56	14.0	90,058	52.0	49.6	2.4	56.4	21.2
Mar	54.3	40.4	14.0	90	14.0	158,035	57.1	54.3	2.8	43.1	34.6

Legacy Bldg Side	Average Return	Average Supply	Average	Average Flow	Total Tons	Average CHW	Average CHW	Average Bldg	Average Bldg Dp	Average CHWP-	Average CHWP-
HX	Temp	Temp	Delta T	(GPM)		Supply Pressure	Return Pressure	Dp	Setpoint	1 VFD Feedback	2 VFD Feedback
2023	54.3	45.6	8.8	123	1,608,067	27.2	117.8	90.6	5.1	60.5	60.0
Jan	50.5	42.8	7.7	83	82,864	--	--	--	5.0	45.5	39.5
Feb	55.2	46.2	9.0	82	82,289	--	--	--	5.0	50.0	50.0
Mar	54.2	45.5	8.7	97	105,594	--	--	--	5.0	54.2	54.2
Apr	54.0	45.0	8.9	115	123,796	--	--	--	5.0	65.1	65.1
May	55.7	46.8	9.0	110	122,877	--	--	--	5.0	62.0	62.0
Jun	57.2	48.2	9.0	117	126,732	--	--	--	5.0	69.2	69.2
Jul	55.0	45.6	9.5	154	184,053	89.0	90.6	1.7	5.0	76.3	76.3
Aug	54.9	45.4	9.5	154	183,743	51.1	111.6	60.5	5.0	77.0	77.0
Sep	55.0	45.6	9.4	148	168,227	6.1	200.0	193.9	5.0	72.7	72.7
Oct	54.4	45.4	9.1	190	213,936	5.0	148.9	143.9	5.0	61.2	61.2
Nov	54.0	45.3	8.7	124	132,340	5.4	80.2	74.8	5.0	50.0	50.0
Dec	52.1	45.1	7.0	94	81,616	5.4	76.9	71.5	6.0	42.1	42.1
2024	53.6	46.1	7.5	107	299,270	6.1	76.6	70.4	6.8	46.1	45.7
Jan	52.2	45.8	6.4	94	73,346	5.8	74.7	68.9	7.5	41.2	41.0
Feb	54.1	46.9	7.3	93	78,981	7.2	74.4	67.3	5.0	40.7	39.7
Mar	54.5	45.6	8.9	133	146,942	5.5	80.4	74.9	7.8	56.1	56.1

Ella – Plant and Building Side Heat Exchanger Information

Ella Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average CHWR Flow	Plant Total Tons	Average Setpoint	Average Control Valve Signal
2023	47.0	31.8	15.2	230	1,832,064	23.9	24.9
Jan	49.8	-54.9	104.8	0	0	0.0	0.0
Feb	50.3	39.5	10.8	0	0	0.0	0.0
Mar	46.4	39.7	6.7	156	130,994	39.0	21.8
Apr	46.1	38.5	7.6	173	159,278	39.0	25.4
May	47.2	40.1	7.1	206	181,443	39.0	31.0
Jun	47.9	40.1	7.8	243	227,284	39.0	39.0
Jul	47.2	40.1	7.1	301	263,837	14.0	31.7
Aug	47.8	39.8	8.0	268	262,901	14.0	20.0
Sep	46.5	39.5	6.9	264	221,493	13.8	19.8
Oct	45.4	40.0	5.4	261	170,764	14.0	20.3
Nov	45.1	40.5	4.5	227	121,910	14.0	20.1
Dec	44.2	40.3	3.9	197	92,159	14.0	20.0
2024	45.7	40.4	5.2	164	289,760	14.0	20.1
Jan	44.8	40.6	4.3	167	79,950	14.0	20.2
Feb	46.8	40.4	6.3	108	75,452	14.0	20.0
Mar	45.5	40.3	5.2	212	134,359	14.0	20.1

Ella Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Bldg Total Tons	Average CHW Setpoint	Average Control Valve Signal
2023	54.1	41.8	12.4	195	3,540,170	42	93.0
Jan	52.5	41.6	10.9	120	165,697	42	94.6
Feb	53.2	41.6	11.5	144	189,228	42	93.8
Mar	53.3	41.6	11.7	175	258,711	42	94.0
Apr	53.8	41.6	12.2	207	302,537	42	93.7
May	54.1	41.7	12.4	225	346,127	42	94.0
Jun	55.1	41.6	13.5	213	343,044	42	94.2
Jul	55.3	42.0	13.3	261	427,452	42	95.2
Aug	55.8	43.1	12.8	220	350,066	42	99.3
Sep	56.0	43.4	12.5	290	420,055	42	96.2
Oct	54.3	41.1	13.2	202	328,210	42	88.0
Nov	53.7	41.3	12.4	159	234,809	42	87.4
Dec	52.5	40.7	11.8	117	174,235	42	86.1
2024	53.1	41.8	11.3	134	561,253	42	91.8
Jan	52.4	41.5	10.9	111	150,884	42	89.5
Feb	53.2	42.8	10.3	123	146,504	42	96.9
Mar	53.8	41.2	12.6	169	263,865	42	89.3

Reed – Plant and Building Side Heat Exchanger Information

Reed Plant Side HX	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant CHWR Flow	Plant Total Tons	Average Plant Delta T Setpoint	Average Plant Control Valve
2023	51.3	46.2	5.1	167.9	1,271,287	23	74.5
Jan	46.5	39.9	6.6	0.0	0	0	0.0
Feb	47.8	39.7	8.1	0.0	0	0	0.0
Mar	52.2	39.5	12.7	153.8	240,925	39	41.7
Apr	53.3	38.3	15.0	175.6	315,031	39	53.8
May	53.5	39.9	13.6	167.1	279,922	39	98.9
Jun	55.2	40.0	15.2	168.2	304,611	39	100.0
Jul	55.7	39.9	15.8	171.7	324,004	10	86.7
Aug	52.1	39.7	12.4	166.6	254,217	12	86.5
Sep	50.2	40.0	10.2	180.2	217,046	14	100.0
Oct	47.1	40.1	7.0	194.1	165,100	14	100.0
Nov	46.9	40.0	6.9	173.4	136,567	14	58.0
Dec	55.1	116.4	-61.3	129.1	-966,137	14	20.0
2024	52.1	71.3	-19.3	138.5	-800,452	14	21.2
Jan	56.1	131.1	-75.0	124.9	-1,129,117	14	20.9
Feb	50.7	40.3	10.4	131.9	157,276	14	22.3
Mar	49.4	40.6	8.8	158.3	171,389	14	20.4

Reed Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average CHW Diff Pressure
2023	55.7	43.6	12.1	154	44.0	2,740,260	17.2
Jan	54.0	42.0	12.0	85	44.0	124,804	20.0
Feb	54.4	42.6	11.7	117	44.0	152,129	20.0
Mar	54.3	42.7	11.6	131	44.0	186,982	20.0
Apr	54.0	42.3	11.8	155	44.0	218,533	20.0
May	54.8	43.3	11.5	170	44.0	243,299	20.0
Jun	56.0	44.3	11.7	204	44.0	286,513	19.9
Jul	58.9	45.9	13.0	207	44.0	329,954	14.8
Aug	59.0	45.9	13.1	219	44.0	353,375	14.2
Sep	56.9	44.0	12.9	204	44.0	314,709	15.7
Oct	54.7	42.0	12.7	156	44.0	248,473	15.8
Nov	53.9	41.9	12.0	118	44.0	170,276	15.1
Dec	57.1	46.3	10.7	84	44.0	111,213	10.8
2024	55.2	43.8	11.4	89	44.0	370,605	12.0
Jan	57.4	47.2	10.3	75	44.0	94,092	9.9
Feb	54.3	42.3	12.0	71	44.0	97,985	11.5
Mar	53.9	41.9	12.0	120	44.0	178,528	14.6

Trio – Plant and Building Side Heat Exchanger Information

Trio Plant Side HX	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant Delta T Setpoint	Average Plant CHWR Flow	Plant Total Tons	Average Control Valve Signal	Average Control Valve Feedback
2023	51.9	40.1	11.9	14	27.5	322,086	61.4	54.0
Jan	46.2	39.7	6.5	0	0.0	0	0.0	0.0
Feb	52.1	40.1	12.0	0	0.0	0	0.0	0.0
Mar	50.6	40.0	10.6	14	76.0	99,355	100.0	0.0
Apr	51.6	38.7	12.9	14	75.2	115,649	100.0	92.1
May	54.1	40.3	13.8	14	68.5	116,715	100.0	92.1
Jun	56.2	40.3	15.8	14	-2.7	-4,743	100.0	92.0
Jul	54.1	40.2	13.9	12	-200.8	-352,067	64.5	61.1
Aug	54.0	39.9	14.1	13	-0.4	-705	55.1	53.0
Sep	54.2	40.4	13.7	14	43.0	70,774	30.0	29.7
Oct	51.9	40.2	11.8	14	92.9	133,469	22.6	22.9
Nov	50.1	40.4	9.7	14	82.6	96,134	21.8	22.3
Dec	48.4	40.4	8.0	14	43.8	47,504	20.3	21.0
2024	53.1	40.5	12.6	14	41.2	201,266	32.0	31.6
Jan	49.4	40.5	8.9	14	28.4	33,512	26.9	27.0
Feb	58.3	40.6	17.7	14	38.0	89,907	48.6	46.4
Mar	51.9	40.4	11.6	14	57.0	77,846	21.5	22.3

Trio Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Delta T	Average CHW Return Flow	Bldg Total Tons	Average DP Setpoint	Average CHW Diff Pressure	Average Bypass Valve (%)
2023	58.0	49.0	9.1	1,040	13,719,224	13	12.7	1.2
Jan	54.8	50.4	4.5	1,687	840,547	18	17.5	0.0
Feb	55.2	53.8	1.7	2,318	347,245	17	17.5	0.0
Mar	59.3	50.8	8.7	1,767	1,493,715	11	11.0	0.1
Apr	63.1	48.8	14.3	2,501	4,328,211	14	13.9	0.0
May	63.9	49.9	14.0	2,966	5,110,423	17	17.0	0.1
Jun	64.5	51.4	13.1	253	391,835	19	18.6	0.0
Jul	61.6	50.8	11.0	255	349,902	9	10.1	0.0
Aug	59.4	50.1	9.4	258	299,505	8	9.3	0.0
Sep	57.1	48.0	9.1	204	222,385	9	9.6	0.4
Oct	55.7	44.7	11.0	129	169,889	8	8.0	13.1
Nov	52.2	45.1	7.1	121	105,792	10	9.7	0.8
Dec	49.2	44.9	4.3	107	59,774	11	11.3	0.0
2024	50.6	44.1	6.5	111	282,993	14	13.6	38.4
Jan	48.8	45.3	3.5	98	46,342	11	10.8	0.0
Feb	50.5	44.5	6.0	102	73,699	15	15.0	21.7
Mar	52.5	42.5	10.0	131	162,952	15	15.0	92.6

SECTION 6: Water Treatment






Service Report

Monthly Water Treatment Service Report
 Tuesday, April 2, 2024 3:42 PM EDT

Encore Chiller Plant
 Encore Chiller Plant
 1202 N. Governor St
 Tampa FL 33602
 (813) 877-8251


Report Number: 583903
 Recorded By: Juan Valenzuela
 (181) 346-0281
 jvalenzuela@chemtexcorp.com
 On-Site Time: 12:40 PM EDT to 1:20 PM EDT


Chiller Plant - Condenser Water

Test	Softeners	Condenser Water
Hardness, total (ppm as CaCO ₃)	2 5 max	120 150 max
Hardness, calcium (ppm as CaCO ₃)	0 5 max	90 100 max
Alkalinity, M (ppm as CaCO ₃)	120 20 - 400	410 800 max
Conductivity (as µmhos)	851 Record	3204 1000 - 5500
Controller Conductivity Reading		2961 Record
On-Trac, ppb	0 Record	48 80 min
On-Trac Controller Reading		25 Record
pH	8.1 6 - 8.5	9.5 Record
Temperature (°F)		95 80 - 100
 LSI (Calculated)		2.2 2.2 max
Bromine, total (ppm as Br ₂)		0.7 0.5 - 1
 Average Daily Blowdown, gal (from ft ³)		3539.8 Record
Days since last input		28 31 max
 Conductivity Cycles (Calculated)		3.8 4 - 10
Blowdown, Current, ft ³		605812 Record
Blowdown, Previous, ft ³		593608 Record

Opening Comment

- The installation of the new chiller and the new towers seem to be finalized.
- Towers have water on their basin but are not circulating. This is creating the perfect environment for the growth of organisms like mosquitos and algae.
- It is strongly recommended to alternate the towers a least every 48 hours, even if is just the circulation pumps. This can help in distributing the chemicals to all the towers and help with to run the chemical program that has been scheduled for these systems.

Condenser Water Online 

 On-Trac, ppb

Chiller Plant - Condenser Water

Inhibitor pump lost its prime, that is why the level of this chemical was found to be lower than the minimum allowed. The pump was successfully primed, and it is back t its normal operations.



SECTION 7: Time of Use Electric Rates

Tampa Electric Monthly Charges

Daily Basic Service Charge (based on number of days in the month)	\$1.08000
Billing Demand Charge (based on demand)	\$4.44000/kW
Peak Demand Charge (based on peak demand)	\$9.06000/kW
Capacity Charge (based on demand)	\$0.017000/kW
Storm protection Charge (based on demand)	\$0.59000/kW
Energy Conservation Charge (based on demand)	\$0.81000/kW
Environmental Cost Recovery (based on kWh used)	\$0.00130/kWh
Clean Energy Transition Mechanism (based on demand)	\$1.10000/Kw
Florida Gross Receipt tax	
Franchise Fee	
State Tax	

Tampa Electric Rate Structure	Summer – April thru October		Winter – November thru March			
	ON Peak	OFF Peak	ON Peak	OFF Peak	ON Peak	OFF Peak
	Noon to 9 pm	9 pm to Noon	6 am to 10 am	10 am to 6 pm	6 pm to 10 pm	10 pm to 6 am
Energy Charge	\$0.01193/kWh	\$0.00571/kWh	\$0.01183/kWh	\$0.00566/kWh	\$0.01183/kWh	\$0.00566/kWh
Fuel Charge	\$0.04480/kWh	\$0.03974/kWh	\$0.04480/kWh	\$0.03974/kWh	\$0.04480/kWh	\$0.03974/kWh
Future Ice Schedule	Melt	Make	Melt	Make	Melt	Make

SECTION 8: Operations, Maintenance, and Repair Status

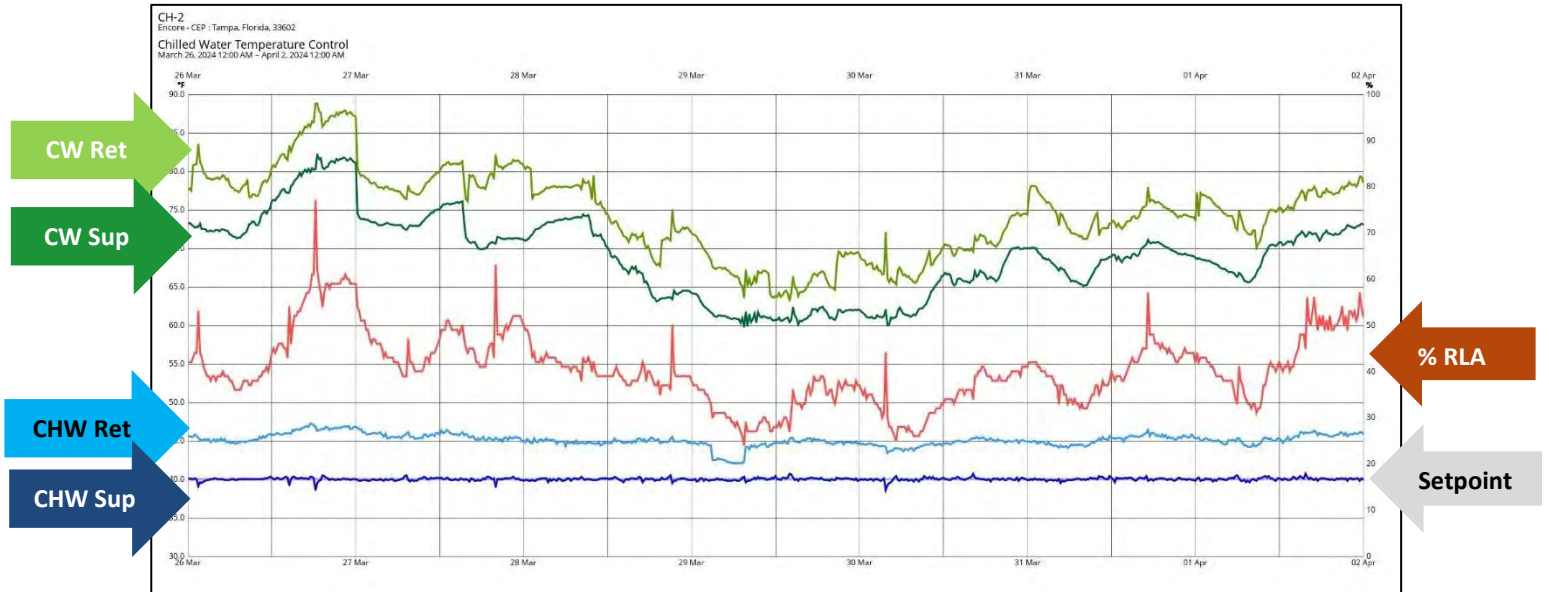
Chiller #1 Chilled & Condenser Water Performance

Chiller Performance Graph Nomenclature	
%RLA	Operating Capacity
Setpoint	Chiller Chilled Water Temperature Setpoint
Supply	Chiller Chilled Water Supply Temperature
Return	Chiller Chilled Water Return Temperature

Trane Model # CVHF108, Serial # L11H03092

Chiller 1	Average Chilled Water Entering	Average Chilled Water Leaving	Average Chilled Water Delta T	Average Condenser Water Entering	Average Condenser Water Leaving	Average Condenser Water Delta T	Average %RLA	Run Hours
2023								
⊕ Jun	44.6	40.1	4.6	82.1	90.8	8.8	71.0	240
⊕ Jul	43.1	40.1	3.1	80.4	87.2	6.7	67.6	153
⊕ Aug	43.0	39.6	3.4	81.2	89.2	8.0	73.5	225
⊕ Sep	42.3	40.0	2.3	77.8	85.0	7.2	65.1	477
⊕ Oct	42.8	40.0	2.8	72.1	78.6	6.5	52.7	569
⊕ Nov	42.9	40.0	2.9	69.0	73.9	4.9	43.9	237
⊕ Dec	--	--	--	--	--	--	--	0
2024								
⊕ Jan	42.2	40.0	2.2	65.4	69.0	3.5	37.3	71
⊕ Feb	--	--	--	--	--	--	--	0
⊕ Mar	41.8	40.4	1.4	68.9	71.0	2.1	35.0	1

Chiller #2 Chilled & Condenser Water Performance



Chiller Performance Graph Nomenclature	
%RLA	Operating Capacity
Setpoint	Chiller Chilled Water Temperature Setpoint
Supply	Chiller Chilled Water Supply Temperature
Return	Chiller Chilled Water Return Temperature

Trane Model # CVHF108, Serial # L15C01634

Chiller 2	Average Chilled Water Entering	Average Chilled Water Leaving	Average Chilled Water Delta T	Average Condenser Water Entering	Average Condenser Water Leaving	Average Condenser Water Delta T	Average %RLA	Run Hours
2023								
Jan	42.3	40.0	2.3	65.0	69.1	4.0	29.0	743
Feb	43.8	40.0	3.8	69.4	74.2	4.8	36.1	672
Mar	43.3	40.0	3.2	71.8	76.7	4.9	43.1	743
Apr	42.6	40.0	2.6	73.2	79.2	6.0	53.4	720
May	44.4	40.0	4.4	74.1	80.7	6.5	50.7	741
Jun	44.8	40.1	4.7	77.3	83.8	6.5	57.5	480
Jul	45.0	40.1	5.0	80.5	89.2	8.6	75.4	587
Aug	44.0	39.9	4.1	81.8	89.1	7.3	70.1	520
Sep	43.7	40.2	3.5	77.7	84.5	6.8	62.0	233
Oct	43.1	39.9	3.2	75.7	81.7	5.9	52.0	172
Nov	42.2	40.0	2.2	70.8	78.4	7.7	41.0	475
Dec	42.1	40.0	2.1	64.6	68.7	4.1	28.3	744
2024								
Jan	42.3	40.0	2.3	64.1	67.5	3.4	26.4	663
Feb	45.5	40.0	5.5	62.9	66.5	3.6	25.8	696
Mar	46.6	40.0	6.6	71.1	76.7	5.6	41.0	739



Chiller #1 Refrigeration and Mechanical Performance

Chiller 1	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temperature	Run Hours
2023									
Jun	2.0	92.4	1.6	-8.7	40.9	-0.8	18.8	125.8	240
Jul	3.3	92.1	4.9	-9.2	37.8	2.3	23.6	118.4	153
Aug	4.6	95.7	6.4	-9.2	37.3	2.3	23.5	121.0	225
Sep	2.9	90.9	5.9	-9.2	37.3	2.7	23.0	115.3	477
Oct	0.3	82.6	4.0	-9.0	38.9	1.1	22.9	109.4	569
Nov	-1.5	76.3	2.4	-9.0	39.1	0.9	22.7	106.0	237
Dec	--	--	--	--	--	--	--	--	0
2024									
Jan	-4.6	63.3	-5.8	-8.4	43.1	-0.4	22.9	109.6	71
Feb	--	--	--	--	--	--	--	--	0
Mar	-3.3	69.6	-1.4	-8.6	42.0	-1.6	23.0	116.7	1

Predictive Maintenance Acceptable Ranges	
Condenser Saturated Refrigerant Pressure (PSI)	-5 to 5
Condenser Saturated Refrigerant Temperature (Degrees F)	70 to 100
Condenser Approach Temp (Degrees F)	0 to 5
Evaporator Saturated Refrigerant Pressure (PSI)	-12 to 12
Evaporator Saturated Refrigerant Temperature (Degrees F)	35 to 45
Oil Differential Pressure (PSI)	15 to 30
Oil Temperature (Degrees F)	105 to 150

Chiller #2 Refrigeration and Mechanical Performance

Chiller 2	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temperature	Run Hours
2023									
Jan	-3.1	69.8	0.8	-9.1	38.5	1.5	22.4	103.1	743
Feb	-1.6	75.9	1.7	-9.1	38.3	1.7	22.2	107.8	672
Mar	-1.2	77.4	0.7	-9.1	38.4	1.6	22.0	112.1	743
Apr	1.4	86.3	7.1	-9.3	36.9	3.1	22.0	117.9	720
May	0.1	81.9	1.3	-9.1	38.5	1.5	22.1	111.4	741
Jun	0.4	84.8	1.0	-8.8	40.3	-0.2	19.1	120.5	480
Jul	3.5	94.1	4.9	-9.1	38.1	1.9	20.6	126.5	587
Aug	3.0	91.0	1.9	-8.8	40.6	-0.6	21.8	123.2	520
Sep	1.1	85.3	0.8	-9.0	39.4	0.8	22.1	116.5	233
Oct	0.2	82.2	0.6	-9.1	38.5	1.4	22.1	113.1	172
Nov	-0.5	79.3	0.8	-9.0	38.8	1.2	22.1	111.6	475
Dec	-3.0	70.0	0.9	-9.0	38.9	1.1	22.2	108.8	744
2024									
Jan	-3.4	68.3	1.0	-9.0	38.9	1.1	22.4	107.3	663
Feb	-3.9	66.3	0.5	-9.1	38.7	1.3	22.3	110.0	696
Mar	-0.6	79.0	2.3	-9.0	38.8	1.2	22.0	113.2	739

Predictive Maintenance Acceptable Ranges	
Condenser Saturated Refrigerant Pressure (PSI)	-5 to 5
Condenser Saturated Refrigerant Temperature (Degrees F)	65 to 100
Condenser Approach Temp (Degrees F)	0 to 5
Evaporator Saturated Refrigerant Pressure (PSI)	-12 to 12
Evaporator Saturated Refrigerant Temperature (Degrees F)	35 to 45
Oil Differential Pressure (PSI)	15 to 30
Oil Temperature (Degrees F)	105 to 150

Completed Maintenance & Repairs	
Cooling Towers 1 & 2 4/10/24	<p>Tech: Joseph Miller arrived on site and found that there was no display on this tr200 for cooling tower fan number 2. Angel arrived on site with extra fuses. We megged the motor, it's fine. We went ahead and installed new main fuses, JJs - 100 and we installed three new fuses on the main board. There are 20-amp glass fuses. After putting in the fuses and closing the frequency drive, I turned on the circuit breaker. The frequency drive popped. The drive has failed. I have put in a lead for this.</p> <p>I also found this frequency drive was tripped out due to overcurrent. I reset the drive and went to the cooling tower and verified that the fan was operating.</p> <p>Tech: Angel Encio Jr assisted Joe Miller to trouble shoot the Danfoss TR200 speed drive for the tower. The 3 fuses for the drive section (100A.) each were blown and the 3 fuses for the Main board were also blown. We checked out the motor with a Megger, we replaced the fuses, we tried to run the VFD, and it's bad, shorted, smoking. Joe Miller is going to send our office the information so we can give the customer a quote. The job is complete for now.</p> <p>Tech: Ed Wright, Chiller -2 tripped on extended surge. Cooling towers 1 & 2 were commanded on but not running. Joe Miller was able to get tower-1 fan running. I made tower 3 the lead tower, so 3 & 1 can run while the tower 2 VFD is checked out.</p>
CHWP-1 Ground Fault 4/4/24	<p>Tech: Justin Kamowski arrived on site and turned VFD off and locked out the breaker. Megged motor and it seems ok. Got bits from Home Depot to disconnect motor from drive and test out the drive. Ran it in hand with motor disconnected and did not get a ground fault. Connected motor back and Ran it in hand to 20hz's and did not get a fault. Left drive in auto.</p>
Chiller Plant 3/24/24	<p>Tech: Javier Suris, Follow up on chiller plant failure last Saturday 24th. CHWP-1 Failed (A14-Earth Fault). Did not rotate to CHWP-3. On call tech ran CHWP-3 in Hand and turned Off CHWP-1. Program had CHWP-2 Lead which is Off for service. Overrode CHWP-3 to Lead and put back to Auto at the VFD.</p> <p>Need to review why CHWP-3 did not come on when CHWP-1 failed. Need to have EQT to follow up on the VFD alarm on CHWP-1 or TAW since this motor was just replaced on 3/14/24. Disabled CT-5 & CT-6 Ultrasonic Level Transmitter Point Alarm.</p>
Chiller Plant 3/23/24	<p>Tech: Jeff Nicholson arrived on site and gained access to chiller plant -Identified the chilled water pumps were not running which caused a flow shutdown -Reset the pumps and both chillers and cleared no flow alarms -Put chilled water pump 2 in hand mode at 50hz because auto mode kept dropping out -Chiller 1 started up and is now maintaining chilled water setpoint - No additional problems to report.</p>
CHWP-1 3/14/24	<p>Tech: Javier Suris assisted TAW testing pump rotation and startup after motor replacement. Found missing control fuse on the VFD. Borrowed fuse from CHWP-2. Tested rotation and is good. After TAW coupled the pump and installed coupling guard. I ran the pump to test it and it runs well. Switched CHWP lead to CHW-3. CHWP-1 and 3 ran together.</p> <p>*The keypad on CHWP-2 VFD is failing. Swapped keypads with CHWP-2 VFD. Overrode CHWP-2 Off. Needs (1) KTK-4 Fuse and Keypad for the VFD. TAW to return to replace pump seal.</p> <p>*While I was working there was a power failure. It caused failures to CH-2, CHWP-1 and CWP-2. Reset equipment alarms. Reset chiller plant alarm. Monitored the plant startup until it was stable.</p> <p>*Sent info to Ron Speicher to order parts needed for CHWP-2 VFD.</p>
CT-5 VFD 3/12 & 3/13/24	<p>Angel Encio, 3/12/24 - AE: Warranty. The new Cooling tower VFD #5 is bad it has bad IGBT's. I called Danfoss tech support and spoke to Larry and he said to go ahead and order a new VFD, he approved it with no TWR number, he said, under warranty, because this one won't run, and it has bad IGBT's. I went to Trane Parts center and ordered a new VFD part # 131Z4015, I spoke with Marisa, the new VFD has a 30-day lead time. Job is incomplete, waiting on the new VFD.</p> <p>I put all the wires back, contactors, board, auxiliaries, etc. that I had taken apart and swapped while I was troubleshooting the VFD'S. Now we just need to wait for the new VFD'S. Job is incomplete.</p>
CT-4 VFD 3//12 & 3/13/24	<p>Tech: Angel Encio, Warranty. The new Cooling tower VFD #4, is bad it has bad IGBT's. I called Danfoss tech support and spoke to Larry and he said to go ahead and order a new VFD, he approved it with no TWR number, he said, under warranty, because this one won't run, and it has bad IGBT's. I went to Trane Parts center and ordered a new VFD part # 131Z4015, I spoke with Marisa, the new VFD has a 30-day lead time. Job is incomplete, waiting on the new VFD.</p> <p>I put all the wires back, contactors, board, auxiliaries, etc. that I had taken apart and swapped while I was troubleshooting the VFD'S. Now we just need to wait for the new VFD'S. Job is incomplete.</p>
CT-4, 5, & 6 VFD's 3/11/24 thru 3/13/24	<p>Tech: Angel Encio, Warranty. Cooling tower 4, 5, 6. During the start up, I found that the overload contactor is undersized for these three VFD'S. I called Tech support and spoke to Larry; he gave me the correct part number of the overload contactors that we need to order. Job is incomplete.</p> <p>Warranty. The new Cooling tower VFD #6, it has the wrong size overload installed, it came like that from the factory. I called Danfoss Tech support and talked to Pierce Ellis case # 15196446. He gave me the right part order number to order. I went to Trane Parts center and ordered the new overload. Job is incomplete, waiting for the new overload.</p> <p>Warranty. The new Cooling tower VFD #5, it has the wrong size overload installed, it came like that from the factory. I called Danfoss Tech support and talked to Pierce Ellis case # 15196446. He gave me the right part order number to order. I went to Trane Parts center and ordered the new overload. Job is incomplete, waiting for the new overload.</p> <p>The new Cooling tower VFD #4, it has the wrong size overload installed, it came like that from the factory. I called Danfoss Tech support and talked to Pierce Ellis case # 15196446. He gave me the right part order number to order. I went to Trane Parts center and ordered the new overload. Job is incomplete, waiting for the new overloads.</p>

	<p>Warranty. The new Cooling tower VFD #4, #5, #6, it has the wrong size overload installed, it came like that from the factory. I called Danfoss Tech support and talked to Pierce Ellis case # 15196446. He gave me the right part order number to order. I put all the wiring back together that I had taken apart. Job is incomplete, waiting on the right size overloads.</p>
<p>Equipment Startup 3/8/24 thru 3/11/24</p>	<p>Tech: Angel Encio, New CT-4 VFD start up. I tightened all electrical connections, programmed menus, checked rotation in Hand, Bypass, Auto modes. All ok. Startup incomplete.</p> <p>Startup paperwork, printing logs, adding new equipment model and serials to call, pictures, etc.</p> <p>Startup. CWP-4 VFD. I Tightened all electrical connections, programmed menus, checked rotation, operation, amps, voltage, etc. Completed the startup. Filled out the paperwork and startup logs. Startup complete.</p> <p>Startup. CHWP-4 VFD. I Tightened all electrical connections, programmed menus, checked rotation, operation, amps, voltage, completed startup logs, etc.</p> <p>Startup. CHWP-5 VFD. I Tightened all electrical connections, programmed menus, checked rotation, operation, amps, voltage, completed startup logs, etc.</p> <p>Startup. CHWP-4 VFD. I Tightened all electrical connections, programmed menus, checked rotation, operation, amps, voltage, etc. Completed the startup. Filled out the paperwork and startup logs. Startup complete.</p> <p>Startup. CWP-5 VFD. I Tightened all electrical connections, programmed menus, checked rotation, operation, amps, voltage, etc. Completed the startup. Filled out the paperwork and startup logs. Startup complete.</p> <p>Startup. CT-6 VFD. I Tightened all electrical connections, programmed menus, checked rotation, operation, amps, voltage, etc. Completed the startup. Filled out the paperwork and startup logs. Startup complete.</p> <p>Startup. CT-5 VFD. I Tightened all electrical connections, programmed menus, checked rotation, operation, amps, voltage, etc. Completed the startup. Filled out the paperwork and startup logs. Startup complete.</p> <p>Startup. CT-4 VFD. I Tightened all electrical connections, programmed menus, checked rotation, operation, amps, voltage, etc. Completed the startup. Filled out the paperwork and startup logs. Startup complete.</p>
<p>Glycol & additional Flow Meter 2/20/24</p>	<p>Tech: Javier Suris removed HX Glycol and CHW flow meters. Took them to Onicon and dropped them off for service. I also dropped off the two meters that were in the office.</p> <p>Tech: Jackson Douberley arrived on sight and met Javier. We then located three separate Onicon flow meters. I removed the wiring from all three flow meters and wire nuted the ends if the wires. I then slid the Valves out and shut off the ball Valves that were connected to the meters. I then removed all three flow meters and placed them in boxes. We then drove to Onicon and dropped meters off to be inspected.</p>
<p>Plant Control Valves 2/11/24 thru 2/18/24</p>	<p>Tech: Javier Suris worked with Ed Wright on the plant control valve. Verified controller signal output and feedback input. The actuator does not respond to signal control other than 0% and 100%. It goes to 100% when commanded in between. Feedback in the 30% when the valve is physically at 100%. Tried adaptation. Looked for information. Need the service tool to check settings on the actuator.</p> <p>Met with Ed on site. Setup the new Belimo TZH service tool. There are parameters like signal and travel time settings that are not available to see in contrast to a tutorial online video therefore this could not be verified. The actuator is Set to 300gpm in the nametag, actual setting is 250gpm. The actuator GPM meter and the Onicon GPM meter are the same. Opened the valve to %100 and only 105gpm was read. The actuator shows %49 and the UC controller is requesting %20. Today the UC signal and feedback were aligned at %20 as opposed to last week's signal %100 and %35 feedback.</p> <p>Investigated more. Installed PC software tool. Connected to the actuator. Still does not show all the parameters. We identified the feedback value is not the voltage indicating the position of the valve but the % of the maximum flow setpoint. In this case it was showing 87gpm = %35 of 250gpm setpoint in the valve.</p> <p>NEED TO GET WITH BELIMO TECH SUPPORT TO FINDOUT THE MISSING PARAMETERS.</p> <p>Connected with the Belimo tool, the information shown in the actuator is the GPMs going through the valve. Found the valve command signal from the UC controller, adjusts the GPM setpoint in the actuator. The max GPM set in the actuator is 250, but the actuator tag shows 300. The feedback from the actuator is a percentage of the actual GPM to the 250 GPM max. When we tested the valve at 100% open, we only had 100 GPM reading in the actuator.</p>
<p>Trio 2/10/24 thru 2/17/24</p>	<p>Tech: Javier Suris worked with Ed. Verified all sensors on both sides are working properly. Calibrated Bldg. HX Ent & Leaving temp sensors. Work on P-1 & P-2 status BACnet at fault issue. Fixed UC600 comm down status issue. Replaced plant side TE-2 return water temp sensor with TS.</p> <p>Ordered the part. In stock at Tampa store.</p> <p>Picked up sensor from Tampa store. Replaced TS.</p> <p>Work on P-1 & P-2 status BACnet at fault issue. The fault went away but the status on Plant UC and Bldg. UC do not match. The ON/OFF status shows the opposite. MAY NEED TO GET WITH TS.</p>
<p>Reed 2/16/24</p>	<p>Tech: Javier Suris replaced plant entering water temperature sensor. Used Site inventory. (1) SEN01287.</p>
<p>Flow Meters 2/15/24</p>	<p>Tech: Javier Suris installed FM-3 CHWR and FM-7 CH-2 Flow meters. Put the FM-3 point back in service.</p>

CWP-2 2/13/24	Tech: Alfred Gonzalez got to site and had BAS Switch pumps around. LOTO and isolate pump through the manual valves. Remove defective broken 1/4-inch pipe and install new pipe as required. Reopen isolation valves and check for any signs of water leaks note to be satisfactory. Remove LOTO And put pump motor back in full auto mode. Fill out paperwork.
Plant Misc 2/10/24	Tech: Ed Wright worked with Javier. Did SMP licensing and firmware upgrade of the SC. Corrected the plant return temp sensor and got the UC600 plant controller communication status up. Looked at the legacy chilled water valve need the Belimo tool to continue troubleshooting.
Navara SC 2/10/24	Tech: Javier Suris updated the SMP license, and updated SC Firmware to 5.8.1830.
Plant SC 2/10/24	Tech: Javier Suris updated SC Firmware to 5.8.1830.
Legacy SC 2/3/24	Tech: Javier Suris updated Firmware to v5.8.1830.
Ella SC 2/3/24	Tech: Javer Suris updated Firmware to v5.8.1830.
Legacy SC 1/25/24	Tech: Javier Suris updated SC+ License.
Ella SC 1/25/24	Tech: Javier Suris updated SC+ License.
Plant SC+ 1/25/24	Tech: Javier Suris updated SC License.
Plant Failure 1/23/24	Tech: Joe Fortugno logged into chiller plant and found all chillers down on condenser water flow. Reset chillers 1 and 2. Checked condenser pump rotation and found that it had rotated to pump 3. This pump is currently down. I also went into pump 3 start/stop and found it overridden off. This was causing the pump to never go into alarm. Because pump 3 is down, I override the pump request to pump 2 so the plant would run. Chiller 2 is now operating. We can release the override once pump 3 is repaired.
Flow Meters 1/20/24 to 1/22/24	Tech Javier Suris, Troubleshoot FM-1,2,4,5,6 & 7. No 24vac supply present. Found control transformer fuse blown. Temporarily used fuse from V-2. Will replace the fuse I had previously ordered for another WO. FM-3 Plant Flow meter: Temporarily removed the meter to send out for calibration and set the point out of service with 1000 gpm. Will bring it to Joel on Monday. FM-7 CH-2 Flow meter: Temporarily removed the sensor to send out for calibration and set the point out of service with 1000gpm. Will bring it to Joel on Monday. Installed Test. Delivered meters to Joel.
Cooling Tower 2 1/17/24 & 1/23/24	Tech: Javier Suris found cooling tower hot deck overflowing. Found CT-2 ISO valves not closed. Control transformer fuses for V-13 & V-14 were blown. Temporarily used fuses from Glycol ISO Valves. Searched for the part. Ordered new fuses. BUSS 1CJ21 Grainger. Receiving ETA-Monday 23. Receive the parts. Replaced blown fuses. Left other fuses on site for spare.
Chiller 2 1/12/24	Tech: Ron Speicher drove to site and gained access to the chiller. Found oil temperature low. Replaced oil heater and checked operation. Waiting for replacement oil heater from Trane parts. Checked nitrogen charge on chiller 3, both circuits 4# of pressure.

Tab 2



Proposal #411675

Date: 04/10/2024

From: Juan Perez

Proposal For

Encore CDD

c/o Rizzetta & Company, Inc.
9428 Camden Field Pkwy
Riverview, FL 33578

main:
mobile:

Location

1004 N Nebraska Ave
Tampa, FL 33602

Property Name: Encore CDD

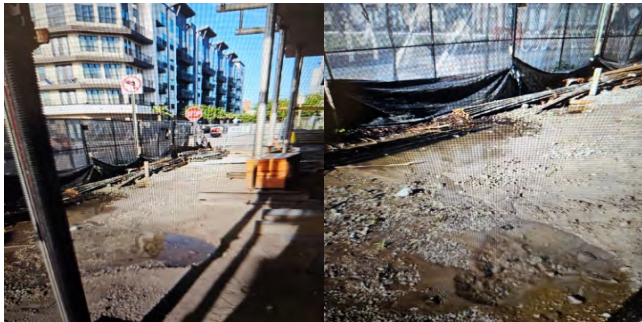
Irrigation inspection and main line break found on 4/4/24

Terms: Net 30

This inspection made on 4/4/24 have a main line break do Construccin area.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	1.00	\$900.000	\$900.00
All Materials coast	1.00	\$113.000	\$113.00

Client Notes



Signature

x

SUBTOTAL	\$1,013.00
SALES TAX	\$0.00
TOTAL	\$1,013.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Juan Perez

Office:

jperez@yellowstonelandscape.com

Tab 3

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCORE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Encore Community Development District (“**District**”) prior to June 15, 2024, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ENCORE COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the “**District’s Office**,” 2700 S. Falkenburg Rd, Suite 2745, Riverview, FL 33578. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, and pursuant to Chapter 170, Florida

Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2024
HOUR: 4:00 p.m.
LOCATION: The Ella at Encore
1210 Ray Charles Boulevard
Tampa, Florida 33602

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Tampa and Hillsborough County at least 60 days prior to the hearing set above.

5. 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 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Hillsborough County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2nd DAY OF MAY 2024.

ATTEST:

**ENCORE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Tab 4

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.

**ENCORE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Encore Community Development District was held on **Thursday, April 4, 2024, at 4:13 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

Billi Johnson-Griffin	Board Supervisor, Chairman
Teresa Morning	Board Supervisor, Vice Chairman
Julia Jackson	Board Supervisor, Assistant Secretary
Mae Walker	Board Supervisor, Assistant Secretary

Also present were:

Christina Newsome	District Manager, Rizzetta & Company, Inc.
Jozette Chack-On	Representative, Developer Counsel
Sarah Sandy	District Counsel, Kutak Rock (via Phone)
Lorenzo Reed	THA; Develop. Project Manager (via Phone)
Greg Woodcock	Representative; Cardno Engineering (via Phone)
David Hollis	Representative, Patel Group

Audience	Not Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 4:13 p.m. and conducted a roll call.

SECOND ORDER OF BUSINESS

Audience Comments

An audience was not present, and there were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

1. Presentation of Landscape Inspection Report

Ms. Newsome presented the Landscape Inspection Report to the Board. She informed the Board that the spring annuals will not be installed until the irrigation system is 100% operational.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved invoice #409894 for \$1172.22, for the Encore Community Development District.

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B. District Counsel

Ms. Sandy participated by phone and did not have updates for the Board.

C. District Engineer

1. Presentation of Maintenance Map

Greg Woodcock was present, and he presented the maintenance map to the Board.

D. Chiller System Manager

1. Presentation of Central Energy Plant Report- Trane

Mr. Watson was not present. Ms. Newsome presented the Central Energy Plant Report to the Board.

E. Tampa Housing Authority Update

Mr. Reed was present via phone, there was no report for the Board. He informed the Board that the PH farm development is going well. The farm and garden store is currently being developed in addition to the farmer's market.

F. District Manager

1. Review of District Manager Report

The next regularly scheduled meeting will be held on Thursday, May 2, 2024, at 4:00 p.m. at the Ella at Encore.

Ms. Newsome presented the District Manager Report to the Board.

2. Presentation of Website Audit

Ms. Newsome presented the 1st Quarter- March 2024 website audit to the Board.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved the March 2024 Website Audit, for the Encore Community Development District.

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FOURTH ORDER OF BUSINESS

**Consideration of Minutes of
the Board of
Supervisors Workshop
Meeting held on
February 29, 2024**

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On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors workshop meeting held on February 29, 2024, for the Encore Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Minutes of
the Board of
Supervisors Regular
Meeting held on
March 7, 2024**

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There were amendments needed for line 87: "clarify."

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On a Motion by Ms. Johnson-Griffin, seconded by Ms. Walker with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on March 7, 2024, as amended, for the Encore Community Development District.

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SIXTH ORDER OF BUSINESS

**Consideration of Operations
and Maintenance Expenditures
for February 2024**

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On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors of Encore CDD ratified the Operations & Maintenance Expenditures for February 2024 (\$6,491.58), for the Encore Community Development District.

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SEVENTH ORDER OF BUSINESS

**Consideration of Chiller
Operations and
Maintenance Expenditures
for February 2024**

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On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors of Encore CDD ratified the Chiller Fund Operations & Maintenance Expenditures for February 2024 (\$40,035.31), for the Encore Community Development District.

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EIGHTH ORDER OF BUSINESS

Supervisor Requests

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There were no supervisor requests.

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NINTH ORDER OF BUSINESS

Adjournment

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On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning, the Board unanimously approved to adjourn the meeting at 4:55 p.m., for the Encore Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

Tab 5

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures March 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2024 through March 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$19,054.33**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Billi J. Griffin	100232	BG022924	Board of Supervisors Meeting 02/29/24	\$ 200.00
Billi J. Griffin	100240	BG030724	Board of Supervisors Meeting 03/07/24	\$ 200.00
Grau & Associates, P.A.	100236	25252	Audit FYE 09/30/2023	\$ 2,500.00
Julia Jackson	100233	JJ022924	Board of Supervisors Meeting 02/29/24	\$ 200.00
Julia Jackson	100241	JJ030724	Board of Supervisors Meeting 03/07/24	\$ 200.00
Kutak Rock, LLP	100246	3354315	Legal Services 01/24	\$ 2,907.48
Mae F. Walker	100234	MW022924	Board of Supervisors Meeting 02/29/24	\$ 200.00
Mae F. Walker	100242	MW030724	Board of Supervisors Meeting 03/07/24	\$ 200.00
Mandy Electric, Inc	100243	17615	Retrofitted Light Pole 03/24	\$ 750.00
Phil Lentsch	100237	00038013	4 Agenda Booklets 03/24	\$ 177.64
Rizzetta & Company, Inc.	100231	INV0000087871	District Management Fees 03/24	\$ 4,269.16
Springer Environmental Services, Inc.	100238	13640	Clean Up 02/24	\$ 574.75
TECO	20240328-1	TECO Summary 02/24 Autopay	Utility Summary 02/24	\$ 652.23
Teresa Morning	100235	TM022924	Board of Supervisors Meeting 02/29/24	\$ 200.00

Encore Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Teresa Morning	100244	TM030724	Board of Supervisors Meeting 03/07/24	\$ 200.00
Times Publishing Company	100239	0000332750 02/25/24	Account# 124384 02/24	\$ 420.00
Times Publishing Company	100245	0000332545 02/28/24	Account# 124384 02/24	\$ 333.50
Yellowstone Landscape	20240301-1	TM 649854	Monthly Landscape Maintenance 02/24	<u>\$ 4,869.57</u>
Total Report				<u>\$ 19,054.33</u>



SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Billi Johnson-Griffin	✓
Mae Walker	✓
Juila Jackson	✓
Teresa Morning	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:15 P
Meeting End Time:	5:13 P
Total Meeting Time:	

Time Over _____ (?) Hours: _____

Total at \$ _____ per Hour: _____

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	\$0.655
Mileage to Charge	\$0.00

DM Signature:

Encore CDD

Meeting Date: March 7, 2024

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Billi Johnson-Griffin	✓
Mae Walker	✓
Juila Jackson	✓
Teresa Morning	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
03/13/2024

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:03
Meeting End Time:	5:29
Total Meeting Time:	

Time Over _____ (?) Hours: _____

Total at \$ _____ per Hour: _____

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	\$0.655
Mileage to Charge	\$0.00

DM Signature: E. Nassone

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

RECEIVED
3/1/2024

Phone: 561-994-9299

Fax: 561-994-5823

*Encore Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625*

Invoice No. 25252
Date 03/01/2024

SERVICE	AMOUNT
Audit FYE 09/30/2023	\$ <u>2,500.00</u>
Current Amount Due	\$ <u>2,500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,500.00	0.00	0.00	0.00	0.00	2,500.00

Payment due upon receipt.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 23, 2024

RECEIVED
2/27/2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3354315

Client Matter No. 6723-1

Notification Email: eftgroup@kutakrock.com

Ms. Jennifer Goldyn

Encore CDD

Rizzetta & Company

Suite 200

3434 Colwell Avenue

Tampa, FL 33614

Invoice No. 3354315

6723-1

Re: General

For Professional Legal Services Rendered

01/03/24	S. Sandy	2.40	744.00	Prepare Work Authorization for Heat Exchanger replacement; confer with Watson regarding same; prepare for board meeting
01/04/24	S. Sandy	1.70	527.00	Confer with Watson regarding work authorization; prepare for and attend board meeting; conduct follow-up regarding same
01/05/24	B. Davenport	3.80	1,007.00	Research referendum process to increase supervisor pay
01/05/24	S. Sandy	1.40	434.00	Conduct research regarding referendum to increase Supervisor compensation; facilitate execution of Trane work authorizations; confer regarding landscape RFP
01/09/24	D. Wilbourn	1.50	247.50	Prepare form of landscape maintenance agreement

KUTAK ROCK LLP

Encore CDD
February 23, 2024
Client Matter No. 6723-1
Invoice No. 3354315
Page 2

01/12/24	B. Davenport	2.20	583.00	Conduct research and prepare memorandum regarding legal analysis of referendum to increase supervisor pay
01/19/24	B. Davenport	1.00	265.00	Conduct research and prepare memorandum regarding legal analysis of referendum to increase supervisor pay
01/20/24	G. Lovett	0.50	125.00	Monitor legislative process relating to matters impacting special districts

TOTAL HOURS 14.50

TOTAL FOR SERVICES RENDERED \$3,932.50

DISBURSEMENTS

Computer Research 245.98

TOTAL DISBURSEMENTS 245.98

TOTAL CURRENT AMOUNT DUE \$4,178.48

CDD - \$2,907.48

MANDY ELECTRIC, INC.
 6201 N Nebraska
 TAMPA, FL 33604
 813-264-9234
 carie@mandyselectric.com
 www.mandyselectric.com

Invoice



BILL TO
Encore CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614

SHIP TO
Encore CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	ENCLOSED
17615	03/11/2024	\$750.00	

DESCRIPTION	QTY	RATE	AMOUNT
Completed lighting functionality test on 10/16	1	600.00	600.00
Approved repairs:			
- Retrofitted light pole head #48	1	150.00	150.00

BALANCE DUE

\$750.00

RECEIVED
03/11/2024



INVOICE
RECEIVED
 3/4/2024

Invoice

6720 E. Fowler Ave. • Tampa, FL 33617

Phone (813) 980-3494 • Fax (813) 980-3495

www.OfficeDynamicsTampa.com

Bill To:

Encore CDD / Rizzetta & Company
 3434 Colwell Ave Suite 200
 Tampa, FL 33614

Invoice #: 00038013

Date: 3/4/2024

Page: 1

DATE	DESCRIPTION	AMOUNT								
	4 Agenda bookets 49 color copies, 75 Black & white copies 12 Tabs and coil bound with clear front and white Back	\$118.88								
	UPS to 3 locations	\$58.76								
Terms net 30 days. Payment not received within thirty days of date billed will result in an additional charge of 1.5% per month and in addition, the customer is responsible for costs of collection including reasonable attorneys fees incurred in the collection process.		<table border="1"> <tr> <td data-bbox="1195 1766 1317 1791">Sales Tax:</td> <td data-bbox="1466 1766 1531 1791">\$0.00</td> </tr> <tr> <td data-bbox="1149 1812 1317 1837">Total Amount:</td> <td data-bbox="1433 1812 1531 1837">\$177.64</td> </tr> <tr> <td data-bbox="1122 1858 1317 1883">Amount Applied:</td> <td data-bbox="1466 1858 1531 1883">\$0.00</td> </tr> <tr> <td data-bbox="1162 1904 1317 1929">Balance Due:</td> <td data-bbox="1433 1904 1531 1929">\$177.64</td> </tr> </table>	Sales Tax:	\$0.00	Total Amount:	\$177.64	Amount Applied:	\$0.00	Balance Due:	\$177.64
Sales Tax:	\$0.00									
Total Amount:	\$177.64									
Amount Applied:	\$0.00									
Balance Due:	\$177.64									

Terms: Net 10

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

RECEIVED
 2/27/2024

Invoice

Date	Invoice #
3/1/2024	INV0000087871

Bill To:

ENCORE CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
March	Upon Receipt	00201

Description	Qty	Rate	Amount
Accounting Services	1.00	-\$1,406.00	-\$1,406.00
Administrative Services	1.00	\$318.67	\$318.67
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$2,581.83	\$2,581.83
Website Compliance & Management	1.00	\$100.00	\$100.00
		\$468.66	
Subtotal			-\$5,206.50
Total			-\$5,206.50

\$4,269.16



5926 US 92
Plant City, FL 33566

Native Nursery Hours:
Mon - Fri: 9:00 - 4:00
Sat: By Appointment

Invoice
13640
2/29/2024

RECEIVED
2/29/2024

Bill To
Encore Community Development District Rizzetta & Company, Inc. 9428 Camden Field Parkway Riverview, FL 33578

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
5.05	02/08 Cleanup Session	55.00	277.75
5.4	02/21 Cleanup Session	55.00	297.00
	Sales Tax Collection	7.50%	0.00

Please mail payments to: 13841 Hwy 92 E, Dover, FL 33527

Credit or debit card payments: Email Admin@SpringerEnvironmental.com and request a link to pay.

Total	\$574.75
--------------	-----------------

Encore CDD
TECO Summary 02/24
Period Covered: 02/01/24 - 02/29/24

<u>Account Number</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Location</u>	<u>GL Account</u>
211006275344	03/06/24	03/27/24	\$ 68.61	1101 Scott St E #A	4301
211006275609	03/06/24	03/27/24	\$ 117.90	1199 Scott St E #B	4301
211006276102	03/06/24	03/27/24	\$ 79.45	1231 Scott St E	4301
211006276375	03/06/24	03/27/24	\$ 60.96	1261 Scott St E	4301
211006276698	03/06/24	03/27/24	\$ 60.63	1261 Scott St E Chr Lights	4307
211006277001	03/06/24	03/27/24	\$ 26.33	1200 Nebraska Av N	4301
211006277597	03/06/24	03/27/24	\$ 139.45	1200 Nebraska Av N	4301
211006277886	03/06/24	03/27/24	\$ 63.17	1008 Nebraska Av N	4301
221007736350	03/06/24	03/27/24	\$ 35.73	1210 E. Hamilton Av	4301
TOTAL			<u>\$ 652.23</u>		

53100	4301	\$	591.60	Utility
53100	4307	\$	60.63	Street Lights
TOTAL		<u>\$</u>	<u>652.23</u>	



ENCORE COMMUNITY DEVELOPMENT
1101 SCOTT ST E, A
TAMPA, FL 33602-0000

Statement Date: March 06, 2024

Amount Due: \$68.61
Due Date: March 27, 2024
Account #: 211006275344

DO NOT PAY. Your account will be drafted on March 27, 2024

Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, Amount Due by March 27, 2024 (\$68.61)

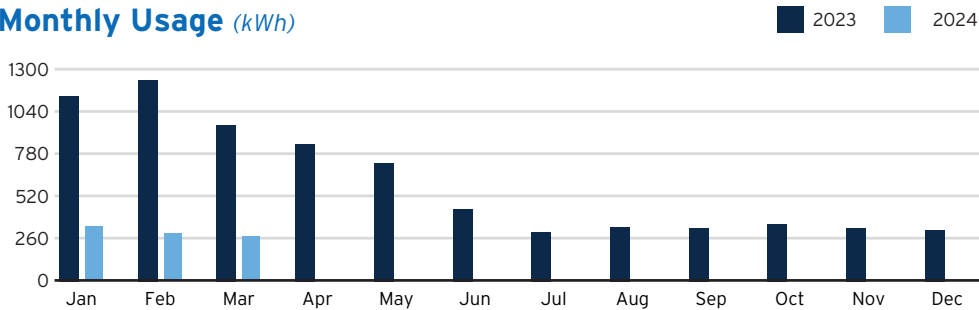
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was 72.73% lower than the same period last year.
Your average daily kWh used was 10% lower than it was in your previous period.

QR code and text: Scan here to view your account online.

Monthly Usage (kWh)



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

One Less Worry :) Go paperless and get payment reminders so you never lose track of your bill. TampaElectric.com/Paperless



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

Account #: 211006275344
Due Date: March 27, 2024

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: \$68.61
Payment Amount: \$ _____

641507591421

Your account will be drafted on March 27, 2024

ENCORE COMMUNITY DEVELOPMENT
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:
1101 SCOTT ST E
A, TAMPA, FL 33602-0000

Account #: 211006275344
Statement Date: March 06, 2024
Charges Due: March 27, 2024

Meter Read

Meter Location: # A

Service Period: Feb 01, 2024 - Feb 29, 2024

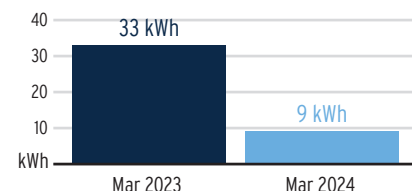
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291871	02/29/2024	41,247		40,973		274 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.00
Energy Charge	274 kWh @ \$0.08192/kWh	\$22.45
Fuel Charge	274 kWh @ \$0.03843/kWh	\$10.53
Storm Protection Charge	274 kWh @ \$0.00775/kWh	\$2.12
Clean Energy Transition Mechanism	274 kWh @ \$0.00427/kWh	\$1.17
Storm Surcharge	274 kWh @ \$0.00225/kWh	\$0.62
Florida Gross Receipt Tax		\$1.48
Electric Service Cost		\$59.37
Franchise Fee		\$3.89
State Tax		\$5.35
Total Electric Cost, Local Fees and Taxes		\$68.61

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Total Current Month's Charges \$68.61

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.



ENCORE COMMUNITY DEVELOPMENT
1200 NEBRASKA AVE N
TAMPA, FL 33602-0000

Statement Date: March 06, 2024

Amount Due: \$26.33
Due Date: March 27, 2024
Account #: 211006277001

DO NOT PAY. Your account will be drafted on March 27, 2024

Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, Amount Due by March 27, 2024 (\$26.33)

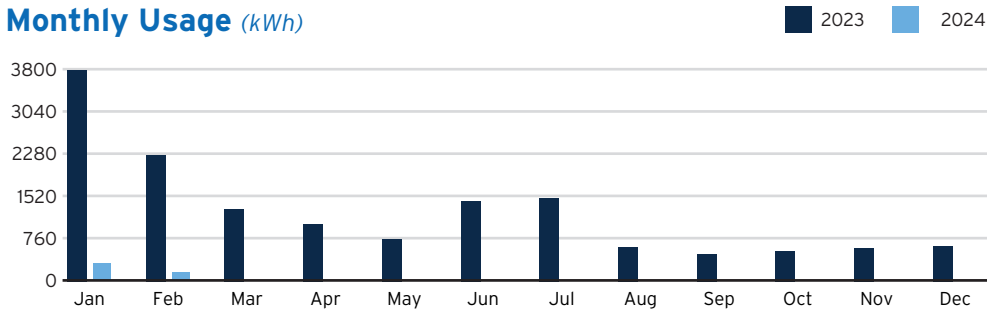
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was 99.32% lower than the same period last year.
Your average daily kWh used was 94% lower than it was in your previous period.

QR code and text: Scan here to view your account online.

Monthly Usage (kWh)



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

One Less Worry :) Go paperless and get payment reminders so you never lose track of your bill. TampaElectric.com/Paperless



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

Account #: 211006277001
Due Date: March 27, 2024

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: \$26.33
Payment Amount: \$ _____

637803912222

Your account will be drafted on March 27, 2024

ENCORE COMMUNITY DEVELOPMENT
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:
1200 NEBRASKA AVE N
TAMPA, FL 33602-0000

Account #: 211006277001
Statement Date: March 06, 2024
Charges Due: March 27, 2024

Meter Read

Service Period: Feb 01, 2024 - Feb 29, 2024

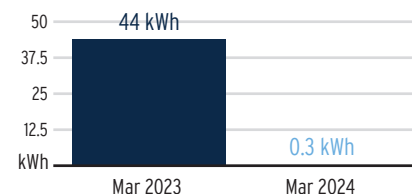
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812515	02/29/2024	30,428		30,419		9 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.00
Energy Charge	9 kWh @ \$0.08192/kWh	\$0.74
Fuel Charge	9 kWh @ \$0.03843/kWh	\$0.35
Storm Protection Charge	9 kWh @ \$0.00775/kWh	\$0.07
Clean Energy Transition Mechanism	9 kWh @ \$0.00427/kWh	\$0.04
Storm Surcharge	9 kWh @ \$0.00225/kWh	\$0.02
Florida Gross Receipt Tax		\$0.57
Electric Service Cost		\$22.79
Franchise Fee		\$1.49
State Tax		\$2.05
Total Electric Cost, Local Fees and Taxes		\$26.33

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges \$26.33

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

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 - 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

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ENCORE COMMUNITY DEVELOPMENT
1200 NEBRASKA AVE N
TAMPA, FL 33602-0000

Statement Date: March 06, 2024

Amount Due: \$139.45
Due Date: March 27, 2024
Account #: 211006277597

DO NOT PAY. Your account will be drafted on March 27, 2024

Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, Amount Due by March 27, 2024 (\$139.45)

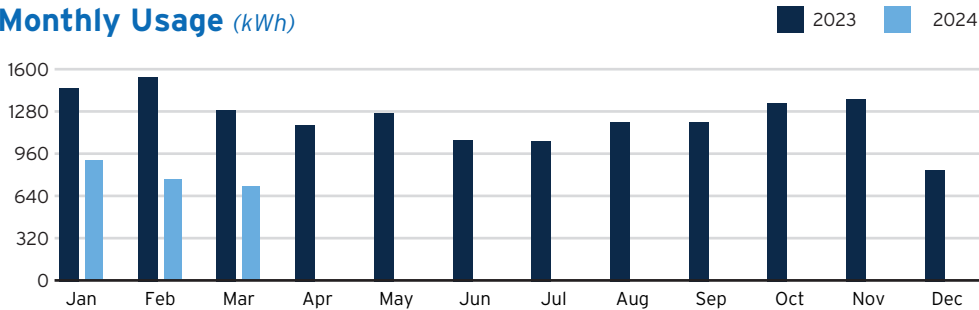
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was 43.18% lower than the same period last year.
Your average daily kWh used was 3.85% lower than it was in your previous period.

QR code and text: Scan here to view your account online.

Monthly Usage (kWh)



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

One Less Worry :) Go paperless and get payment reminders so you never lose track of your bill. TampaElectric.com/Paperless



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

Account #: 211006277597
Due Date: March 27, 2024

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: \$139.45
Payment Amount: \$ _____

637803912223

Your account will be drafted on March 27, 2024

ENCORE COMMUNITY DEVELOPMENT
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:
 1200 NEBRASKA AVE N
 TAMPA, FL 33602-0000

Account #: 211006277597
Statement Date: March 06, 2024
Charges Due: March 27, 2024

Meter Read

Service Period: Feb 01, 2024 - Feb 29, 2024

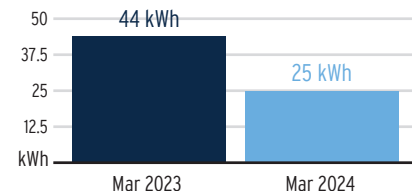
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291902	02/29/2024	859		141		718 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.00
Energy Charge	718 kWh @ \$0.08192/kWh	\$58.82
Fuel Charge	718 kWh @ \$0.03843/kWh	\$27.59
Storm Protection Charge	718 kWh @ \$0.00775/kWh	\$5.56
Clean Energy Transition Mechanism	718 kWh @ \$0.00427/kWh	\$3.07
Storm Surcharge	718 kWh @ \$0.00225/kWh	\$1.62
Florida Gross Receipt Tax		\$3.02
Electric Service Cost		\$120.68
Franchise Fee		\$7.90
State Tax		\$10.87
Total Electric Cost, Local Fees and Taxes		\$139.45

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges \$139.45

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

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 - 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

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ENCORE COMMUNITY DEVELOPMENT
1008 N NEBRASKA AVE
TAMPA, FL 33602-3041

Statement Date: March 06, 2024

Amount Due: \$63.17

Due Date: March 27, 2024

Account #: 211006277886

DO NOT PAY. Your account will be drafted on March 27, 2024

Account Summary

Current Service Period: February 01, 2024 - February 29, 2024

Previous Amount Due \$66.47
Payment(s) Received Since Last Statement -\$66.47

Current Month's Charges \$63.17

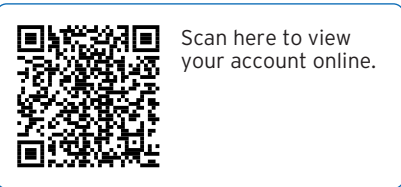
Amount Due by March 27, 2024 \$63.17

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

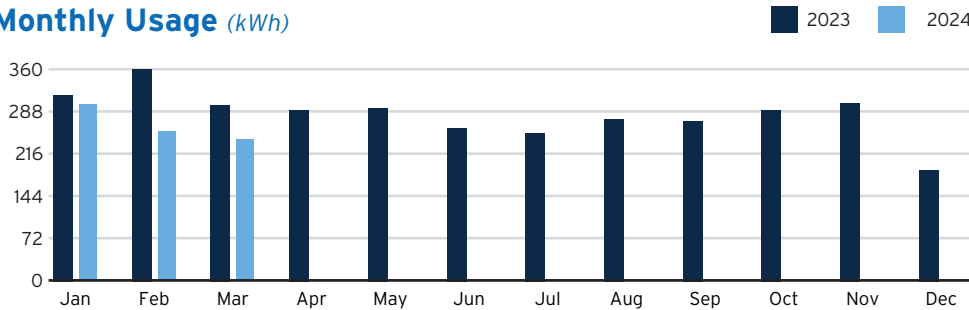
Your Energy Insight

Your average daily kWh used was 20% lower than the same period last year.

Your average daily kWh used was 11.11% lower than it was in your previous period.



Monthly Usage (kWh)



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 #: 211006277886

Due Date: March 27, 2024

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: \$63.17

Payment Amount: \$

637803912224

Your account will be drafted on March 27, 2024

ENCORE COMMUNITY DEVELOPMENT
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:
1008 N NEBRASKA AVE
TAMPA, FL 33602-3041

Account #: 211006277886
Statement Date: March 06, 2024
Charges Due: March 27, 2024

Meter Read

Service Period: Feb 01, 2024 - Feb 29, 2024

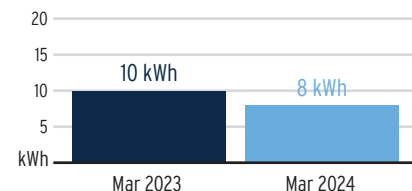
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000748349	02/29/2024	4,953		4,713		240 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.00
Energy Charge	240 kWh @ \$0.08192/kWh		\$19.66
Fuel Charge	240 kWh @ \$0.03843/kWh		\$9.22
Storm Protection Charge	240 kWh @ \$0.00775/kWh		\$1.86
Clean Energy Transition Mechanism	240 kWh @ \$0.00427/kWh		\$1.02
Storm Surcharge	240 kWh @ \$0.00225/kWh		\$0.54
Florida Gross Receipt Tax			\$1.37
Electric Service Cost			\$54.67
Franchise Fee			\$3.58
State Tax			\$4.92
Total Electric Cost, Local Fees and Taxes			\$63.17

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges **\$63.17**

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

Ways To Pay Your Bill

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- Mail A Check Payments:**
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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

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ENCORE COMMUNITY DEVELOPMENT
1199 SCOTT ST E, B
TAMPA, FL 33602-0000

Statement Date: March 06, 2024

Amount Due: \$117.90

Due Date: March 27, 2024

Account #: 211006275609

DO NOT PAY. Your account will be drafted on March 27, 2024

Account Summary


Current Service Period: February 01, 2024 - February 29, 2024	
Previous Amount Due	\$128.53
Payment(s) Received Since Last Statement	-\$128.53
Current Month's Charges	\$117.90
Amount Due by March 27, 2024	\$117.90

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

Your Energy Insight

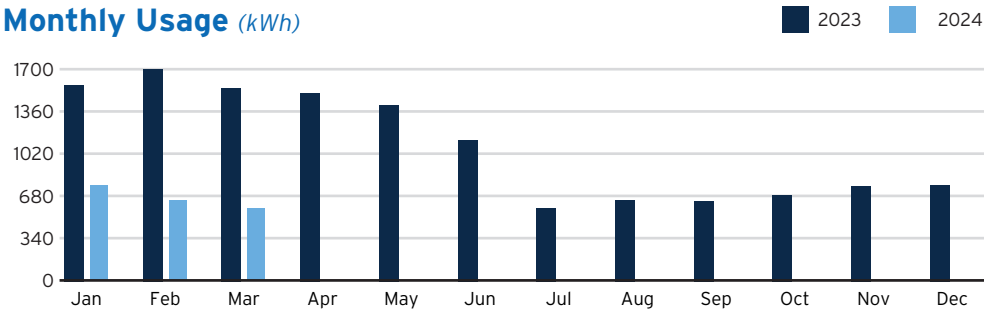
Your average daily kWh used was **62.26% lower** than the same period last year.

Your average daily kWh used was **9.09% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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 #: 211006275609

Due Date: March 27, 2024

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:	\$117.90
Payment Amount: \$	_____

637803912218

Your account will be drafted on March 27, 2024

ENCORE COMMUNITY DEVELOPMENT
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:
 1199 SCOTT ST E
 B, TAMPA, FL 33602-0000

Account #: 211006275609
Statement Date: March 06, 2024
Charges Due: March 27, 2024

Meter Read

Meter Location: # B

Service Period: Feb 01, 2024 - Feb 29, 2024

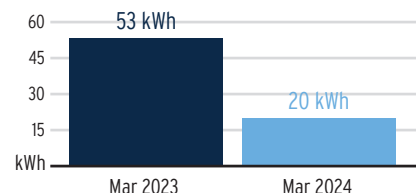
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000291870	02/29/2024	50,321	49,738	583 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.00
Energy Charge	583 kWh @ \$0.08192/kWh	\$47.76
Fuel Charge	583 kWh @ \$0.03843/kWh	\$22.40
Storm Protection Charge	583 kWh @ \$0.00775/kWh	\$4.52
Clean Energy Transition Mechanism	583 kWh @ \$0.00427/kWh	\$2.49
Storm Surcharge	583 kWh @ \$0.00225/kWh	\$1.31
Florida Gross Receipt Tax		\$2.55
Electric Service Cost		\$102.03
Franchise Fee		\$6.68
State Tax		\$9.19
Total Electric Cost, Local Fees and Taxes		\$117.90

Avg kWh Used Per Day



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Total Current Month's Charges \$117.90

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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

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ENCORE COMMUNITY DEVELOPMENT
1231 SCOTT ST E
TAMPA, FL 33602-0000

Statement Date: March 06, 2024

Amount Due: \$79.45

Due Date: March 27, 2024

Account #: 211006276102

DO NOT PAY. Your account will be drafted on March 27, 2024

Account Summary


Current Service Period: February 01, 2024 - February 29, 2024	
Previous Amount Due	\$98.54
Payment(s) Received Since Last Statement	-\$98.54
Current Month's Charges	\$79.45
Amount Due by March 27, 2024	\$79.45

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

Your Energy Insight

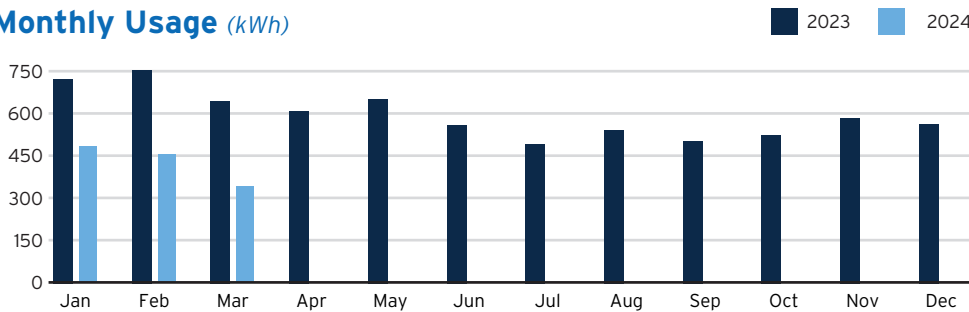
Your average daily kWh used was **45.45% lower** than the same period last year.

Your average daily kWh used was **25% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless



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

Account #: 211006276102

Due Date: March 27, 2024

 **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: \$79.45

Payment Amount: \$ _____

637803912219

Your account will be drafted on March 27, 2024

ENCORE COMMUNITY DEVELOPMENT
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:
1231 SCOTT ST E
TAMPA, FL 33602-0000

Account #: 211006276102
Statement Date: March 06, 2024
Charges Due: March 27, 2024

Meter Read

Service Period: Feb 01, 2024 - Feb 29, 2024

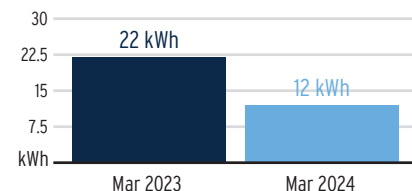
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744075	02/29/2024	47,540		47,198		342 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.00
Energy Charge	342 kWh @ \$0.08192/kWh	\$28.02
Fuel Charge	342 kWh @ \$0.03843/kWh	\$13.14
Storm Protection Charge	342 kWh @ \$0.00775/kWh	\$2.65
Clean Energy Transition Mechanism	342 kWh @ \$0.00427/kWh	\$1.46
Storm Surcharge	342 kWh @ \$0.00225/kWh	\$0.77
Florida Gross Receipt Tax		\$1.72
Electric Service Cost		\$68.76
Franchise Fee		\$4.50
State Tax		\$6.19
Total Electric Cost, Local Fees and Taxes		\$79.45

Avg kWh Used Per Day



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Total Current Month's Charges \$79.45

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- Mail A Check**
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P.O. Box 31318
Tampa, FL 33631-3318
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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
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Tampa, FL 33601-0111

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- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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ENCORE COMMUNITY DEVELOPMENT
1261 SCOTT ST E
TAMPA, FL 33602-0000

Statement Date: March 06, 2024

Amount Due: \$60.96
Due Date: March 27, 2024
Account #: 211006276375

DO NOT PAY. Your account will be drafted on March 27, 2024

Account Summary

Table with account summary: Current Service Period (Feb 01-29, 2024), Previous Amount Due (\$65.34), Payment Received (-\$65.34), Current Month's Charges (\$60.96), Amount Due by March 27, 2024 (\$60.96)

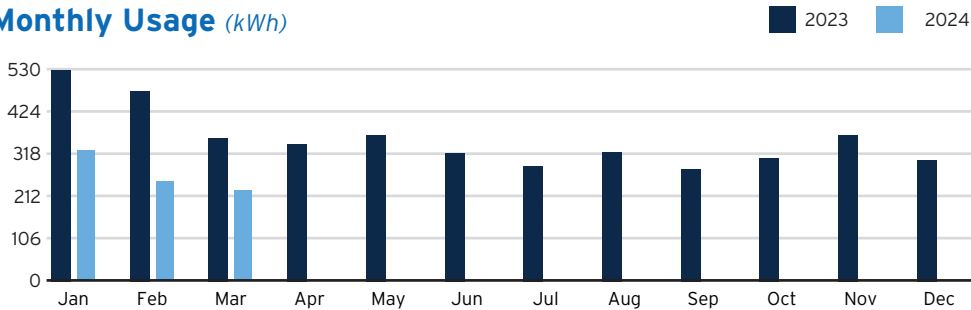
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was 33.33% lower than the same period last year.
Your average daily kWh used was 11.11% lower than it was in your previous period.

QR code and text: Scan here to view your account online.

Monthly Usage (kWh)



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

One Less Worry :) Go paperless and get payment reminders so you never lose track of your bill. TampaElectric.com/Paperless



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

Account #: 211006276375
Due Date: March 27, 2024

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: \$60.96
Payment Amount: \$ _____

637803912220

Your account will be drafted on March 27, 2024

ENCORE COMMUNITY DEVELOPMENT
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:
1261 SCOTT ST E
TAMPA, FL 33602-0000

Account #: 211006276375
Statement Date: March 06, 2024
Charges Due: March 27, 2024

Meter Read

Service Period: Feb 01, 2024 - Feb 29, 2024

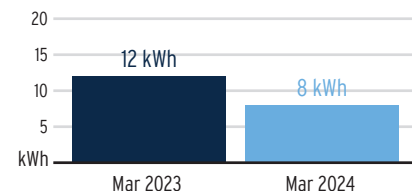
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744074	02/29/2024	22,636		22,410		226 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.00
Energy Charge	226 kWh @ \$0.08192/kWh	\$18.51
Fuel Charge	226 kWh @ \$0.03843/kWh	\$8.69
Storm Protection Charge	226 kWh @ \$0.00775/kWh	\$1.75
Clean Energy Transition Mechanism	226 kWh @ \$0.00427/kWh	\$0.97
Storm Surcharge	226 kWh @ \$0.00225/kWh	\$0.51
Florida Gross Receipt Tax		\$1.32
Electric Service Cost		\$52.75
Franchise Fee		\$3.46
State Tax		\$4.75
Total Electric Cost, Local Fees and Taxes		\$60.96

Avg kWh Used Per Day



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Total Current Month's Charges \$60.96

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ENCORE COMMUNITY DEVELOPMENT
1261 SCOTT ST E
TAMPA, FL 33602-0000

Statement Date: March 06, 2024

Amount Due:	\$60.63
Due Date:	March 27, 2024
Account #:	211006276698

DO NOT PAY. Your account will be drafted on March 27, 2024

Account Summary


Current Service Period: February 01, 2024 - February 29, 2024	
Previous Amount Due	\$87.51
Payment(s) Received Since Last Statement	-\$87.51
Current Month's Charges	\$60.63
Amount Due by March 27, 2024	\$60.63

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

Your Energy Insight

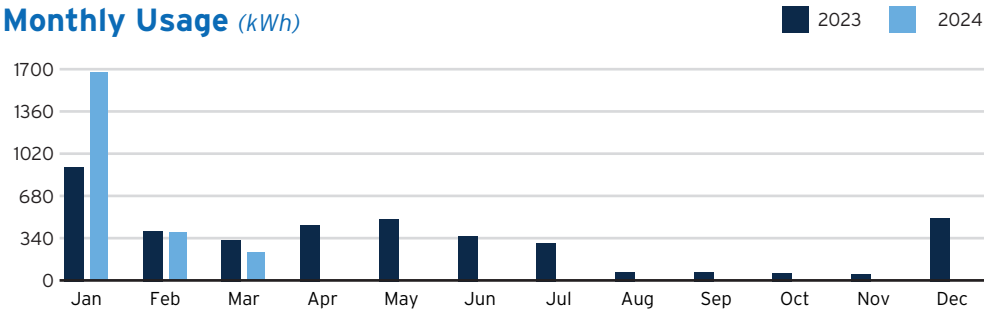
Your average daily kWh used was **27.27% lower** than the same period last year.

Your average daily kWh used was **38.46% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless



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

Account #: 211006276698
Due Date: March 27, 2024

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See reverse side of your paystub for more ways to pay.

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

Amount Due:	\$60.63
Payment Amount:	\$ _____

637803912221

Your account will be drafted on March 27, 2024

ENCORE COMMUNITY DEVELOPMENT
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:
 1261 SCOTT ST E
 TAMPA, FL 33602-0000

Account #: 211006276698
Statement Date: March 06, 2024
Charges Due: March 27, 2024

Meter Read

Service Period: Feb 01, 2024 - Feb 29, 2024

Rate Schedule: General Service - Non Demand

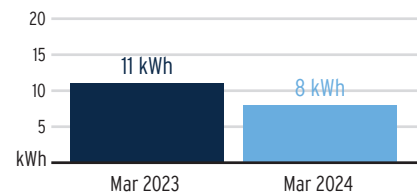
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799340	02/29/2024	9,306		9,082		224 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.00
Energy Charge	224 kWh @ \$0.08192/kWh	\$18.35
Fuel Charge	224 kWh @ \$0.03843/kWh	\$8.61
Storm Protection Charge	224 kWh @ \$0.00775/kWh	\$1.74
Clean Energy Transition Mechanism	224 kWh @ \$0.00427/kWh	\$0.96
Storm Surcharge	224 kWh @ \$0.00225/kWh	\$0.50
Florida Gross Receipt Tax		\$1.31
Electric Service Cost		\$52.47
Franchise Fee		\$3.44
State Tax		\$4.72
Total Electric Cost, Local Fees and Taxes		\$60.63

Total Current Month's Charges \$60.63

Avg kWh Used Per Day



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ENCORE COMMUNITY DEVELOPMENT
1210 E HAMILTON AVE
TAMPA, FL 33604-4327

Statement Date: March 06, 2024

Amount Due: \$35.73
Due Date: March 27, 2024
Account #: 221007736350

DO NOT PAY. Your account will be drafted on March 27, 2024

Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, Amount Due by March 27, 2024 (\$35.73)

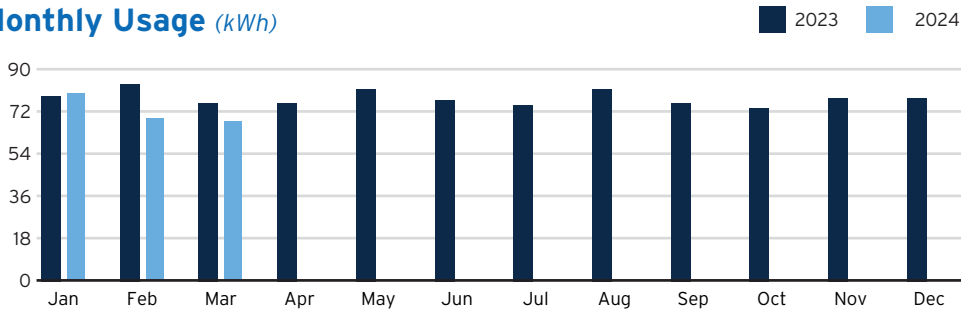
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was 33.33% lower than the same period last year.
Your average daily kWh used was 0% higher than it was in your previous period.

QR code and text: Scan here to view your account online.

Monthly Usage (kWh)



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One Less Worry :) Go paperless and get payment reminders so you never lose track of your bill. TampaElectric.com/Paperless



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

Account #: 221007736350
Due Date: March 27, 2024

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: \$35.73
Payment Amount: \$ _____

657556887150

Your account will be drafted on March 27, 2024

ENCORE COMMUNITY DEVELOPMENT
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:
 1210 E HAMILTON AVE
 TAMPA, FL 33604-4327

Account #: 221007736350
Statement Date: March 06, 2024
Charges Due: March 27, 2024

Meter Read

Service Period: Feb 01, 2024 - Feb 29, 2024

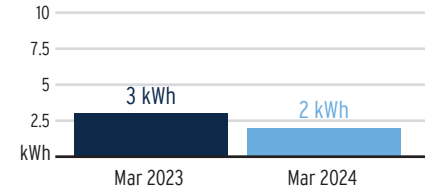
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000741569	02/29/2024	3,071		3,003		68 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.00
Energy Charge	68 kWh @ \$0.08192/kWh	\$5.57
Fuel Charge	68 kWh @ \$0.03843/kWh	\$2.61
Storm Protection Charge	68 kWh @ \$0.00775/kWh	\$0.53
Clean Energy Transition Mechanism	68 kWh @ \$0.00427/kWh	\$0.29
Storm Surcharge	68 kWh @ \$0.00225/kWh	\$0.15
Florida Gross Receipt Tax		\$0.77
Electric Service Cost		\$30.92
Franchise Fee		\$2.03
State Tax		\$2.78
Total Electric Cost, Local Fees and Taxes		\$35.73

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Total Current Month's Charges \$35.73

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.

Tampa Bay Times

tampabay.com

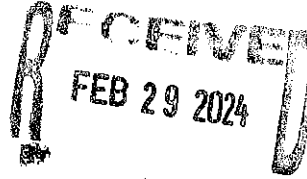
Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
02/25/24		ENCORE CDD	
Billing Date	Sales Rep	Customer Account	
02/25/2024	Carol Chewing	124384	
Total Amount Due		Ad Number	
\$420.00		0000332750	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
02/25/24	02/25/24	0000332750	Times	Legals CLS	Encore Community - Notice of Workshop	1	2x39 L	\$418.00
02/25/24	02/25/24	0000332750	Tampabay.com	Legals CLS	Encore Community - Notice of Workshop AffidavitMaterial	1	2x39 L	\$0.00 \$2.00



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	
02/25/24		ENCORE CDD	
Billing Date	Sales Rep	Customer Account	
02/25/2024	Carol Chewing	124384	
Total Amount Due		Ad Number	
\$420.00		0000332750	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

ENCORE CDD
 C/O RIZZETTA & COMPANY
 3434 COLWELL AVE STE 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 **Cindy Pickett** 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: Encore Community - Notice of Workshop** was published in said newspaper by print in the issues of: **2/25/24** or by publication on the newspaper's website, if authorized, on

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.

Cindy Pickett

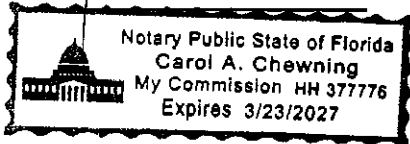
Signature Affiant

Sworn to and subscribed before me this **02/25/2024**

Signature of Notary Public

Personally known or produced identification

Type of identification produced



NOTICE OF WORKSHOP
ENCORE COMMUNITY DEVELOPMENT DISTRICT IV

A public workshop ("Workshop") of one or more members of the Board of Supervisors of the Encore Community Development District ("District") will be held on **February 29, 2024, at 3:00 p.m.** at The Ella at Encore., located at 1210 Ray Charles Boulevard Tampa, Florida 33602.. The purpose of the workshop is to present general information as it relates to the District's RFP for Landscape. The District will also hear public input and comment on the issue.

The Workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the Workshop may be obtained from the District Manager, 2700 S. Falkenburg Rd, Ste 2745, Riverview, FL 33578.

The Workshop may be continued to a date, time, and place to be specified on the record at the Workshop. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at the Workshop because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least two calendar days prior to the Workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid 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 the 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 based.

Christina Newsome
District Manager
02/25/24

0000332750

} ss

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	
02/28/24		ENCORE CDD	
Billing Date	Sales Rep	Customer Account	
02/28/2024	Jessica Bowling	124384	
Total Amount Due		Ad Number	
\$333.50		0000332545	

RECEIVED
MAR - 4 2024

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	BY Size.....	Net Amount
02/28/24	02/28/24	0000332545	Times	Legals CLS	Encore CDD REGULAR BOARD OF SUPER	1	2x40 L	\$331.50
02/28/24	02/28/24	0000332545	Tampabay.com	Legals CLS	Encore CDD REGULAR BOARD OF SUPER AffidavitMaterial	1	2x40 L	\$0.00 \$2.00

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	
02/28/24		ENCORE CDD	
Billing Date	Sales Rep	Customer Account	
02/28/2024	Jessica Bowling	124384	
Total Amount Due		Ad Number	
\$333.50		0000332545	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

ENCORE CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614

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

Tampa Bay Times
Published Daily

RECEIVED
MAR - 4 2024
BY:

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** 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: Encore CDD REGULAR BOARD OF SUPERVISORS MEETING** was published in said newspaper by print in the issues of: **2/28/24** or by publication on the newspaper's website, if authorized, on

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.

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD OF SUPERVISORS MEETING**

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on March 7, 2024, at 4:00 p.m. at The Ella at Encore, located at 1210 Ray Charles Boulevard Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings 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.

Encore Community Development District
Christina Newsome, District Manager
02/28/24

0000332545b

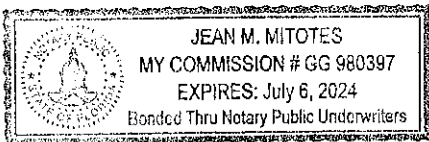
Signature Affiant

Sworn to and subscribed before me this 02/28/2024

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



RECEIVED
2/13/2024

INVOICE



INVOICE #	INVOICE DATE
TM 649854	2/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Encore CDD
c/o Rizzetta & Company, Inc.
9428 Camden Field Pkwy
Riverview, FL 33578

Property Name: Encore CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 2, 2024

Invoice Amount: \$4,869.57

Description	Current Amount
-------------	----------------

Monthly Landscape Maintenance – February 2024	\$4,869.57
Part 1 General Landscape	\$2,768.10
Part 4	\$ 221.75
Part 7	\$ 424.67
Addendum 3	\$ 623.75
Fert	\$ 831.31

Excellence

Invoice Total \$4,869.57

IN COMMERCIAL LANDSCAPE

Should you have any questions or inquiries please call (386) 437-6211.

Tab 6

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

**Operation and Maintenance Expenditures
March 2024
For Board Approval
Chiller Fund**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2024 through March 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$148,038.29**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cardno, Inc.	100102	532259	Engineering Services 05/22	\$ 3,530.79
City of Tampa Utilities	100098	2175375 02/24	1237 E Harrison St 02/24	\$ 671.17
City of Tampa Utilities	100104	2175375 02/24B	1237 E Harrison St 02/24B	\$ 929.05
Frontier Florida, LLC	20240326-1	813-223-7101-092412-5 03/24 Autopay	Telephone, Internet, Cable 03/24	\$ 349.05
Kutak Rock, LLP	100105	3354315 Chiller	Legal Services 01/24	\$ 1,271.00
Rizzetta & Company, Inc.	100097	INV0000087871 Chiller	District Management Fees 03/24	\$ 937.34
Stantec Consulting Services, Inc.	100099	2191684	Engineering Services 01/24	\$ 2,290.74
Stantec Consulting Services, Inc.	100103	2203937	Engineering Services 02/24	\$ 1,867.50
Tampa Bay Trane	100100	314319858	Rental Equipment 01/11/23 - 02/07/23	\$ 3,400.00
Tampa Bay Trane	100100	314322210	Monthly Billing #3117815 02/24	\$ 27,083.33
Tampa Bay Trane	100101	314201336	Rental Equipment 12/14/23 - 01/10/24	\$ 3,400.00
Tampa Bay Trane	100101	314201342	Rental Equipment 11/16/23 - 12/13/23	\$ 3,400.00

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tampa Bay Trane	100101	314386194	Monthly Billing #3117815 03/23	\$ 27,083.33
Tampa Bay Trane	100106	314406029	Rental Equipment 02/08/24 - 03/06/24	\$ 3,400.00
Tampa Bay Trane	100107	314092785	Lot 12 Piping Project - App #4	\$ 3,800.00
Tampa Bay Trane	100107	314097021	Lot 12 Piping Project - App #5	\$ 35,842.28
Tampa Bay Trane	100107	314335067	Lot 12 Piping Project - App #6	\$ 3,982.47
TECO	20240301-1	211006277308 01/24 Autopay	1200 Nebraska Ave N 01/24	\$ 16,128.69
TECO	20240328-1	211006278348 02/24 Autopay	1004 N Nebraska Ave 02/24	<u>\$ 8,671.55</u>
Total Report				<u>\$ 148,038.29</u>



Check Remittance:
 Cardno, Inc.
 P.O. Box 123400
 Dallas, TX 75312-3400

INVOICE

EFT Remittance:
 Account Name: Cardno, Inc.
 Bank Name: HSBC Bank USA, NA
 Routing Number: 022000020 | ABA Number: 021001088
 Account Number: 447007033
 Email Notification: CBS.EFT@cardno.com
 Taxpayer ID No. 45-2663666

Phone: 720 257 5800 | Fax: 303-945-7159 | Web: www.cardno.com

Please include an invoice copy with payment or reference the invoice number(s) and project number(s) on your remittance.

Please note that remittance details have changed

Encore CDD
Attention: Sherryl Florko
2627 McCormick Drive #102
Clearwater, FL. 33759

Invoice # : 532259
Project : 0202414695
Invoice Group : **
Invoice Date : 6/3/2022

Project Name : DEV Encore CDD Stmwtr Analysis
For Professional Services Rendered through: 6/3/2022

Contract Number:

Phase Name	Phase Fee	Previous Amount	Amount Remaining	Current Amount	% of Complete	Total Fee Earned
Encore CDD Stormwater Analysis	4,500.00	969.21	0.00	3,530.79	100.00	4,500.00
Total Fee:	4,500.00					

Total Fee Earned To Date	4,500.00
Less Previous Billings	969.21
Amount Due this Invoice	3,530.79

RECEIVED
 03/13/24

Statement

Previously Billed	969.21	Contract Amount	4,500.00
Total This Invoice	3,530.79	Billed To Date	4,500.00
Fee Earned To Date	4,500.00	Contract Balance	0.00
Paid To Date	0.00		



City of Tampa Utilities
P.O. Box 30191
Tampa, FL 33630-3191

Amount Now Due
\$671.17

Make Check Payable:
City of Tampa Utilities

Your Account Number
2175375



BILL DATE: 02/13/2024

PAY NEW CHARGES BY: 03/05/2024

ENCORE COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA, FL 33614

00002175375 0000067117

TO ENSURE PROMPT CREDIT PLEASE RETURN THE ABOVE PORTION OF BILL WITH YOUR PAYMENT



ENCORE COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Bill Date: 02/13/2024

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

Service To: 02/08/2024

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
10111234	WATER	273	256	30	17	13
10111234	WATER	3010	3003	30	7	5
17063414	WATER	5773	5728	29	45	34
12024493	WATER	155	153	29	2	1
12011270	WATER	2682	2682	30	0	0

LAST BILLING						3,765.51
LESS PAYMENTS						3,765.51 CR
WATER BASE CHARGE 3"			1 Meter @	90.00		90.00
WATER TIER 1 CHARGE			24.0 @	3.52		84.48
TBW PASS-THROUGH			24.0 @	0.06		1.44
WATER SUBTOTAL				175.92		
UTILITY TAX 10%						17.59
WASTEWATER BASE CHARGE 3"			1 Meter @	90.00		90.00
WASTEWATER CHARGE INSIDE			71.0 @	5.46		387.66

Amount Now Due
\$671.17

Your Account Number
2175375

Water Customer Class
INDUSTRIAL

Water Usage History

Months	Gallons (1000's)
FEB	53
JAN	331
DEC	208
NOV	387
OCT	2132
SEP	406
AUG	553
JUL	431
JUN	224
MAY	206
APR	88
MAR	74
FEB	35

Pay This Amount → \$671.17

PLEASE PAY BY DUE DATE OF 03/05/2024



City of Tampa Utilities
P.O. Box 30191
Tampa, FL 33630-3191

Amount Now Due
\$929.05

Make Check Payable:
City of Tampa Utilities

Your Account Number
2175375



BILL DATE: 03/13/2024

PAY NEW CHARGES BY: 04/03/2024

RECEIVED
03/15/24

ENCORE COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA, FL 33614

00002175375 0000092905

TO ENSURE PROMPT CREDIT PLEASE RETURN THE ABOVE PORTION OF BILL WITH YOUR PAYMENT



ENCORE COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Bill Date: 03/13/2024

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

Service To: 03/08/2024

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
10111234	WATER	276	273	29	3	2
10111234	WATER	3023	3010	29	13	10
17063414	WATER	5878	5773	29	105	79
12024493	WATER	158	155	29	3	2
12011270	WATER	2682	2682	29	0	0

LAST BILLING						671.17
LESS PAYMENTS						671.17 CR
WATER BASE CHARGE 3"			1 Meter @	90.00		90.00
WATER TIER 1 CHARGE			16.0 @	3.52		56.32
TBW PASS-THROUGH			16.0 @	0.06		0.96
WATER SUBTOTAL				147.28		
UTILITY TAX 10%						14.73
WASTEWATER BASE CHARGE 3"			1 Meter @	90.00		90.00
WASTEWATER CHARGE INSIDE			124.0 @	5.46		677.04

Amount Now Due
\$929.05

Your Account Number
2175375

Water Customer Class
INDUSTRIAL

Water Usage History

Months	Gallons (1000's)
MAR	93
FEB	53
JAN	331
DEC	208
NOV	387
OCT	2132
SEP	406
AUG	553
JUL	431
JUN	224
MAY	206
APR	88
MAR	74

Pay This Amount → **\$929.05**

PLEASE PAY BY DUE DATE OF 04/03/2024



Your Monthly Invoice

Account Summary

New Charges Due Date	3/25/24
Billing Date	3/01/24
Account Number	813-223-7101-092412-5
PIN	
Previous Balance	349.05
Payments Received Thru 2/26/24	-349.05
Thank you for your payment!	
Balance Forward	.00
New Charges	349.05
Total Amount Due	\$349.05




RECEIVED
03/13/2024


**ANYTIME,
ANYWHERE
SUPPORT**



Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.



frontier.com/resources/myfrontier-mobile-app

WAYS TO PAY YOUR BILL


 frontier.com/signupforautopay

 **800-801-6652**

MyFrontier app


 P.O. Box 211579
 Eagan, MN 55121-2879

6790 0007 NO RP 01 03042024 NNNNNNNN 01 000816 0003

ENCORE COMMUNITY DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



You are all set with Auto Pay! To review your account, go to frontier.com or MyFrontier mobile app.



Date of Bill
Account Number

3/01/24
813-223-7101-092412-5

LET FRONTIER[®] BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need—without the overhead—with Frontier Premium Tech Pro.

business.frontier.com



For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711.

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.



Date of Bill
Account Number

3/01/24
813-223-7101-092412-5

CURRENT BILLING SUMMARY

Local Service from 03/01/24 to 03/31/24

Qty Description	813/223-7101.0	Charge
Basic Charges		
Additional Line Unlimited		80.00
Solutions Bundle Line		87.00
2 Multi-Line Federal Subscriber Line Charge		18.20
Carrier Cost Recovery Surcharge		13.99
2 Access Recovery Charge Multi-Line Business		7.64
Frontier Roadwork Recovery Surcharge		2.75
Other Charges-Detailed Below		-52.00
FCA Long Distance - Federal USF Surcharge		11.76
Tampa Utility Tax		10.75
Federal USF Recovery Charge		8.94
FL State Communications Services Tax		8.77
FL State Gross Receipts Tax		3.42
Federal Excise Tax		.85
2 Hillsborough County 911 Surcharge		.80
FL State Gross Receipts Tax		.26
2 FL Telecommunications Relay Service		.18
Total Basic Charges		203.31
Non Basic Charges		
FiberOptic Internet for Business 25/25		125.98
2 Federal Primary Carrier Multi Line Charge		29.98
Partial Month Charges-Detailed Below		-25.00
FCA Long Distance - Federal USF Surcharge		10.38
Tampa Utility Tax		2.42
FL State Communications Services Tax		1.98
Total Non Basic Charges		145.74
TOTAL		349.05

**** ACCOUNT ACTIVITY ****

Qty Description	Order Number	Effective Dates	
Additional Line Discount	AUTOCH	3/01	-30.00
Solutions Bundle Discount	AUTOCH	3/01	-22.00
813/223-7101		Subtotal	-52.00
Partial Month Charges			
FiberOptic Internet Bus 99 MO			-25.00
813/223-7101		Subtotal	-25.00
Subtotal			-77.00

CIRCUIT ID DETAIL

88/KQXA/166347/ /VZFL

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$248.07 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective with your April invoice, the Road Recovery surcharge will increase to \$4.00. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to frontier.com/taxes-and-surcharges

Future delivery of Frontier print directories may be reduced or eliminated in certain areas. You may access a digital version at www.therealyellowpages.com/ or <https://frontierwhitepages.dirxion.com/> To receive a printed copy of your local directory, where available, at no charge call 1-844-339-6334. You can opt out of a printed directory by visiting www.yellowpagesoptout.com





KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 23, 2024

RECEIVED
2/27/2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3354315

Client Matter No. 6723-1

Notification Email: eftgroup@kutakrock.com

Ms. Jennifer Goldyn
Encore CDD
Rizzetta & Company
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3354315
6723-1

Re: General

For Professional Legal Services Rendered

01/03/24	S. Sandy	2.40	744.00	Prepare Work Authorization for Heat Exchanger replacement; confer with Watson regarding same; prepare for board meeting
01/04/24	S. Sandy	1.70	527.00	Confer with Watson regarding work authorization; prepare for and attend board meeting; conduct follow-up regarding same
01/05/24	B. Davenport	3.80	1,007.00	Research referendum process to increase supervisor pay
01/05/24	S. Sandy	1.40	434.00	Conduct research regarding referendum to increase Supervisor compensation; facilitate execution of Trane work authorizations; confer regarding landscape RFP
01/09/24	D. Wilbourn	1.50	247.50	Prepare form of landscape maintenance agreement

KUTAK ROCK LLP

Encore CDD
February 23, 2024
Client Matter No. 6723-1
Invoice No. 3354315
Page 2

01/12/24	B. Davenport	2.20	583.00	Conduct research and prepare memorandum regarding legal analysis of referendum to increase supervisor pay
01/19/24	B. Davenport	1.00	265.00	Conduct research and prepare memorandum regarding legal analysis of referendum to increase supervisor pay
01/20/24	G. Lovett	0.50	125.00	Monitor legislative process relating to matters impacting special districts

TOTAL HOURS 14.50

TOTAL FOR SERVICES RENDERED \$3,932.50

DISBURSEMENTS

Computer Research 245.98

TOTAL DISBURSEMENTS 245.98

TOTAL CURRENT AMOUNT DUE \$4,178.48

Chiller - \$1,271.00

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

RECEIVED
 2/27/2024

Invoice

Date	Invoice #
3/1/2024	INV0000087871

Bill To:

ENCORE CDD **CHILLER**
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00201

Description		Qty	Rate	Amount
Accounting Services	\$937.34	1.00	-\$1,406.00	-\$1,406.00
Administrative Services		1.00	\$318.67	\$318.67
Landscape Consulting Services		1.00	\$800.00	\$800.00
Management Services		1.00	\$2,581.83	\$2,581.83
Website Compliance & Management		1.00	\$100.00	\$100.00
Subtotal				-\$5,206.50
Total				-\$5,206.50

\$937.34



INVOICE

RECEIVED
2/9/2024

Invoice Number 2191684
Invoice Date February 6, 2024
Customer Number 183039
Project Number 238200348

Bill To

Encore Community Development District
Accounts Payable
3434 Colwell Ave.
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

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$2,290.74

For Period Ending:

February 2, 2024

Net Due in 30 Days or in accordance with terms of the contract

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-01-02	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	3.50	135.00	472.50	PREPARE FINAL INSPECTION PUNCHLIST DOCUMENT AND SEND TO PROJECT TEAM. PREPARE MEETING MINUTES AND SEND MEETING INVITE FOR LOT 12 CHILLED WATER PIPING PROJECT. PREPARE FOR AND ATTEND MEETING. REVIEW AGREEMENT FOR HEAT EXCHANGER FROM SARAH	
2024-01-04	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.50	135.00	202.50	PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL.	
2024-01-16	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	3.00	135.00	405.00	REVIEW AS-BUILT DATA PROVIDED AND SEND TO BRYAN. PREPARE FOR AND ATTEND LOT 12 CHILLED WATER PIPING PROJECT MEETING. REVIEW SIDEWALK REPORT AND OUTLINE ITEMS TO BE CORRECTED. STAFF TO SEND TO CONTRACTORS TO OBTAIN PROPOSALS FOR WORK.	
2024-01-23	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.00	135.00	135.00	COORDINATE ASBUILT COMMENTS FROM BRYAN TO JIM. CALL WITH BRYAN TO DISCUSS.	
2024-01-25	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.50	135.00	202.50	REVIEW TRANE PROPOSAL FOR HEAT EXCHANGER UPGRADES. COORDINATE WITH LORENZO AND JEFF REGARDING PROVIDING BACKUP FOR PROPOSAL.	
2024-01-26	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.00	135.00	135.00	REVIEW EXHIBIT JIM SENT. COORDINATE WITH STAFF TO COMPARE WITH AS-BUILT SURVEY.	
2024-01-30	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.00	135.00	135.00	COORDINATE WITH JEFF AND LORENZO REGARDING PROPOSALS.	
2024-02-01	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	3.00	135.00	405.00	REVIEW PAY APPLICATION 4 AND 5. SEND EMAIL TO LORENZO REGARDING PAYMENT. CALL WITH JEFF WITH TRANE TO PREPARE FOR MEETING AND TO REVIEW PROPOSALS. PREPARE FOR AND ATTEND CDD MEETING.	
2024-01-03	238200348	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	0.50	85.00	42.50	MEETING UPDATES	
2024-01-08	238200348	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	0.50	85.00	42.50	SENDING SIDEWALK REPORT OUT FOR PROPOSALS.	
2024-01-22	238200348	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	0.50	85.00	42.50	PROJECT LIST	
Total Labor:						17.00		\$2,220.00		
2023-12-20	238200348	000A.000A	Direct - Vehicle (mileage)		WOODCOCK, BRAYDON	70.74	1.00	70.74	ENCORE ONSITE INSPECTION	US5059344
Total Direct - Vehicle (mileage)						70.74		\$70.74		
Total Project 238200348						87.74		\$2,290.74		



INVOICE

RECEIVED
3/12/2024

Invoice Number 2203937
Invoice Date March 6, 2024
Customer Number 183039
Project Number 238200348

Bill To

Encore Community Development District
Accounts Payable
3434 Colwell Ave.
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

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$1,867.50

For Period Ending:

March 1, 2024

Net Due in 30 Days or in accordance with terms of the contract

INVOICE

Invoice Number

2203937

Project Number

238200348

Top Task 000A TBE Labor & Expenses - NTE

Professional Services

Category/Employee	Hours	Rate	Current Amount
Woodcock, Braydon	18.00	85.00	1,530.00
	18.00		1,530.00
Woodcock, Gregory (Greg)	2.50	135.00	337.50
	2.50		337.50
Professional Services Subtotal	20.50		1,867.50

Top Task 000A Total **1,867.50**

Total Fees & Disbursements \$1,867.50

INVOICE TOTAL (USD) **\$1,867.50**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-02-05	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.00	135.00	135.00	COORDINATE WITH LORENZO AND JEFF REGARDING HEAT EXCHANGER COST BREAKDOWN. REVIEW PAY APPLICATIONS 4 AND 5. COORDINATE WITH LORENZO AND CHRISTINA FOR PAYMENT. REVIEW AND SEND AS-BUILT PLANS TO PROJECT TEAM.	
2024-02-06	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.50	135.00	202.50	COORDINATE AS-BUILT PACKAGES FROM ROLAND AND STEVIE. PREPARE FOR AND ATTEND LOT 12 CHILLED WATER PIPING PROJECT MEETING. PREPARE FOR AND ATTEND LOT 13 BOUNDARY AMENDMENT MEETING	
2024-02-05	238200348	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	6.00	85.00	510.00	SIDEWALK REVIEW	
2024-02-21	238200348	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	3.50	85.00	297.50	RIP-RAP REPORT AND PRINTING OUT PLANS AND PLATS FOR ENCORE O AND M INSPECTION	
2024-02-23	238200348	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	5.50	85.00	467.50	ENCORE O AND M INSPECTION.	
2024-02-27	238200348	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	3.00	85.00	255.00	O AND M REPORT	
Total Labor:						20.50		\$1,867.50		
Total Project 238200348						20.50		\$1,867.50		



Trane U.S. Inc.
2313 S 20th Street
La Crosse, WI 54601
United States

RECEIVED
2/12/2024

Invoice

Invoice Number **314319858**

For questions please contact:

Tampa TCS SO FL
Tel: 813-877-8251
Fax: 813-877-8257

Remit Payment To

Trane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469

Invoice Date	09-FEB-2024
Customer No.	958479
Reference No.	
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	25-Mar-2024
Discount Date	

Bill To

ENCORE COMMUNITY DEVELOPMENT DISTRICT
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES

Customer Tax ID

Inco Terms	
Supply Location	Tampa TCS SO FL
Shipping Method	
Tracking No.	
Freight Terms	
Bill of Lading	

Sold To

ENCORE COMMUNITY DEVELOPMENT D
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES

Ship To

ENCORE CEP DO NOT USE
1299 EAST HARRISON STREET
TAMPA, FL 33602

<https://www.tranetechnologies.com/customer>

CERTifyTax - for submittal of tax exemption certificates.

iReceivables - access invoice copies, account balances & make payments.

1042915912

Tax/GST ID: 25-0900465	State Tax: 204.00 6.0000%	County Tax: 51.00 1.5000%	City Tax: 0.00 0.0000%	District Tax: 0.00 0.0000%
PST/QST ID:	FL	HILLSBOROUGH	TAMPA	

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	3400.00	0.00	255.00	0.00	3655.00

Special Instructions	FOR QUESTIONS PLEASE CONTACT krystal.carrillo@trane.com THANK YOU FOR THIS OPPORTUNITY TO BE OF SERVICE. RENTAL DELIVERY: 06/01/2023 BILLING TERM : 1/11/2023-2/7/2023 RENTAL EQUIPMENT: \$3 400.00 2-10" x 200FT HOSE BOX SEE PROPOSAL FOR FULL DETAILS
-----------------------------	--

Contract/Call No.	Order Date	Ship Date	Purchase Order
23-6030125		23-JAN-2024	239897405

Date	Description	Quantity	UOM	Unit Price	Extended Price
	Quoted Billing Summary	1		3,400.000	3,400.00



Trane U.S. Inc.
2313 S 20th Street
La Crosse, WI 54601
United States

RECEIVED
2/13/2024

Invoice

Invoice Number **314322210**

For questions please contact:

Tampa TCS SO FL
Tel: 813-877-8251
Fax: 813-877-8257

Remit Payment To

Trane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469

Invoice Date	11-FEB-2024
Customer No.	958479
Reference No.	3117815
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	27-Mar-2024
Discount Date	

Bill To

ENCORE COMMUNITY DEVELOPMENT DISTRICT
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES

Customer Tax ID

Inco Terms	
Supply Location	Tampa TCS SO FL
Shipping Method	
Tracking No.	
Freight Terms	
Bill of Lading	

Sold To

ENCORE COMMUNITY DEVELOPMENT D
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES

Ship To

3434 COLWELL AVENUE
SUITE 200
TAMPA, FL 33614

<https://www.tranetechnologies.com/customer>

CERTifyTax - for submittal of tax exemption certificates.

iReceivables - access invoice copies, account balances & make payments.

1043734198

Tax/GST ID: 25-0900465	State Tax: 0.00 0.0000%	County Tax: 0.00 0.0000%	City Tax: 0.00 0.0000%	District Tax: 0.00 0.0000%
PST/QST ID:				

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	27083.33	0.00	0.00	0.00	27083.33

Special Instructions MASTER CONTRACT #3117815

Contract/Call No.	Order Date	Ship Date	Purchase Order
3117815		10-FEB-2024	BILL JOHNSON-GRIFFIN

Line	Description	Quantity	UOM	Unit Price	Extended Price
1	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 02/01/2024	1			
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Monitoring Services; Billing Frequency is MONTHLY; Billing Period Begins on 02/01/2024	1			
3	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Intelligent Services; Billing Frequency is MONTHLY; Billing Period Begins on 02/01/2024	1			
4	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 02/01/2024	1			



Trane U.S. Inc.
2313 S 20th Street
La Crosse, WI 54601
United States

RECEIVED
1/2/2024

Invoice

Invoice Number **314201336**

For questions please contact:

Tampa TCS SO FL
Tel: 813-877-8251
Fax: 813-877-8257

Remit Payment To

Trane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469

Invoice Date	21-DEC-2023
Customer No.	958479
Reference No.	
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	04-Feb-2024
Discount Date	

Bill To

ENCORE COMMUNITY DEVELOPMENT DISTRICT
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES

Customer Tax ID

Inco Terms	
Supply Location	Tampa TCS SO FL
Shipping Method	
Tracking No.	
Freight Terms	
Bill of Lading	

Sold To

ENCORE COMMUNITY DEVELOPMENT D
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES

Ship To

ENCORE CEP DO NOT USE
1299 EAST HARRISON STREET
TAMPA, FL 33602

<https://www.tranetechnologies.com/customer>

CERTifyTax - for submittal of tax exemption certificates.

iReceivables - access invoice copies, account balances & make payments.

1027248142

Tax/GST ID: 25-0900465	State Tax: 204.00 6.0000%	County Tax: 51.00 1.5000%	City Tax: 0.00 0.0000%	District Tax: 0.00 0.0000%
PST/QST ID:	FL	HILLSBOROUGH	TAMPA	

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	3400.00	0.00	255.00	0.00	3655.00

Special Instructions	FOR QUESTIONS PLEASE CONTACT krystal.carrillo@trane.com THANK YOU FOR DOING BUSINESS WITH TRANE. RENTAL DELIVERY: 06/01/2023 BILLING TERM: 12/14/2023-1/10/2023 RENTAL EQUIPMENT: \$3 400.00 MONTHLY 2- 10" x 200FT HOSE BOX
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Contract/Call No.	Order Date	Ship Date	Purchase Order
23-6030125		19-DEC-2023	239897405

Date	Description	Quantity	UOM	Unit Price	Extended Price
	Quoted Billing Summary	1		3,400.000	3,400.00



Trane U.S. Inc.
2313 S 20th Street
La Crosse, WI 54601
United States

RECEIVED
12/22/2023

Invoice

Invoice Number **314201342**

For questions please contact:

Tampa TCS SO FL
Tel: 813-877-8251
Fax: 813-877-8257

Remit Payment To

Trane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469

Invoice Date	21-DEC-2023
Customer No.	958479
Reference No.	
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	04-Feb-2024
Discount Date	

Bill To

ENCORE COMMUNITY DEVELOPMENT DISTRICT
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES

Customer Tax ID

Inco Terms	
Supply Location	Tampa TCS SO FL
Shipping Method	
Tracking No.	
Freight Terms	
Bill of Lading	

Sold To

ENCORE COMMUNITY DEVELOPMENT D
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES

Ship To

ENCORE CEP DO NOT USE
1299 EAST HARRISON STREET
TAMPA, FL 33602

<https://www.tranetechnologies.com/customer>

CERTifyTax - for submittal of tax exemption certificates.

iReceivables - access invoice copies, account balances & make payments.

1027248142

Tax/GST ID: 25-0900465	State Tax: 204.00 6.0000% FL	County Tax: 51.00 1.5000% HILLSBOROUGH	City Tax: 0.00 0.0000% TAMPA	District Tax: 0.00 0.0000%
PST/QST ID:				

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	3400.00	0.00	255.00	0.00	3655.00

Special Instructions	THANK YOU FOR DOING BUSINESS WITH TRANE. FOR QUESTIONS PLEASE CONTACT krystal.carrillo@trane.com RENTAL DELIVERY: 06/01/2023 BILLING TERM : 11/16/2023 - 12/13/2023 RENTAL EQUIPMENT: \$3 400.00 2-10" x 200FT HOSE BOX SEE PROPOSAL FOR FULL DETAILS
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Contract/Call No. 23-6030125	Order Date	Ship Date 19-DEC-2023	Purchase Order 239897405
--	-------------------	---------------------------------	------------------------------------

Date	Description	Quantity	UOM	Unit Price	Extended Price
	Quoted Billing Summary	1		3,400.000	3,400.00



Trane U.S. Inc.
2313 S 20th Street
La Crosse, WI 54601
United States

Invoice

Invoice Number **314386194**

For questions please contact:

Tampa TCS SO FL
Tel: 813-877-8251
Fax: 813-877-8257

Remit Payment To

Trane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469

Invoice Date	08-MAR-2024
Customer No.	958479
Reference No.	3117815
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	22-Apr-2024
Discount Date	

Bill To

ENCORE COMMUNITY DEVELOPMENT DISTRICT
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES

Customer Tax ID

Inco Terms	
Supply Location	Tampa TCS SO FL
Shipping Method	
Tracking No.	
Freight Terms	
Bill of Lading	

Sold To

ENCORE COMMUNITY DEVELOPMENT D
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES

Ship To

3434 COLWELL AVENUE
SUITE 200
TAMPA, FL 33614

<https://www.tranetechnologies.com/customer>

CERTifyTax - for submittal of tax exemption certificates.

iReceivables - access invoice copies, account balances & make payments.

1052102682

Tax/GST ID: 25-0900465	State Tax: 0.00 0.0000%	County Tax: 0.00 0.0000%	City Tax: 0.00 0.0000%	District Tax: 0.00 0.0000%
PST/QST ID:				

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	27083.33	0.00	0.00	0.00	27083.33

Special Instructions MASTER CONTRACT #3117815

Contract/Call No.	Order Date	Ship Date	Purchase Order
3117815		08-MAR-2024	BILL JOHNSON-GRIFFIN

Line	Description	Quantity	UOM	Unit Price	Extended Price
1	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 03/01/2024	1			
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Intelligent Services; Billing Frequency is MONTHLY; Billing Period Begins on 03/01/2024	1			
3	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Monitoring Services; Billing Frequency is MONTHLY; Billing Period Begins on 03/01/2024	1			
4	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 03/01/2024	1			

RECEIVED
03/11/2024



Trane U.S. Inc.
2313 S 20th Street
La Crosse, WI 54601
United States

Invoice

Invoice Number **314406029**

For questions please contact:

Tampa TCS SO FL
Tel: 813-877-8251
Fax: 813-877-8257

Remit Payment To

Trane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469

Invoice Date	18-MAR-2024
Customer No.	958479
Reference No.	
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	02-May-2024
Discount Date	

Bill To

ENCORE COMMUNITY DEVELOPMENT DISTRICT
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES

Customer Tax ID

Inco Terms	
Supply Location	Tampa TCS SO FL
Shipping Method	
Tracking No.	
Freight Terms	
Bill of Lading	

Sold To

ENCORE COMMUNITY DEVELOPMENT D
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES

Ship To

ENCORE CEP DO NOT USE
1299 EAST HARRISON STREET
TAMPA, FL 33602

<https://www.tranetechnologies.com/customer>

CERTifyTax - for submittal of tax exemption certificates.

iReceivables - access invoice copies, account balances & make payments.

1055181827

Tax/GST ID: 25-0900465	State Tax: 204.00 6.0000%	County Tax: 51.00 1.5000%	City Tax: 0.00 0.0000%	District Tax: 0.00 0.0000%
PST/QST ID:	FL	HILLSBOROUGH	TAMPA	

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	3400.00	0.00	255.00	0.00	3655.00

Special Instructions	THANK YOU FOR THIS OPPORTUNITY TO BE OF SERVICE.FOR QUESTIONS PLEASE CONTACT krystal.carrillo@trane.com RENTAL DELIVERY: 06/01/2023 BILLING TERM : 02/08/24-03/06/24 RENTAL EQUIPMENT: \$3 400.00 2'-10" x 200FT HOSE BOX SEE PROPOSAL FOR FULL DETAILS
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Contract/Call No.	Order Date	Ship Date	Purchase Order
23-6030125		18-MAR-2024	239897405

Date	Description	Quantity	UOM	Unit Price	Extended Price
	Quoted Billing Summary	1		3,400.000	3,400.00

RECEIVED
03/19/2024

APPLICATION AND CERTIFICATION FOR PAYMENT (SUMMARY SHEET)

Invoice: 314092785

To:	ENCORE COMMUNITY DEVELOPMENT DISTRICT	CONTRACT NAME:	ENCORE LOT 12 PIPING CONNECTIO	APPLICATION NO:	04
				APPLICATION DATE:	08-NOV-2023
				PERIOD TO:	30-NOV-2023
				CUST PO NO:	SIGNED PROPOSAL
From:	Trane 902 N. HIMES AVENUE TAMPA, FL 33609	CONTRACT LOCATION:	1299 EAST HARRISON STREET TAMPA, FL 33602	CONTRACT DATE:	09-SEP-2022
				CONTRACT NO:	CID00105138

APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

1 ORIGINAL CONTRACT SUM:	\$796,495.00
2 NET CHANGE BY CHANGE ORDERS:	\$0.00
3 CONTRACT SUM TO DATE (Line 1 +/- 2)	\$796,495.00
4 TOTAL COMPLETED & STORED TO DATE: (Column G on Detail Sheet)	\$796,495.00
5 RETAINAGE:	
a. 5.00% of Completed Work: (Columns D + E on Detail Sheet)	\$39,824.75
b. 0.00% of Stored Material: (Column F on Detail Sheet)	\$0.00
Total Retainage: (Line 5a+5b or Total in Column I of Detail Sheet)	\$39,824.75
6 TOTAL EARNED LESS RETAINAGE: (Line 4 less Line 5 Total)	\$756,670.25
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT: (Line 6 from prior Certificate)	\$752,870.25
8 CURRENT PAYMENT DUE: (Before Applicable Sales Taxes)	\$3,800.00
9 BALANCE TO FINISH, INCLUDING RETAINAGE: (Line 3 less line 6)	\$39,824.75

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGE BY CHANGE ORDERS:	\$0.00	

The undersigned Company Certifies that to the best of the Company's knowledge, information and belief, the work covered by this Application For Payment has been completed in accordance with the Contract Documents, and that current payment shown herein is now due

COMPANY: Trane
 BY: Krustina Jay Date: 3/19/24

State of Florida
 County of Hillsborough
 Subscribed and sworn to before Patricia Kellar
 Me this 19th day of March 2024
 My Commission expires: 1/19/2026



PATRICIA LOUISE KELLAR
 Notary Public
 State of Florida
 Comm# HH217808
 Expires 1/19/2026

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the undersigned company Certifies that to the best of their knowledge, information and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the company indicated above is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$3,800.00
 (Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Detail Sheet that are changed to conform to the amount certified.)

CERTIFIER: [Signature] Date: 3/26/2024
 BY: _____ Date: _____
 ACCEPTANCE: _____ Date: _____
 BY: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the company named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the party under this Contract.



DETAIL SHEET

Invoice: 314092785

APPLICATION AND CERTIFICATE FOR PAYMENT,
Containing Certification is attached

APPLICATION NO: 04
APPLICATION DATE: 08-NOV-2023
PERIOD TO: 30-NOV-2023

CUST PO NO:
CONTRACT DATE:
CONTRACT NO:

SIGNED PROPOSAL
09-SEP-2022
CID00105138

A No.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C-G)	I RETAINAGE
			D FROM PREVIOUS APPLICATION (D +E)	E THIS PERIOD		% (G/C)			
1	Mobilization a Submittals	36,495.00	36,495.00	0.00	0.00	36,495.00	100.00%	0.00	1,824.75
2	Materials	100,000.00	100,000.00	0.00	0.00	100,000.00	100.00%	0.00	5,000.00
3	Sitework	110,000.00	106,000.00	4,000.00	0.00	110,000.00	100.00%	0.00	5,500.00
4	Mechanical Piping	325,000.00	325,000.00	0.00	0.00	325,000.00	100.00%	0.00	16,250.00
5	Live Tap	30,000.00	30,000.00	0.00	0.00	30,000.00	100.00%	0.00	1,500.00
6	Harrison Road Crossing	45,000.00	45,000.00	0.00	0.00	45,000.00	100.00%	0.00	2,250.00
7	MEP Completion items	150,000.00	150,000.00	0.00	0.00	150,000.00	100.00%	0.00	7,500.00
	TOTAL	796,495.00	792,495.00	4,000.00	0.00	796,495.00	100.00%	0.00	39,824.75



Trane U.S. Inc.
2313 S 20th Street
La Crosse, WI 54601
United States

Invoice

Invoice Number **314097021**

For questions please contact:

Tampa TCS SO FL
Tel: 813-877-8251
Fax: 813-877-8257

Remit Payment To

Trane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469

Invoice Date	09-NOV-2023
Customer No.	958479
Reference No.	H501879
Internal Account	4205244
Payment Terms	.5%10 NET30
Payment Due Date	09-Dec-2023
Discount Date	19-Nov-2023

Bill To

ENCORE COMMUNITY DEVELOPMENT DISTRICT
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES

Customer Tax ID	
Inco Terms	
Supply Location	Tampa TCS SO FL
Shipping Method	
Tracking No.	
Freight Terms	
Bill of Lading	

Sold To

ENCORE COMMUNITY DEVELOPMENT D
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES

Ship To

1299 EAST HARRISON STREET
TAMPA, FL 33602

<https://www.tranetechnologies.com/customer>

CERTifyTax - for submittal of tax exemption certificates.

iReceivables - access invoice copies, account balances & make payments.

Tax/GST ID: 25-0900465	State Tax: 0.00 0.0000%	County Tax: 0.00 0.0000%	City Tax: 0.00 0.0000%	District Tax: 0.00 0.0000%
PST/QST ID:	FL	Hillsborough	Tampa	

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	35842.28	0.00	0.00	0.00	35842.28

Special Instructions	Encore Lot 12 piping connectio Kristina Gay kristina.gay@trane.com Kristina Gay kristina.gay@trane.com
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Contract No.	Contract Date	Ship Date	Purchase Order
CID00105138	09-SEP-2022	09-NOV-2023	SIGNED PROPOSAL

Application No. 05 for work completed thru 09-NOV-2023

- | | | | |
|---------------------------------|--------------|--|----------------|
| 1. ORIGINAL CONTRACT SUM: | \$796,495.00 | 4. TOTAL COMPLETED & STORED TO DATE: | \$796,495.00 |
| 2. NET CHANGE BY CHANGE ORDERS: | \$0.00 | a. Percentage Completed: | <u>100.00%</u> |
| 3. CONTRACT SUM TO DATE: | \$796,495.00 | 5. RETAINAGE: | |
| | | a. <u>0.50%</u> of Completed Work: | \$3,982.47 |
| | | b. <u>0.00%</u> of Stored Material: | \$0.00 |
| | | Total Retainage: | \$3,982.47 |
| | | 6. TOTAL EARNED LESS RETAINAGE: | \$792,512.53 |
| | | 7. LESS PREVIOUS REQUESTS FOR PAYMENT: | \$756,670.25 |

Sections Included: Summary Sheet and Detail Sheet(s)

8. CURRENT PROJECT PAYMENT DUE:	\$35,842.28
(Before Applicable Sales Taxes)	
9. Applicable Sales Taxes:	\$0.00
10. Amount Due This Requisition:	\$35,842.28
Currency: USD	
PLEASE REFERENCE NUMBER 314097021 WITH YOUR PAYMENT	



APPLICATION AND CERTIFICATION FOR PAYMENT (SUMMARY SHEET)

Invoice: 314097021

To:	ENCORE COMMUNITY DEVELOPMENT DISTRICT	CONTRACT NAME:	ENCORE LOT 12 PIPING CONNECTIO	APPLICATION NO:	05
				APPLICATION DATE:	09-NOV-2023
				PERIOD TO:	09-NOV-2023
				CUST PO NO:	SIGNED PROPOSAL
From:	Trane 902 N. HIMES AVENUE TAMPA, FL 33609	CONTRACT LOCATION:	1299 EAST HARRISON STREET TAMPA, FL 33602	CONTRACT DATE:	09-SEP-2022
				CONTRACT NO:	CID00105138

APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

1 ORIGINAL CONTRACT SUM:	\$796,495.00
2 NET CHANGE BY CHANGE ORDERS:	\$0.00
3 CONTRACT SUM TO DATE (Line 1 +/- 2)	\$796,495.00
4 TOTAL COMPLETED & STORED TO DATE: (Column G on Detail Sheet)	\$796,495.00
5 RETAINAGE:	
a. 0.50% of Completed Work: (Columns D + E on Detail Sheet)	\$3,982.47
b. 0.00% of Stored Material: (Column F on Detail Sheet)	\$0.00
Total Retainage: (Line 5a+5b or Total in Column I of Detail Sheet)	\$3,982.47
6 TOTAL EARNED LESS RETAINAGE: (Line 4 less Line 5 Total)	\$792,512.53
LESS PREVIOUS CERTIFICATES FOR	
7 PAYMENT: (Line 6 from prior Certificate)	\$756,670.25
8 CURRENT PAYMENT DUE: (Before Applicable Sales Taxes)	\$35,842.28
9 BALANCE TO FINISH, INCLUDING RETAINAGE: (Line 3 less line 6)	\$3,982.47

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGE BY CHANGE ORDERS:	\$0.00	

The undersigned Company Certifies that to the best of the Company's knowledge, information and belief, the work covered by this Application For Payment has been completed in accordance with the Contract Documents, and that current payment shown herein is now due

COMPANY: Trane
 BY: Kristina Day Date: 3/19/24

State of: Florida
 County of: Hillsborough



PATRICIA LOUISE KELLAR
 Notary Public
 State of Florida
 Comm# HH217808
 Expires 1/19/2026

Subscribed and sworn to before Pat K
 Me this 19th day of March 2024
 My Commission expires: 1/19/2026

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the undersigned company Certifies that to the best of their knowledge, information and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the company indicated above is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$35,842.28

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Detail Sheet that are changed to conform to the amount certified.)

CERTIFIER: Guy Wood Date: 3/26/2024
 BY: _____
 ACCEPTANCE: _____
 BY: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the company named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the party under this Contract.

DETAIL SHEET

Invoice: 314097021

APPLICATION AND CERTIFICATE FOR PAYMENT,
Containing Certification is attached

APPLICATION NO: 05
APPLICATION DATE: 09-NOV-2023
PERIOD TO: 09-NOV-2023

CUST PO NO:
CONTRACT DATE:
CONTRACT NO:

SIGNED PROPOSAL
09-SEP-2022
CID00105138

A No.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D +E)	THIS PERIOD		% (G/C)			
1	Mobilization a Submittals	36,495.00	36,495.00	0.00	0.00	36,495.00	100.00%	0.00	182.47
2	Materials	100,000.00	100,000.00	0.00	0.00	100,000.00	100.00%	0.00	500.00
3	Sitework	110,000.00	110,000.00	0.00	0.00	110,000.00	100.00%	0.00	550.00
4	Mechanical Piping	325,000.00	325,000.00	0.00	0.00	325,000.00	100.00%	0.00	1,625.00
5	Live Tap	30,000.00	30,000.00	0.00	0.00	30,000.00	100.00%	0.00	150.00
6	Harrison Road Crossing	45,000.00	45,000.00	0.00	0.00	45,000.00	100.00%	0.00	225.00
7	MEP Completion items	150,000.00	150,000.00	0.00	0.00	150,000.00	100.00%	0.00	750.00
TOTAL		796,495.00	796,495.00	0.00	0.00	796,495.00	100.00%	0.00	3,982.47



TRANE

Trane U.S. Inc.
2313 S 20th Street
La Crosse, WI 54601
United States

Invoice

For questions please contact:

Tampa TCS SO FL
Tel: 813-877-8261
Fax: 813-877-8257

Remit Payment To

Trane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469

Invoice Number **314335067**

Invoice Date **16-FEB-2024**

Customer No. **958479**

Reference No. **H501879**

Internal Account **4205244**

Payment Terms **.5%10 NET30**

Payment Due Date **17-Mar-2024**

Discount Date **26-Feb-2024**

Bill To

ENCORE COMMUNITY DEVELOPMENT DISTRICT
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES

Customer Tax ID

Inco Terms	
Supply Location	Tampa TCS SO FL
Shipping Method	
Tracking No.	
Freight Terms	
Bill of Lading	

Sold To

ENCORE COMMUNITY DEVELOPMENT D
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578
UNITED STATES

Ship To

1299 EAST HARRISON STREET
TAMPA, FL 33602

<https://www.tranetechnologies.com/customer>

CERTifyTax - for submittal of tax exemption certificates.

iReceivables - access invoice copies, account balances & make payments.

Tax/GST ID: 25-0900465	State Tax: 0.00 0.0000%	County Tax: 0.00 0.0000%	City Tax: 0.00 0.0000%	District Tax: 0.00 0.0000%
PST/QST ID:	FL	Hillsborough	Tampa	

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	3982.47	0.00	0.00	0.00	3982.47

Special Instructions	Encore Lot 12 piping connectio Kristina Gay kristina.gay@trane.com Kristina Gay kristina.gay@trane.com
-----------------------------	--

Contract No.	Contract Date	Ship Date	Purchase Order
CID00105138	09-SEP-2022	16-FEB-2024	SIGNED PROPOSAL

Application No. 06 for work completed thru 16-FEB-2024

- | | | | |
|---------------------------------|--------------|--|----------------|
| 1. ORIGINAL CONTRACT SUM: | \$796,495.00 | 4. TOTAL COMPLETED & STORED TO DATE: | \$796,495.00 |
| 2. NET CHANGE BY CHANGE ORDERS: | \$0.00 | a. Percentage Completed: | <u>100.00%</u> |
| 3. CONTRACT SUM TO DATE: | \$796,495.00 | 5. RETAINAGE: | |
| | | a. <u>0.00%</u> of Completed Work: | \$0.00 |
| | | b. <u>0.00%</u> of Stored Material: | \$0.00 |
| | | Total Retainage: | \$0.00 |
| | | 6. TOTAL EARNED LESS RETAINAGE: | \$796,495.00 |
| | | 7. LESS PREVIOUS REQUESTS FOR PAYMENT: | \$792,512.53 |

Sections Included: Summary Sheet and Detail Sheet(s)

8. CURRENT PROJECT PAYMENT DUE: (Before Applicable Sales Taxes)	\$3,982.47
9. Applicable Sales Taxes:	\$0.00
10. Amount Due This Requisition: Currency: USD	\$3,982.47
PLEASE REFERENCE NUMBER 314335067 WITH YOUR PAYMENT	

TRANE
TECHNOLOGIES

APPLICATION AND CERTIFICATION FOR PAYMENT (SUMMARY SHEET)

Invoice: 314335067

To:	ENCORE COMMUNITY DEVELOPMENT DISTRICT	CONTRACT NAME:	ENCORE LOT 12 PIPING CONNECTIO	APPLICATION NO:	06
				APPLICATION DATE:	16-FEB-2024
				PERIOD TO:	16-FEB-2024
				CUST PO NO:	SIGNED PROPOSAL
From:	Trane 902 N. HIMES AVENUE TAMPA, FL 33609	CONTRACT LOCATION:	1299 EAST HARRISON STREET TAMPA, FL 33602	CONTRACT DATE:	09-SEP-2022
				CONTRACT NO:	CID00105138

APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

1 ORIGINAL CONTRACT SUM:	\$796,495.00
2 NET CHANGE BY CHANGE ORDERS:	\$0.00
3 CONTRACT SUM TO DATE (Line 1 +/- 2)	\$796,495.00
4 TOTAL COMPLETED & STORED TO DATE: (Column G on Detail Sheet)	\$796,495.00
5 RETAINAGE:	
a. 0.00% of Completed Work: (Columns D + E on Detail Sheet)	\$0.00
b. 0.00% of Stored Material: (Column F on Detail Sheet)	\$0.00
Total Retainage: (Line 5a+5b or Total in Column I of Detail Sheet)	\$0.00
6 TOTAL EARNED LESS RETAINAGE: (Line 4 less Line 5 Total)	\$796,495.00
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT: (Line 6 from prior Certificate)	\$792,512.53
8 CURRENT PAYMENT DUE: (Before Applicable Sales Taxes)	\$3,982.47
9 BALANCE TO FINISH, INCLUDING RETAINAGE: (Line 3 less line 6)	\$0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGE BY CHANGE ORDERS:	\$0.00	

The undersigned Company Certifies that to the best of the Company's knowledge, information and belief, the work covered by this Application For Payment has been completed in accordance with the Contract Documents, and that current payment shown herein is now due

COMPANY: Trane
 BY: Kristina Day Date: 3/19/24

State of Florida
 County of Hillsborough

Subscribed and sworn to before Patricia Kellar
 Me this 19th day of March 2024
 My Commission expires: 1/19/2026



PATRICIA LOUISE KELLAR
 Notary Public
 State of Florida
 Comm# HH217808
 Expires 1/19/2026

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the undersigned company Certifies that to the best of their knowledge, information and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the company indicated above is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$3,982.47

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Detail Sheet that are changed to conform to the amount certified.)

CERTIFIER:
 BY: Guy Wood Date: 3-26-2024
 ACCEPTANCE:
 BY: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the company named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the party under this Contract.



DETAIL SHEET

Invoice: 314335067

APPLICATION AND CERTIFICATE FOR PAYMENT,
Containing Certification is attached

APPLICATION NO: 06
APPLICATION DATE: 16-FEB-2024
PERIOD TO: 16-FEB-2024

CUST PO NO:
CONTRACT DATE:
CONTRACT NO:

SIGNED PROPOSAL
09-SEP-2022
CID00105138

A No.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D +E)	THIS PERIOD		% (G/C)			
1	Mobilization a Submittals	36,495.00	36,495.00	0.00	0.00	36,495.00	100.00%	0.00	0.00
2	Materials	100,000.00	100,000.00	0.00	0.00	100,000.00	100.00%	0.00	0.00
3	Sitework	110,000.00	110,000.00	0.00	0.00	110,000.00	100.00%	0.00	0.00
4	Mechanical Piping	325,000.00	325,000.00	0.00	0.00	325,000.00	100.00%	0.00	0.00
5	Live Tap	30,000.00	30,000.00	0.00	0.00	30,000.00	100.00%	0.00	0.00
6	Harrison Road Crossing	45,000.00	45,000.00	0.00	0.00	45,000.00	100.00%	0.00	0.00
7	MEP Completion items	150,000.00	150,000.00	0.00	0.00	150,000.00	100.00%	0.00	0.00
	TOTAL	796,495.00	796,495.00	0.00	0.00	796,495.00	100.00%	0.00	0.00



ENCORE COMMUNITY DEVELOPMENT
 1200 NEBRASKA AVE N
 TAMPA, FL 33602-0000

Statement Date: February 08, 2024

Amount Due: \$16,128.69

Due Date: February 29, 2024

Account #: 211006277308

DO NOT PAY. Your account will be drafted on February 29, 2024

Account Summary


Current Service Period: January 05, 2024 - February 02, 2024	
Previous Amount Due	\$11,365.96
Payment(s) Received Since Last Statement	-\$11,365.96
Current Month's Charges	\$16,128.69
Amount Due by February 29, 2024	\$16,128.69

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

Your Energy Insight

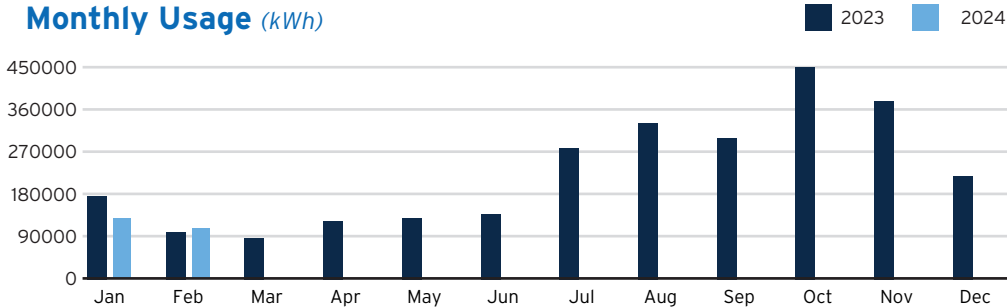
Your average daily kWh used was **13.28% higher** than the same period last year.

Your peak billing demand was **111.11% higher** than the same period last year.



Scan here to view your account online.

Monthly Usage (kWh)



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

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave



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

Account #: 211006277308

Due Date: February 29, 2024

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: \$16,128.69

Payment Amount: \$ _____

653853195711

Your account will be drafted on February 29, 2024

ENCORE COMMUNITY DEVELOPMENT
 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:
1200 NEBRASKA AVE N
TAMPA, FL 33602-0000

Account #: 211006277308
Statement Date: February 08, 2024
Charges Due: February 29, 2024

Meter Read

Service Period: Jan 05, 2024 - Feb 02, 2024

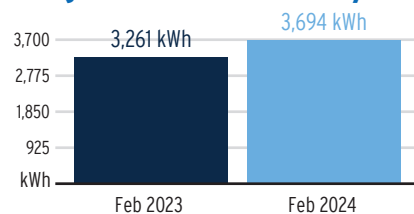
Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C12781	02/02/2024	107,116 kWh	551 kW	29 Days

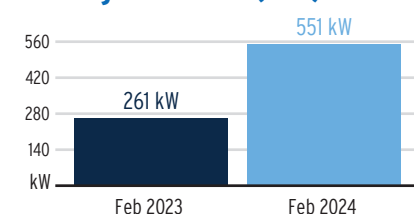
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$1.08000	\$31.32
Billing Demand Charge	551 kW @ \$4.55000/kW	\$2,507.05
Peak Demand Charge	501 kW @ \$9.28000/kW	\$4,649.28
Energy Charge - On Peak	26,722 kWh @ \$0.01193/kWh	\$318.79
Energy Charge - Off Peak	80,394 kWh @ \$0.00571/kWh	\$459.05
Fuel Charge		
On-Peak	26,722 kWh @ \$0.04045/kWh	\$1,080.90
Off-Peak	80,394 kWh @ \$0.03757/kWh	\$3,020.40
Capacity Charge	551 kW @ \$0.20000/kW	\$110.20
Storm Protection Charge	551 kW @ \$0.72000/kW	\$396.72
Energy Conservation Charge	551 kW @ \$0.73000/kW	\$402.23
Environmental Cost Recovery	107,116 kWh @ \$0.00081/kWh	\$86.76
Clean Energy Transition Mechanism	551 kW @ \$1.12000/kW	\$617.12
Storm Surcharge	107,116 kWh @ \$0.00052/kWh	\$55.70
Florida Gross Receipt Tax		\$352.19
Electric Service Cost		\$14,087.71
Franchise Fee		\$922.75
State Tax		\$1,118.23
Total Electric Cost, Local Fees and Taxes		\$16,128.69

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

Total Current Month's Charges **\$16,128.69**

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

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Service For:
1200 NEBRASKA AVE N
TAMPA, FL 33602-0000

Account #: 211006277308
Statement Date: February 08, 2024
Charges Due: February 29, 2024

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

About Your Usage Data. Your energy consumption is measured using complex electronic metering equipment. Readings from the meter face are not utilized for billing. If you need additional information on your billing data, call **866-832-6249**.

We continue to add more solar to our fuel mix

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. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



ENCORE COMMUNITY DEVELOPMENT
1004 N NEBRASKA AVE, C
TAMPA, FL 33602-3041

Statement Date: March 06, 2024

Amount Due: \$8,671.55
Due Date: March 27, 2024
Account #: 211006278348

DO NOT PAY. Your account will be drafted on March 27, 2024

Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, Amount Due by March 27, 2024 (\$8,671.55)

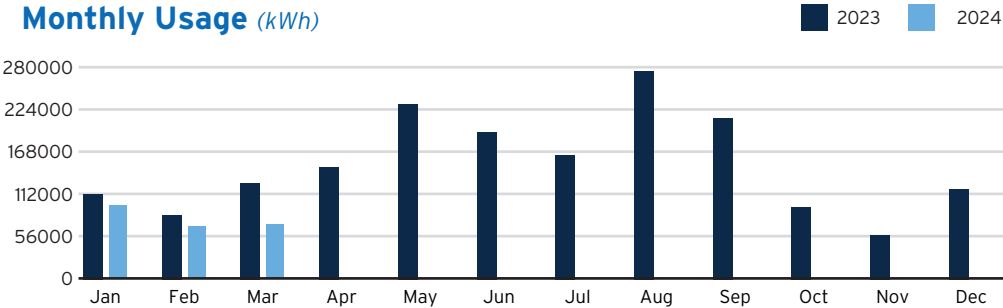
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was 41.97% lower than the same period last year.
Your peak billing demand was 15.34% lower than the same period last year.

QR code and text: Scan here to view your account online.

Monthly Usage (kWh)



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

One Less Worry :) Go paperless and get payment reminders so you never lose track of your bill. TampaElectric.com/Paperless



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

Account #: 211006278348
Due Date: March 27, 2024

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: \$8,671.55
Payment Amount: \$ _____

637803912225
Your account will be drafted on March 27, 2024

ENCORE COMMUNITY DEVELOPMENT
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:
 1004 N NEBRASKA AVE
 C, TAMPA, FL 33602-3041

Account #: 211006278348
Statement Date: March 06, 2024
Charges Due: March 27, 2024

Meter Read

Service Period: Feb 01, 2024 - Feb 29, 2024

Rate Schedule: General Service Demand - Standard

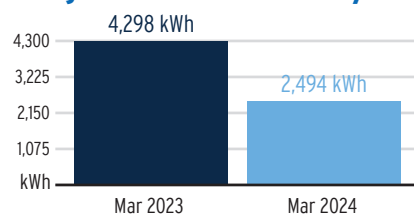
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000848418	02/29/2024	33,279	32,827	72,320 kWh	160.0000	29 Days
1000848418	02/29/2024	1.66	0	265.12 kW	160.0000	29 Days

Charge Details

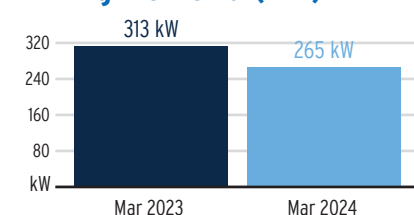
Electric Charges		
Daily Basic Service Charge	29 days @ \$1.08000	\$30.24
Billing Demand Charge	265 kW @ \$14.20000/kW	\$3,763.00
Energy Charge	72,320 kWh @ \$0.00736/kWh	\$532.28
Fuel Charge	72,320 kWh @ \$0.03843/kWh	\$2,779.26
Capacity Charge	265 kW @ \$0.20000/kW	\$53.00
Storm Protection Charge	265 kW @ \$0.72000/kW	\$190.80
Energy Conservation Charge	265 kW @ \$0.73000/kW	\$193.45
Environmental Cost Recovery	72,320 kWh @ \$0.00081/kWh	\$58.58
Clean Energy Transition Mechanism	265 kW @ \$1.12000/kW	\$296.80
Storm Surcharge	72,320 kWh @ \$0.00052/kWh	\$37.61
Florida Gross Receipt Tax		\$203.46
Electric Service Cost		\$8,138.48
Franchise Fee		\$533.07
Total Electric Cost, Local Fees and Taxes		\$8,671.55

Total Current Month's Charges \$8,671.55

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

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Service For:
1004 N NEBRASKA AVE
C, TAMPA, FL 33602-3041

Account #: 211006278348
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