



Rizzetta & Company

Encore Community Development District

Board of Supervisors' Regular Meeting October 4, 2018

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

www.encorecdd.org

ENCORE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Tampa Housing Authority located at 5301 West Cypress Street, Tampa, FL 33607.

| | | |
|-----------------------------|--|--|
| Board of Supervisors | Dr. Hazel Harvey David Iloanya Christine Burdick Billi Johnson-Griffin Julia Jackson | Chairperson Vice Chairperson Assistant Secretary Assistant Secretary Assistant Secretary |
| District Manager | Christine Perkins | Rizzetta & Company, Inc. |
| District Attorney | Jennifer Kilinski | Hopping Green & Sams, P.A. |
| 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 • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578
www.encorecdd.org

Board of Supervisors
Encore Community
Development District

September 26, 2018

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, October 4, 2018 at 4:00 p.m.** at the office of Tampa Housing Authority, located at 5301 W. Cypress Street, Tampa, Florida 33607. The following is the agenda for the meeting:

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on August 2, 2018Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for July 2018 & August 2018Tab 2
 - C. Consideration of Chiller Fund Operations & Maintenance Expenditures for July 2018 & August 2018Tab 3
- 4. BUSINESS ITEMS**
 - A. Acceptance of Modification of Professional District Services Agreement.....Tab 4
 - B. Consideration of Insurance Renewal Proposal for Fiscal Year 2018-2019Tab 5
- 5. STAFF REPORTS**
 - A. Field Services Manager
 1. Presentation of September 2018 Field Services Report.....Tab 6
 2. Consideration of Proposal from Yellowstone Landscape for Replacement Irrigation Pedestal Controller.....Tab 7
 - B. District Counsel
 - C. District Engineer
 - D. Chiller System Manager – Trane.....Tab 8
 - E. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

With Warm Regards,

Christine Perkins

Christine Perkins
District Manager

Tab 1

MINUTES OF MEETING

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

ENCORE
COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of the Encore Community Development District was held on **Thursday, August 2, 2018 at 4:00 p.m.** at the office of Tampa Housing Authority, located at 5301 W. Cypress Street, Tampa, Florida, 33607.

Present and constituting a quorum were:

| | |
|-----------------------|--|
| Dr. Hazel Harvey | Board Supervisor, Chairman |
| Billi Johnson-Griffin | Board Supervisor, Assistant Secretary |
| Julia Jackson | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|----------------------|---|
| Christine Perkins | District Manager, Rizzetta & Company, Inc. |
| Jennifer Kilinski | District Counsel; Hopping Green & Sams (via phone) |
| John Toborg | Field Services Manager; Rizzetta & Company, Inc. (via phone) |
| Greg Woodcock | District Engineer; Cardno (via phone) |
| Leroy Moore | Chief Operating Officer; Tampa Housing Authority |
| Susi Begazo-McGourty | Chief Financial Officer; Tampa Housing Authority |
| Josette Chack-on | Developer Counsel |
| Tim Bowersox | Account Manager; Yellowstone |
| Robert Ori | President; Public Management Resource Group (via phone) |
| Derek Carter | Account Manager; Trane |

FIRST ORDER OF BUSINESS

Call to Order

Ms. Perkins called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular
Meeting held on June 7, 2018**

On a Motion by Dr. Harvey, seconded by Ms. Johnson-Griffin, with all in favor, the Board of Supervisors approved the minutes of the Regular meeting held on June 7, 2018 as presented for the Encore Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for May
2018 & June 2018**

On a Motion by Ms. Johnson-Griffin, seconded by Dr. Harvey, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May 2018 (\$33,646.45) & June 2018 (\$15,120.34) as presented for the Encore Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Chiller Fund
Operation and Maintenance
Expenditures for May 2018 & June
2018**

On a Motion by Dr. Harvey, seconded by Ms. Johnson-Griffin, with all in favor, the Board of Supervisors approved the Chiller Fund Operation and Maintenance Expenditures for May 2018 (\$41,189.04) & June 2018 (\$55,383.86) as presented for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal from Public
Resource Management Group for
Utility Rate Consulting Services and
Reserve Requirements**

Mr. Woodcock introduced Mr. Ori from Public Resource Management Group to discuss the proposal for providing utility rate and consulting services for the Chiller Plant. Mr. Ori remarked that the last study was conducted in 2012, when chilled water was in its infancy, and thus at this point in time there is a lot more informative data to analyze to better narrow future projections for budgetary purposes. Discussion ensued about the study encompassing a forecast for the next five-year period, and thus would only need to be updated approximately every 3-5 years moving forward. The study would examine the current customer base of four buildings, as well as forecast future demands, inclusive of growth and inflation charges. This study would additionally outline capital improvement plans and revenue requirements. Discussion continued about the timing of performing this study and the benefits to the Tampa Housing Authority's fiscal understanding.

On a Motion by Ms. Johnson-Griffin, seconded by Dr. Harvey, with all in favor, the Board of Supervisors approved the Proposal from Public Resource Management Group for Utility Rate Consulting Services and Reserve Requirements in the amount of (\$17,650.00) as presented for the Encore Community Development District.

SEVENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2018-2019 Budget & Imposing Special Assessment

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson, with all in favor, the Board Approved to open the Public Hearing on Fiscal Year 2018-2019 Budget & Imposing Special Assessment for the Encore Community Development District.

1. Presentation of Fiscal Year 2018-2019 Budget

Ms. Perkins presented the fiscal year 2018-2019 budget to the Board, noting that no changes were made from the approved proposed budget. Ms. Begazo-McGourty expressed concerns over the rising operation and maintenance contract costs for the Chiller Plant, and inquired to Mr. Carter about the comparison costs for other Chiller Plant projects in Tampa Bay. Discussion ensued on the scope of the contract with Trane, as well as an accident that occurred within the Trio in the control room in 2017 that was outside the District's purview.

2. Consideration of Resolution 2018-03, Adopting Fiscal Year 2018-2019 Budget

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson, with all in favor, the Board Adopted Resolution 2018-03, Adopting Fiscal Year 2018-2019 Budget for the Encore Community Development District.

3. Consideration of Resolution 2018-04, Imposing Special Assessments & Certifying an Assessment Roll

On a Motion by Dr. Harvey, seconded by Ms. Johnson-Griffin, with all in favor, the Board Adopted Resolution 2018-04, Imposing Special Assessments & Certifying an Assessment Roll for the Encore Community Development District.

On a Motion by Ms. Jackson, seconded by Ms. Johnson-Griffin, with all in favor, the Board Approved to close the Public Hearing on the FY 2018-2019 Final Budget and Imposing Special Assessments & Certifying an Assessment Roll for the Encore Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2018-05, Setting the Fiscal Year 2018-2019 Meeting Schedule

On a Motion by Ms. Johnson-Griffin, seconded by Dr. Harvey, with all in favor, the Board Adopted Resolution 2018-05, Setting the Fiscal Year 2018-2019 Meeting Schedule for the Encore Community Development District.

NINTH ORDER OF BUSINESS
Proposal

Consideration of Holiday Lighting

On a Motion by Ms. Johnson-Griffin, seconded by Dr. Harvey, with all in favor, the Board Approved the Holiday Lighting Proposal in the Amount of (\$41,325.00) for the Encore Community Development District.

TENTH ORDER OF BUSINESS

**Ratification of Fiscal Year 2016-2017
Audit**

On a Motion by Ms. Johnson-Griffin, seconded by Dr. Harvey, with all in favor, the Board Ratified the Fiscal Year 2016-2017 Audit for the Encore Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

1. Presentation of the June 2018 & July 2018 Field Inspection Report

Mr. Toborg review the June and July 2018 Field Inspection Reports for the Board, touching on several items which included: stumps requiring grinding, duck bill anchors that were installed to reinforce trees, beds that were recommended to be refurbished, sidewalks needing edging, and reiterated that fountain grass is a weed. Mr. Bowersox communicated that he would be consulting with Mr. Toborg to provide recommendations on annual types and placement, and also recommended getting rid of the firecracker plants.

B. District Counsel

Ms. Kilinski provided an overview summary of the challenges Districts and municipalities were facing pertaining to transitioning websites to meet ADA compliance. Additional information would be presented to the Board as forthcoming meetings pertaining to this topic.

C. District Engineer

Mr. Woodcock had no report.

D. Chiller System Manager – Trane

1. Presentation of June 2018 Energy Analysis Report

Mr. Carter reviewed the June 2018 Energy Analysis Report for the Board, and communicated that the plant was operating at 8% of capacity. He additionally commented that the Tempo now has running water through it, and anticipates it to be fully operational in the September/October timeframe. Mr. Carter additionally reiterated that the Chillers become more efficient with more load, and that they are monitoring the peak periods and demand charges as appropriate.

E. District Manager

Ms. Perkins noted that the next regularly scheduled Board of Supervisors meeting will be held on October 4, 2018 at 4:00 p.m. at the Tampa Housing Authority located at 5301 W. Cypress Street, Tampa, Florida 33607.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Johnson-Griffin, seconded by Dr. Harvey with all in favor, the Board of Supervisors adjourned the meeting at 4:55 p.m. for the Encore Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 2 A

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures July 2018 For Board Approval

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

The total items being presented: **\$12,269.97**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2018 Through July 31, 2018

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|------------------------------|---------------------|-----------------------|---|----------------------------|
| Crawford, Jeremy T | 001379 | 397 | Street Sign Repair & Replacement | \$ 330.00 |
| Grau & Associates PA | 001382 | 17044 | Audit Services FYE 09/30/17 | \$ 600.00 |
| Hopping Green & Sams | 001378 | 100892 | General/Monthly Legal Services 05/18 | \$ 687.00 |
| IFPS Corporation | 001386 | GAA-694063 08/18 | General/POL Liability Ins FY17/18 Pmt 10 of 10 | \$ 1,027.08 |
| Rizzetta & Company, Inc. | 001380 | INV0000033269 | District Management Fees 07/18 | \$ 3,257.92 |
| Rizzetta Technology Services | 001381 | INV0000003461 | Website Hosting Service 07/18 | \$ 100.00 |
| TECO | 001384 | Summary 06/18 | Electric Summary 06/18 | \$ 1,007.20 |
| Yellowstone Landscape | 001385 | INV-0000218485 | Irrigation Repairs | \$ 56.77 |
| Yellowstone Landscape | 001387 | INV-0000219320 | Monthly Landscape Maint/Trash Removal 07/18 | <u>\$ 5,204.00</u> |
| Report Total | | | | <u>\$ 12,269.97</u> |

Jayman Enterprises, LLC

1020 HILL FLOWER DR
 Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com
 www.jaymanenterprises.com

| Date | Invoice # |
|-----------|-----------|
| 4/13/2018 | 397 |

| |
|--|
| Bill To |
| Encore CDD Christine Perkins 9428 Camden Field Pkwy Riverview, FL 33578 |

| P.O. No. | Terms | Project |
|----------|-------|---------|
| | | |

| Quantity | Description | Rate | Amount |
|--|---|--------|----------|
| | Purchase new pole for broken sign pole at Scott and Hank Ballard | 220.00 | 220.00 |
| | Install and transfer signs from broken pole to new pole | 50.00 | 50.00 |
| | Straighten street sign at the corner of Hank Ballard and Scott, Straighten out Stop sign at the end of Hank Ballard just before main Rd. Tighten Street sign at Ray Charles and Governor. Bend back into place Street sign at Ray Charles and Hank Ballard per Field Inspection report. | 60.00 | 60.00 |
| <p style="text-align: center;">RECEIVED JUL 02 2018</p> <p>Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>CP</u> Date <u>7/3/18</u> Date entered <u>JUL 03 2018</u> Fund <u>001</u> GL <u>54100</u> OC <u>4613</u> Check # _____</p> | | | |
| All work is complete! | | Total | \$330.00 |

Grau and Associates

2700 N. Military Trail, Suite 350
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 17044
Date 06/29/2018

| SERVICE | AMOUNT |
|----------------------|-----------|
| Audit FYE 09/30/2017 | \$ 600.00 |
| Current Amount Due | \$ 600.00 |

RECEIVED
JUL 05 2018
CP 7/16/18
JUL 13 2018
001 51300 3202

| | | | | | |
|--------|---------|---------|----------|----------|---------|
| 0 - 30 | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance |
| 600.00 | 0.00 | 0.00 | 0.00 | 0.00 | 600.00 |

Payment due upon receipt.

Grau & Associates

951 Yamato Road, Suite 280
Boca Raton, FL 33431
561-994-9299

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

Statement Date 06/29/2018
Client No. 100154

| Invoice | Date | Description | Charge | Credit | Balance |
|-------------------------------------|------------|-------------|-----------------|--------|---------|
| Current Activity Through 06/29/2018 | | | | | |
| 17044 | 06/29/2018 | Invoice | 600.00 | | 600.00 |
| | | | Current Balance | \$ | 600.00 |

| | | | | | |
|--------|---------|---------|----------|----------|-----------|
| 0 - 30 | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance |
| 600.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$ 600.00 |

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

June 20, 2018

Encore Community Development District
9428 Camden Field Parkway
Riverview, FL 33578

Bill Number 100892
Billed through 05/31/2018

General Counsel/Monthly Meeting

ENCORE 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

| | | | |
|----------|-----|--|----------|
| 04/27/18 | MKR | Research recent changes to law regarding indemnification provisions in district contracts. | 0.10 hrs |
| 05/03/18 | JLK | Review agenda package and prepare for board meeting; attend board meeting. | 1.40 hrs |
| 05/22/18 | MST | Review proposed budget for fiscal year 2019; email to J. Kilinski regarding published and mailed assessment notices. | 0.20 hrs |
| 05/30/18 | JLK | Audit response. | 0.10 hrs |
| 05/31/18 | JLK | Review agenda package and prepare for board meeting. | 0.80 hrs |
| 05/31/18 | JLK | Confer with insurance adjuster and counsel for same on ADA website compliance and research same. | 0.10 hrs |
| 05/31/18 | MST | Email to attorneys regarding audit inquiry update; prepare email response to auditor regarding same. | 0.30 hrs |

Total fees for this matter \$687.00

MATTER SUMMARY

| | | | |
|--------------------------------|----------|---------|----------|
| Kilinski, Jennifer L. | 2.40 hrs | 250 /hr | \$600.00 |
| Rigoni, Michelle K. | 0.10 hrs | 245 /hr | \$24.50 |
| Turner, M. Suzanne - Paralegal | 0.50 hrs | 125 /hr | \$62.50 |

TOTAL FEES \$687.00

TOTAL CHARGES FOR THIS MATTER \$687.00

BILLING SUMMARY

| | | | |
|--------------------------------|----------|---------|----------|
| Kilinski, Jennifer L. | 2.40 hrs | 250 /hr | \$600.00 |
| Rigoni, Michelle K. | 0.10 hrs | 245 /hr | \$24.50 |
| Turner, M. Suzanne - Paralegal | 0.50 hrs | 125 /hr | \$62.50 |

TOTAL FEES \$687.00

=====

TOTAL CHARGES FOR THIS BILL**\$687.00****Please include the bill number on your check.****RECEIVED**

JUN 29 2018

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

D/M approval CP Date 7/2/18Date entered JUN 29 2018Fund 001 GL 51400 OC 3107

Check # _____

Dear Customer,

Thank you for the opportunity to finance your insurance. As agreed, we have paid the balance due on your behalf. If you have not received your premium finance agreement notify us immediately. A payment schedule is shown below. If payment coupons are not enclosed, you will be billed for each installment. Detailed payment instructions are shown below.

**PAYMENT
INSTRUCTIONS:**

1. All payments must be made payable to IPFS CORPORATION
2. To ensure proper credit to your account, write your account number on your check and return the proper coupon with your payment.
3. Be sure your payment is mailed in time to reach our office by your due date.
4. Mail your payment to the address on the coupon.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. **JUL 11 2018**

D/M approval **CP** Date **7/16/18**

JUL 13 2018

Date entered _____

MB 02 004368 19491 H 16 A



INSURED

ENCORE COMMUNITY DEVELOPMENT
DISTRICT
9428 CAMDEN FIELD PKWY
C/O RIZZETTA & COMPANY
RIVERVIEW, FL 33578-0519

AGENT

EGIS INSURANCE & RISK ADVISORS
150 E PALMETTO AVE
SUITE 705
BOCA RATON, FL 33432-4827
Fund DDI GL 51306 OC 4501 → 237.02
53900 4503 → 790.06
4503 → 2923.23

| DISCLOSURE | |
|--------------------|-------------|
| TOTAL PREMIUMS | \$44,596.00 |
| DOWN PAYMENT | \$6,689.40 |
| AMOUNT FINANCED | \$37,906.60 |
| FINANCE CHARGE | \$1,463.50 |
| ASSESSMENTS | \$133.00 |
| TOTAL PAYMENTS | \$39,503.10 |
| NUMBER OF PAYMENTS | 10 |
| PAYMENT AMOUNT | \$3,950.31 |
| ANNUAL % RATE | 8.308 |
| ACCEPTANCE DATE | 09/27/17 |

| SCHEDULE OF PAYMENTS | | |
|----------------------|----------|------------|
| PYMT NO. | DUE DATE | AMOUNT |
| 1 | 11/01/17 | \$3,950.31 |
| 2 | 12/01/17 | \$3,950.31 |
| 3 | 01/01/18 | \$3,950.31 |
| 4 | 02/01/18 | \$3,950.31 |
| 5 | 03/01/18 | \$3,950.31 |
| 6 | 04/01/18 | \$3,950.31 |
| 7 | 05/01/18 | \$3,950.31 |
| 8 | 06/01/18 | \$3,950.31 |
| 9 | 07/01/18 | \$3,950.31 |
| 10 | 08/01/18 | \$3,950.31 |

WE HAVE PAID THE BALANCE OF YOUR PREMIUM BELIEVING THE PREMIUM FINANCE AGREEMENT TO BE GENUINE AND IN FULL EFFECT AND THE SIGNATURE THEREON AUTHORIZED BY THE INSURED. IF FOR ANY REASON THIS IS NOT TRUE, NOTIFY US IMMEDIATELY AT THE ADDRESS OR TELEPHONE NUMBER AS SHOWN ABOVE.

SCHEDULE OF POLICIES

| POLICY PREFIX AND NUMBER | EFFECTIVE DATE | FULL NAME OF INSURER AND GENERAL AGENT OTHER THAN SUBMITTING PRODUCER TO WHOM COPY OF THIS NOTICE WAS SENT | COVERAGE FIRE, AUTO, MAR, IM, CAS | POLICY TERM IN MONTHS COVERED BY PREM | PREMIUM FINANCED |
|--------------------------|----------------|--|--------------------------------------|---------------------------------------|------------------|
| PENDING | 10/01/17 | HUDSON SPECIALTY INSURANCE CO FLORIDA INSURANCE ALLIANCE | PKG | 12 | \$44,596.00 |

Make online payments or view account information at www.ipfs.com.
Please use access code L99JE82M to register (first time users).

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

Invoice

| Date | Invoice # |
|----------|---------------|
| 7/1/2018 | INV0000033269 |

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

| Services for the month of | | Terms | Client Number |
|--|------|-----------------|---------------|
| July | | Upon Receipt | 00201 |
| Description | Qty | Rate | Amount |
| District Management Services 51300-3101 | 1.00 | \$2,274.58 | \$2,274.58 |
| Administrative Services 51300-3100 | 1.00 | \$166.67 | \$166.67 |
| Accounting Services 51300-3201 & 401-51300-3201 | 1.00 | \$1,150.00 | \$1,150.00 |
| Field Services 53900-4658 ↓ 316.67 | 1.00 | \$500.00 | \$500.00 |
| ↓ 833.33 | | | |
| <p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>JUL 7 4 2018</u></p> <p>D/M approval <u>CP</u> Date <u>7/2/11</u></p> <p>Date entered <u>JUN 29 2018</u></p> <p>Fund <u>001</u> GL <u>SEE ABOVE</u> OC <u> </u></p> <p>Check # <u> </u></p> | | | |
| | | Subtotal | \$4,091.25 |
| | | Total | \$4,091.25 |

Tampa FL 33614

Invoice

| Date | Invoice # |
|----------|---------------|
| 7/1/2018 | INV0000003461 |

Tampa FL 33614

[illegible]

Encore CDD
TECO Summary 06/18
Period Covered: 05/31/18 - 06/28/18

| <u>Account Number</u> | <u>Invoice Date</u> | <u>Due Date</u> | <u>Amount</u> | <u>Location</u> | <u>GL Account</u> |
|-----------------------|---------------------|-----------------|--------------------|----------------------------|-------------------|
| 211006275021 | 07/05/18 | 07/26/18 | \$ 231.20 | 1302 Nebraska Av N | 4301 |
| 211006277597 | 07/05/18 | 07/26/18 | \$ 177.85 | 1200 Nebraska Av N | 4301 |
| 211006277886 | 07/05/18 | 07/26/18 | \$ 115.66 | 1008 Nebraska Av N | 4301 |
| 211006277001 | 07/05/18 | 07/26/18 | \$ 88.98 | 1200 Nebraska Av N | 4301 |
| 211006275344 | 07/05/18 | 07/26/18 | \$ 84.81 | 1101 Scott St E #A | 4301 |
| 211006275609 | 07/05/18 | 07/26/18 | \$ 92.04 | 1199 Scott St E #B | 4301 |
| 211006276102 | 07/05/18 | 07/26/18 | \$ 128.08 | 1231 Scott St E | 4301 |
| 211006276375 | 07/05/18 | 07/26/18 | \$ 65.36 | 1261 Scott St E | 4301 |
| 211006276698 | 07/05/18 | 07/26/18 | \$ 23.22 | 1261 Scott St E Chr Lights | 4307 |
| TOTAL | | | <u>\$ 1,007.20</u> | | |

| | | | |
|--------------|------|--------------------|---------------|
| 53100 | 4301 | \$ 983.98 | Utility |
| 53100 | 4307 | \$ 23.22 | Street Lights |
| TOTAL | | <u>\$ 1,007.20</u> | |

RECEIVED

JUL 10 2018

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

D/M approval CP Date 7/16/18

Date entered JUL 13 2018

Fund 001 GL 53100 OC SEE ABOVE

Check # _____

Statement Date: 07/05/2018

Account: 211006275021

 ENCORE COMMUNITY DEVELOP
 1302 N NEBRASKA AVE
 TAMPA, FL 33602-2846


| | |
|--------------------------|------------|
| Current month's charges: | \$231.20 |
| Total amount due: | \$231.20 |
| Payment Due By: | 07/26/2018 |

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$170.94 |
| Payment(s) Received Since Last Statement | -\$170.94 |
| Current Month's Charges | \$231.20 |
| Total Amount Due | \$231.20 |

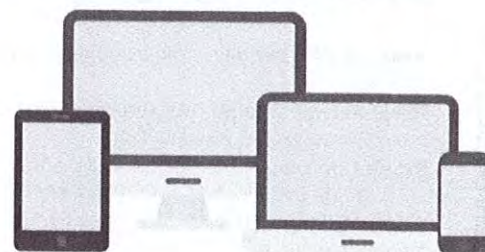
 Date Rec'd Rizzetta & Co., Inc. JUL 10 2018

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

**Access your account anytime,
anywhere from any device**

 Log in to **tecoaccount.com**
 to view and pay your bill, manage
 your account and more!

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


**Know what's below.
Call before you dig.**
Help us avoid service interruptions

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

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


WAYS TO PAY YOUR BILL


See reverse side for more information

Account: 211006275021

| | |
|--------------------------|------------|
| Current month's charges: | \$231.20 |
| Total amount due: | \$231.20 |
| Payment Due By: | 07/26/2018 |
| Amount Enclosed | \$ |

655086674595

 ENCORE COMMUNITY DEVELOP
 9428 CAMDEN FIELD PKWY
 RIVERVIEW, FL 33578-0519

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

6550866745952110062750210000000231206

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

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

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

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

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

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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

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

Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

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

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Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006275021
Statement Date: 07/05/2018
Current month's charges due 07/26/2018



Details of Charges – Service from 05/31/2018 to 06/28/2018

Service for: 1302 N NEBRASKA AVE, TAMPA, FL 33602-2846

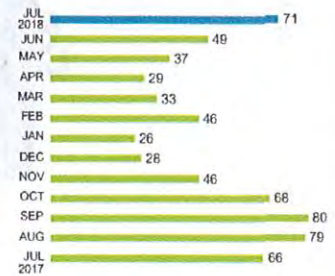
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|------------------|---|------------|------------|----------------|
| H39224 | 06/28/2018 | 28,638 | 26,581 | | 2,057 kWh | 1 | 29 Days |

| | | |
|--|---------------------------|-----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 2,057 kWh @ \$0.06184/kWh | \$127.20 |
| Fuel Charge | 2,057 kWh @ \$0.03132/kWh | \$64.43 |
| Florida Gross Receipt Tax | | \$5.42 |
| Electric Service Cost | | \$216.99 |
| Franchise Fee | | \$14.21 |
| Total Electric Cost, Local Fees and Taxes | | \$231.20 |
| Total Current Month's Charges | | \$231.20 |

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Reporting a streetlight outage is easy

At Tampa Electric, our crews take pride in keeping the lights on for you. If you see a malfunctioning streetlight, please follow these three easy steps to notify us.

1. Make note of the pole ID number and the nearest street address or intersection to the light. This helps our crews locate the light quickly.

2. Report the light at **tampaelectric.com/ReportLight** or call:

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- **863-299-0800** (in Polk County)
- **1-888-223-0800** (in Pasco and Pinellas counties)

3. Provide your contact information so we can acknowledge your request.

By letting us know when you see a malfunctioning streetlight, you can help us serve you – and the community – better.



Statement Date: 07/05/2018

Account: 211006277597

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



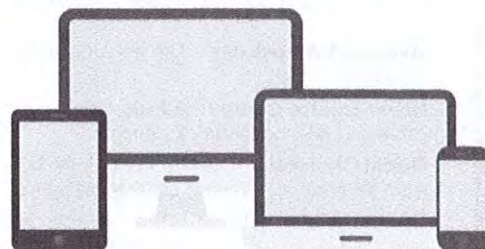
| | |
|--------------------------|------------|
| Current month's charges: | \$177.85 |
| Total amount due: | \$177.85 |
| Payment Due By: | 07/26/2018 |

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$200.05 |
| Payment(s) Received Since Last Statement | -\$200.05 |
| Current Month's Charges | \$177.85 |
| Total Amount Due | \$177.85 |

Date Rec'd Rizzetta & Co., Inc. **JUL 10 2018**
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Access your account anytime, anywhere from any device



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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277597

| | |
|--------------------------|------------|
| Current month's charges: | \$177.85 |
| Total amount due: | \$177.85 |
| Payment Due By: | 07/26/2018 |

Amount Enclosed \$ _____

655086674602

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

6550866746022110062775970000000177855

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

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

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

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Account: 211006277597
Statement Date: 07/05/2018
Current month's charges due 07/26/2018



Details of Charges – Service from 05/31/2018 to 06/28/2018

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

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| K04622 | 06/28/2018 | 25,995 | | 24,462 | | 1,533 kWh | 1 | 29 Days |

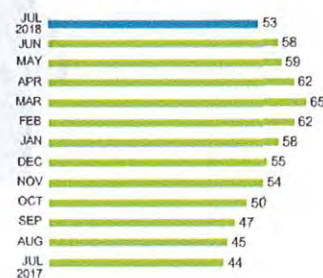
| | | |
|--|---------------------------|-----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 1,533 kWh @ \$0.06184/kWh | \$94.80 |
| Fuel Charge | 1,533 kWh @ \$0.03132/kWh | \$48.01 |
| Florida Gross Receipt Tax | | \$4.17 |
| Electric Service Cost | | \$166.92 |
| Franchise Fee | | \$10.93 |
| Total Electric Cost, Local Fees and Taxes | | \$177.85 |

Total Current Month's Charges

\$177.85

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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- **863-299-0800** (in Polk County)
- **1-888-223-0800** (in Pasco and Pinellas counties)

3. Provide your contact information so we can acknowledge your request.

By letting us know when you see a malfunctioning streetlight, you can help us serve you – and the community – better.



TECO52218

Statement Date: 07/05/2018

Account: 211006277886

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



| | |
|--------------------------|------------|
| Current month's charges: | \$115.66 |
| Total amount due: | \$115.66 |
| Payment Due By: | 07/26/2018 |

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$123.29 |
| Payment(s) Received Since Last Statement | -\$123.29 |
| Current Month's Charges | \$115.66 |
| Total Amount Due | \$115.66 |

Date Rec'd Rizzetta & Co., Inc. JUL 10 2018

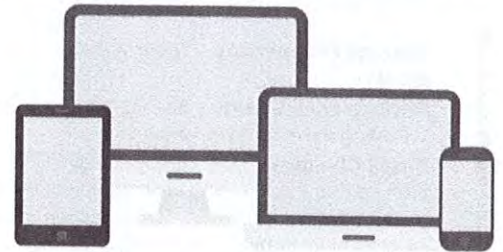
D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277886

| | |
|--------------------------|------------|
| Current month's charges: | \$115.66 |
| Total amount due: | \$115.66 |
| Payment Due By: | 07/26/2018 |

| | |
|-----------------|----|
| Amount Enclosed | \$ |
|-----------------|----|

655086674603

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

6550866746032110062778860000000115660

Contact Information

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

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
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TECO
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Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

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Account: 211006277886
Statement Date: 07/05/2018
Current month's charges due 07/26/2018



Details of Charges – Service from 05/31/2018 to 06/28/2018

Service for: 1008 N NEBRASKA AVE, TAMPA, FL 33602-3041

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| E75290 | 06/28/2018 | 80,232 | | 79,310 | | 922 kWh | 1 | 29 Days |

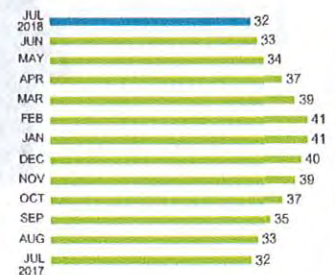
| | | |
|--|-------------------------|-----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 922 kWh @ \$0.06184/kWh | \$57.02 |
| Fuel Charge | 922 kWh @ \$0.03132/kWh | \$28.88 |
| Florida Gross Receipt Tax | | \$2.71 |
| Electric Service Cost | | \$108.55 |
| Franchise Fee | | \$7.11 |
| Total Electric Cost, Local Fees and Taxes | | \$115.66 |

Total Current Month's Charges

\$115.66

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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- **1-888-223-0800** (in Pasco and Pinellas counties)

3. Provide your contact information so we can acknowledge your request.

By letting us know when you see a malfunctioning streetlight, you can help us serve you – and the community – better.

TECO52218

Statement Date: 07/05/2018

Account: 211006277001

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



| | |
|--------------------------|------------|
| Current month's charges: | \$88.98 |
| Total amount due: | \$88.98 |
| Payment Due By: | 07/26/2018 |

Your Account Summary

| | |
|--|----------------|
| Previous Amount Due | \$87.66 |
| Payment(s) Received Since Last Statement | -\$87.66 |
| Current Month's Charges | \$88.98 |
| Total Amount Due | \$88.98 |

Date Rec'd Rizzetta & Co., Inc. JUL 10 2018

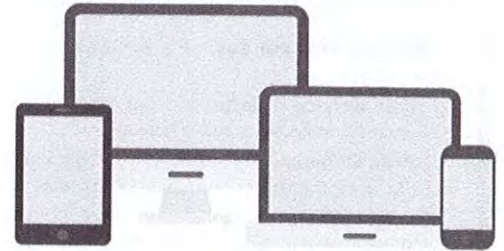
D/M approval _____ Date _____

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Check# _____

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277001

| | |
|--------------------------|------------|
| Current month's charges: | \$88.98 |
| Total amount due: | \$88.98 |
| Payment Due By: | 07/26/2018 |

Amount Enclosed \$ _____

655086674601

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

6550866746012110062770010000000088982

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
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Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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

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

Renewable EnergySM – The amount of electricity purchased from renewable sources.

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

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- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

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Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006277001
Statement Date: 07/05/2018
Current month's charges due 07/26/2018



Details of Charges – Service from 05/31/2018 to 06/28/2018

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

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| C21227 | 06/28/2018 | 81,101 | | 80,441 | | 660 kWh | 1 | 29 Days |

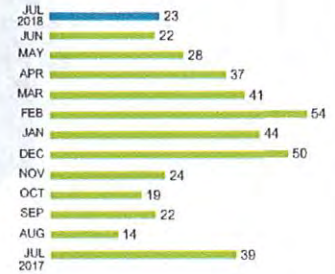
| | | |
|--|-------------------------|----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 660 kWh @ \$0.06184/kWh | \$40.81 |
| Fuel Charge | 660 kWh @ \$0.03132/kWh | \$20.67 |
| Florida Gross Receipt Tax | | \$2.09 |
| Electric Service Cost | | \$83.51 |
| Franchise Fee | | \$5.47 |
| Total Electric Cost, Local Fees and Taxes | | \$88.98 |

Total Current Month's Charges

\$88.98

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Reporting a streetlight outage is easy

At Tampa Electric, our crews take pride in keeping the lights on for you. If you see a malfunctioning streetlight, please follow these three easy steps to notify us.

1. Make note of the pole ID number and the nearest street address or intersection to the light. This helps our crews locate the light quickly.

2. Report the light at **tampaelectric.com/ReportLight** or call:

- **813-223-0800** (in Hillsborough County)
- **863-299-0800** (in Polk County)
- **1-888-223-0800** (in Pasco and Pinellas counties)

3. Provide your contact information so we can acknowledge your request.

By letting us know when you see a malfunctioning streetlight, you can help us serve you – and the community – better.



Statement Date: 07/05/2018

Account: 211006275344

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



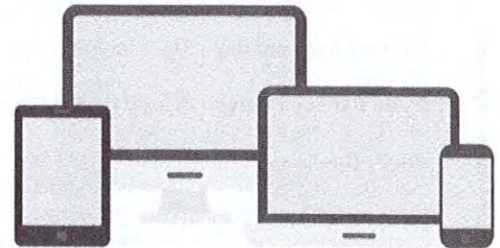
| | |
|--------------------------|------------|
| Current month's charges: | \$84.81 |
| Total amount due: | \$84.81 |
| Payment Due By: | 07/26/2018 |

Your Account Summary

| | |
|--|----------------|
| Previous Amount Due | \$89.69 |
| Payment(s) Received Since Last Statement | -\$89.69 |
| Current Month's Charges | \$84.81 |
| Total Amount Due | \$84.81 |

Date Rec'd Rizzetta & Co., Inc. JUL 10 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Access your account anytime,
anywhere from any device



Log in to tecoaccount.com
to view and pay your bill, manage
your account and more!

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



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Help us avoid service interruptions

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006275344

| | |
|--------------------------|------------|
| Current month's charges: | \$84.81 |
| Total amount due: | \$84.81 |
| Payment Due By: | 07/26/2018 |
| Amount Enclosed | \$ |

655086674596

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

Average kWh per day - The average amount of electricity purchased per day.

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

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ACCOUNT INVOICE

tampaelectric.com



Account: 211006275344
Statement Date: 07/05/2018
Current month's charges due 07/26/2018



Details of Charges – Service from 05/31/2018 to 06/28/2018

Service for: 1101 SCOTT ST E, A, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

Meter Location: # A

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| G21904 | 06/28/2018 | 56,138 | | 55,519 | | 619 kWh | 1 | 29 Days |

Basic Service Charge
Energy Charge
Fuel Charge
Florida Gross Receipt Tax
Electric Service Cost
Franchise Fee

Total Electric Cost, Local Fees and Taxes

Total Current Month's Charges

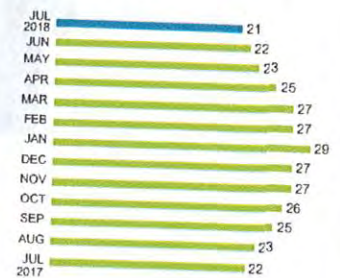
619 kWh @ \$0.06184/kWh \$19.94
619 kWh @ \$0.03132/kWh \$38.28
\$19.39
\$1.99
\$79.60
\$5.21

\$84.81

\$84.81

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Statement Date: 07/05/2018

Account: 211006275609

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



| | |
|--------------------------|------------|
| Current month's charges: | \$92.04 |
| Total amount due: | \$92.04 |
| Payment Due By: | 07/26/2018 |

Your Account Summary

| | |
|--|----------------|
| Previous Amount Due | \$112.70 |
| Payment(s) Received Since Last Statement | -\$112.70 |
| Current Month's Charges | \$92.04 |
| Total Amount Due | \$92.04 |

Date Rec'd Rizzetta & Co., Inc. JUL 10 2018

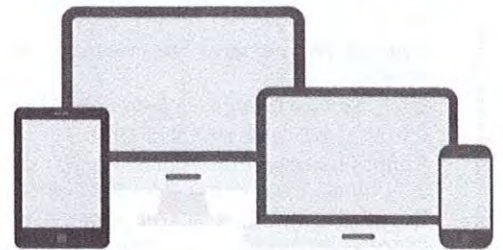
D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006275609

| | |
|--------------------------|------------|
| Current month's charges: | \$92.04 |
| Total amount due: | \$92.04 |
| Payment Due By: | 07/26/2018 |
| Amount Enclosed | \$ |

655086674597

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

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Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
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Tampa, FL 33601-0111

Understanding Your Electric Charges

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Account: 211006275609
Statement Date: 07/05/2018
Current month's charges due 07/26/2018



Details of Charges – Service from 05/31/2018 to 06/28/2018

Service for: 1199 SCOTT ST E, B, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

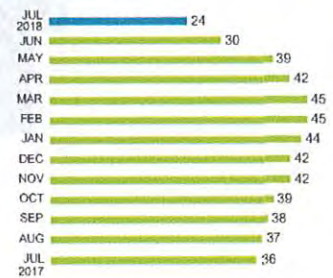
Meter Location: # B

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| G49889 | 06/28/2018 | 91,489 | | 90,799 | | 690 kWh | 1 | 29 Days |

| | | |
|--|-------------------------|----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 690 kWh @ \$0.06184/kWh | \$42.67 |
| Fuel Charge | 690 kWh @ \$0.03132/kWh | \$21.61 |
| Florida Gross Receipt Tax | | \$2.16 |
| Electric Service Cost | | \$86.38 |
| Franchise Fee | | \$5.66 |
| Total Electric Cost, Local Fees and Taxes | | \$92.04 |
| Total Current Month's Charges | | \$92.04 |

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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3. Provide your contact information so we can acknowledge your request.

By letting us know when you see a malfunctioning streetlight, you can help us serve you – and the community – better.



Statement Date: 07/05/2018

Account: 211006276102

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



| | |
|--------------------------|------------|
| Current month's charges: | \$128.08 |
| Total amount due: | \$128.08 |
| Payment Due By: | 07/26/2018 |

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$137.34 |
| Payment(s) Received Since Last Statement | -\$137.34 |
| Current Month's Charges | \$128.08 |
| Total Amount Due | \$128.08 |

Date Rec'd Rizzetta & Co., Inc. JUL 10 2018

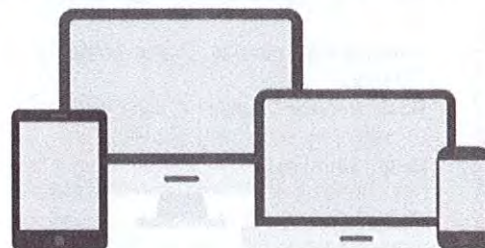
D/M approval _____ Date _____

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Check# _____

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006276102

| | |
|--------------------------|------------|
| Current month's charges: | \$128.08 |
| Total amount due: | \$128.08 |
| Payment Due By: | 07/26/2018 |
| Amount Enclosed | \$ |

655086674598

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

Contact Information

Residential Customer Care
813-223-0800 (Hillsborough County)
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Account: 211006276102
Statement Date: 07/05/2018
Current month's charges due 07/26/2018



Details of Charges – Service from 05/31/2018 to 06/28/2018

Service for: 1231 SCOTT ST E, TAMPA, FL 33602-0000

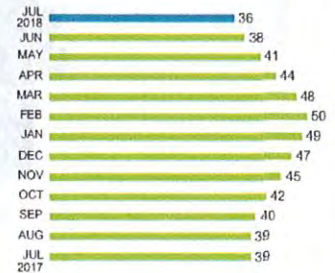
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| G96759 | 06/28/2018 | 83,931 | | 82,887 | | 1,044 kWh | 1 | 29 Days |

| | | |
|--|---------------------------|-----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 1,044 kWh @ \$0.06184/kWh | \$64.56 |
| Fuel Charge | 1,044 kWh @ \$0.03132/kWh | \$32.70 |
| Florida Gross Receipt Tax | | \$3.01 |
| Electric Service Cost | | \$120.21 |
| Franchise Fee | | \$7.87 |
| Total Electric Cost, Local Fees and Taxes | | \$128.08 |
| Total Current Month's Charges | | \$128.08 |

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Reporting a streetlight outage is easy

At Tampa Electric, our crews take pride in keeping the lights on for you. If you see a malfunctioning streetlight, please follow these three easy steps to notify us.

1. Make note of the pole ID number and the nearest street address or intersection to the light. This helps our crews locate the light quickly.
2. Report the light at **tampaelectric.com/ReportLight** or call:
 - **813-223-0800** (in Hillsborough County)
 - **863-299-0800** (in Polk County)
 - **1-888-223-0800** (in Pasco and Pinellas counties)
3. Provide your contact information so we can acknowledge your request.

By letting us know when you see a malfunctioning streetlight, you can help us serve you – and the community – better.



Statement Date: 07/05/2018
Account: 211006276375

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



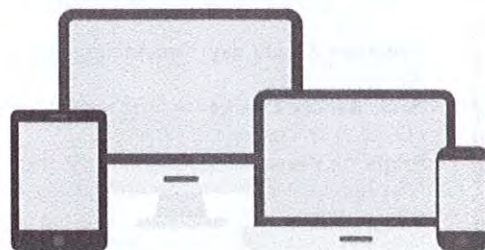
| | |
|--------------------------|------------|
| Current month's charges: | \$65.36 |
| Total amount due: | \$65.36 |
| Payment Due By: | 07/26/2018 |

Your Account Summary

| | |
|--|----------------|
| Previous Amount Due | \$73.00 |
| Payment(s) Received Since Last Statement | -\$73.00 |
| Current Month's Charges | \$65.36 |
| Total Amount Due | \$65.36 |

Date Rec'd Rizzetta & Co., Inc JUL 10 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Access your account anytime,
anywhere from any device



Log in to **tecoaccount.com**
to view and pay your bill, manage
your account and more!

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



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

Help us avoid service interruptions

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006276375

| | |
|--------------------------|------------|
| Current month's charges: | \$65.36 |
| Total amount due: | \$65.36 |
| Payment Due By: | 07/26/2018 |
| Amount Enclosed | \$ |

655086674599

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

All Other Correspondence

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

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

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

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

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

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

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

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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

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

Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

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

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

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

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

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

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

Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006276375
Statement Date: 07/05/2018
Current month's charges due 07/26/2018



Details of Charges – Service from 05/31/2018 to 06/28/2018

Service for: 1261 SCOTT ST E, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| G96757 | 06/28/2018 | 40,818 | | 40,390 | | 428 kWh | 1 | 29 Days |

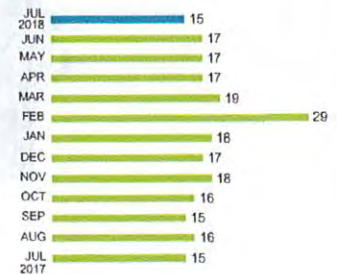
| | | |
|--|-------------------------|----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 428 kWh @ \$0.06184/kWh | \$26.47 |
| Fuel Charge | 428 kWh @ \$0.03132/kWh | \$13.40 |
| Florida Gross Receipt Tax | | \$1.53 |
| Electric Service Cost | | \$61.34 |
| Franchise Fee | | \$4.02 |
| Total Electric Cost, Local Fees and Taxes | | \$65.36 |

Total Current Month's Charges

\$65.36

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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At Tampa Electric, our crews take pride in keeping the lights on for you. If you see a malfunctioning streetlight, please follow these three easy steps to notify us.

1. Make note of the pole ID number and the nearest street address or intersection to the light. This helps our crews locate the light quickly.
2. Report the light at **tampaelectric.com/ReportLight** or call:
 - **813-223-0800** (in Hillsborough County)
 - **863-299-0800** (in Polk County)
 - **1-888-223-0800** (in Pasco and Pinellas counties)
3. Provide your contact information so we can acknowledge your request.

By letting us know when you see a malfunctioning streetlight, you can help us serve you – and the community – better.



Statement Date: 07/05/2018
Account: 211006276698

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



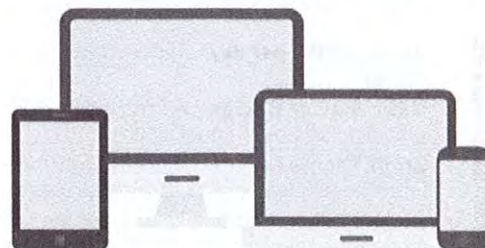
| | |
|--------------------------|------------|
| Current month's charges: | \$23.22 |
| Total amount due: | \$23.22 |
| Payment Due By: | 07/26/2018 |

Your Account Summary

| | |
|--|----------------|
| Previous Amount Due | \$23.22 |
| Payment(s) Received Since Last Statement | -\$23.22 |
| Current Month's Charges | \$23.22 |
| Total Amount Due | \$23.22 |

Date Rec'd Rizzetta & Co., Inc. JUL 10 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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anywhere from any device



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Call before you dig.**

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006276698

| | |
|--------------------------|------------|
| Current month's charges: | \$23.22 |
| Total amount due: | \$23.22 |
| Payment Due By: | 07/26/2018 |
| Amount Enclosed | \$ |

655086674600

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free

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Energy-Saving Programs

813-275-3909

Mail Payments to

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

All Other Correspondence

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

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

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

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

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

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Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006276698
Statement Date: 07/05/2018
Current month's charges due 07/26/2018



Details of Charges – Service from 05/31/2018 to 06/28/2018

Service for: 1261 SCOTT ST E, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| C23391 | 06/28/2018 | 23,942 | | 23,928 | | 14 kWh | 1 | 29 Days |

| | | |
|------------------------------|------------------------|----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 14 kWh @ \$0.06184/kWh | \$0.87 |
| Fuel Charge | 14 kWh @ \$0.03132/kWh | \$0.44 |
| Florida Gross Receipt Tax | | \$0.54 |
| Electric Service Cost | | \$21.79 |
| Franchise Fee | | \$1.43 |

Total Electric Cost, Local Fees and Taxes

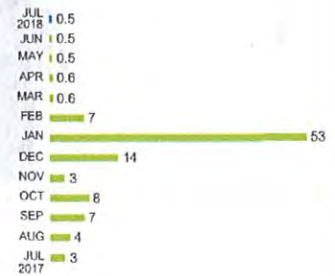
\$23.22

Total Current Month's Charges

\$23.22

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Reporting a streetlight outage is easy

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1. Make note of the pole ID number and the nearest street address or intersection to the light. This helps our crews locate the light quickly.
2. Report the light at **tampaelectric.com/ReportLight** or call:
 - **813-223-0800** (in Hillsborough County)
 - **863-299-0800** (in Polk County)
 - **1-888-223-0800** (in Pasco and Pinellas counties)
3. Provide your contact information so we can acknowledge your request.

By letting us know when you see a malfunctioning streetlight, you can help us serve you – and the community – better.



TEC052218



YELLOWSTONE
LANDSCAPE

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000218485
Invoice Date: June 30, 2018

Account: 22443
PO Number:

Bill To:

Encore CDD
c/o Rizzetta & Company, Inc.
9428 Camden Field Parkway

Riverview, FL 33578

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Terms: NET 30
Project Number: 10141160.201.99999
Project Name: IRRIGATION REPAIR
Encore CDD - ENH

Invoice Due Date: July 30, 2018
Invoice Amount: \$56.77

| Description | Quantity | Price | Total Price |
|---------------------------------|----------|-------|-------------|
| Irrigation Repairs Per Proposal | 1.00 | 56.77 | \$56.77 |

Invoice Total \$56.77

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JUL 12 2018

D/M approval CP Date 7/16/18

Date entered JUL 13 2018

Fund 001 GL 53900 OC 4614

Check #

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



YELLOWSTONE LANDSCAPE

IRRIGATION WORK PROPOSAL AUTHORIZATION

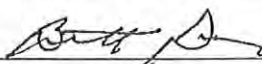
DATE: 6/1/2018

IRR TECH: James Freed

| | | | |
|--------------|--------------------|-------------|---|
| District | Tampa | Project | Encore CDD |
| Project Name | SERVICE CALL | Bill To | Encore CDD 3434 Colwell Ave., Suite 200 Tampa, FL 33614 |
| Project # | 10141160.201.99999 | Contact Ph# | |

| Part Type | Description of Parts and Services | Zone (s) | Qty | Unit Price | Extension |
|-----------|--------------------------------------|----------|-----|-------------|-----------|
| Fitting | 1/2 COUPLING SOC PVC FITTING | 1 | 1 | \$0.40 | \$0.40 |
| Fitting | 1/2 90 DEGREE ELL SOC PVC FITTING | 1 | 1 | \$0.61 | \$0.61 |
| Drip | TECHLINE INSERT COUPLING | 3 | 2 | \$0.38 | \$0.76 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Labor | Technician Labor Charge per Hour | | 1 | \$55.00 | \$55.00 |
| Labor | Assistant Technician Charge per Hour | | | \$35.00 | |
| | | | | Parts Total | \$1.77 |

| | | |
|---|----------------|---------|
| Comments | Proposal Total | \$56.77 |
| Repaired broken zone line and repaired 1 drip line. | Deposit/Credit | |
| | Balance Due | \$56.77 |
| Thank you | | |

| | |
|---|---------------------|
| Company Authorizations | Work Completed Date |
| Prepared By: | Date: |
| Richard Whitcomb | 6/1/2018 |
| Branch Manager: | Date |
|  | 6/1/18 |
| | Billing Fiscal |



YELLOWSTONE
LANDSCAPE

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000219320
Invoice Date: July 1, 2018

Account: 22443
PO Number:

Bill To:
Encore CDD
c/o Rizzetta & Company, Inc.
9428 Camden Field Parkway
Riverview, FL 33578

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141160.101
Property Name: Encore CDD
Terms: NET 30

Invoice Due Date: July 31, 2018
Invoice Amount: \$5,204.00
Month of Service: July 2018

| Description | Current Amount |
|-------------------------------|----------------|
| Monthly Landscape Maintenance | 4,779.00 |
| Addendum 1 - Trash Removal | 425.00 |

Invoice Total 5,204.00

RECEIVED

JUN 25 2018

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

D/M approval CP Date 7/2/18
JUN 29 2018

Date entered _____

Fund 001 GL 53900 OC 4604 → 4,790.75

Check # _____
4609 → 221.75

4652 → 191.50

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

Tab 2 B

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures August 2018 For Board Approval

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

The total items being presented: **\$12,764.20**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2018 Through August 31, 2018

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|------------------------------|---------------------|-----------------------|---------------------------------------|----------------------------|
| Billi J. Griffin | 001395 | BG080218 | Board of Supervisors Meeting 08/02/18 | \$ 200.00 |
| Hazel S. Harvey | 001396 | HH080218 | Board of Supervisors Meeting 08/02/18 | \$ 200.00 |
| Hopping Green & Sams | 001392 | 101454 | General/Monthly Legal Services 06/18 | \$ 868.00 |
| Hopping Green & Sams | 001398 | 102086 | General/Monthly Legal Services 07/18 | \$ 1,137.00 |
| Julia Jackson | 001397 | JJ080218 | Board of Supervisors Meeting 08/02/18 | \$ 200.00 |
| Office Dynamics | 001393 | 00025008 | Bind & Ship 5 Agenda Booklets 07/18 | \$ 364.25 |
| Rizzetta & Company, Inc. | 001388 | INV0000034066 | District Management Fees 08/18 | \$ 3,257.92 |
| Rizzetta Technology Services | 001389 | INV0000003549 | Website Hosting Service 08/18 | \$ 100.00 |
| TECO | 001394 | Summary 07/18 | Electric Summary 07/18 | \$ 1,064.53 |
| Times Publishing Company | 001390 | 658964 07/13/18 | Ad 658964 Legal Advertising 07/13/18 | \$ 92.00 |
| Times Publishing Company | 001390 | 658964 07/20/18 | Ad 6588964 Legal Advertising 07/20/18 | \$ 76.50 |
| Yellowstone Landscape | 001391 | INV-0000223484 | Monthly Landscape Maintenance 08/18 | <u>\$ 5,204.00</u> |
| Report Total | | | | <u>\$ 12,764.20</u> |

**ENCORE CDD
SUPERVISOR PAY REQUEST**

Meeting Date: August 2, 2018

| Name of Board Supervisor | Check if present | Check if paid |
|--------------------------|---------------------|------------------|
| Dr. Hazel Harvey | X | X |
| Billi Johnson-Griffin | X | X |
| David Iloanya | | |
| Christine Burdick | | |
| Julia Jackson | X | X |

EXTENDED MEETING TIMECARD

| | | |
|---------------------|------------|--|
| Meeting Start Time: | 4:00 PM | |
| Meeting End Time: | 4:55 PM | |
| Total Meeting Time: | 55 Minutes | |

| | | |
|---------------------------|-----|--|
| Time Over _____ () Hours: | N/A | |
|---------------------------|-----|--|

| | | |
|--------------------------|-----|--|
| Total at \$175 per Hour: | N/A | |
|--------------------------|-----|--|

DM Signature: Christine Perkins

RECEIVED

AUG 16 2018

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

D/M approval CP Date 8/17/18

Date entered AUG 16 2018

Fund 001 GL 5100 OC 1101

Check # _____

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

July 30, 2018

Encore Community Development District
9428 Camden Field Parkway
Riverview, FL 33578

Bill Number 101454
Billed through 06/30/2018

General Counsel/Monthly Meeting

ENCORE 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

| | | | |
|----------------------------|-----|--|----------|
| 05/31/18 | SRS | Conduct research regarding ADA compliance measures for special district websites and follow-up regarding same. | 0.10 hrs |
| 06/06/18 | JLK | Review agenda package and prepare for board meeting; review rate study information and confer with staff on same. | 1.10 hrs |
| 06/06/18 | JBC | Prepare for board meeting. | 0.50 hrs |
| 06/07/18 | JLK | Prepare for board meeting; conference call with DE regarding vault servicing and other agenda items. | 0.90 hrs |
| 06/07/18 | JBC | Prepare for and attend board meeting; review final chilled water rate study. | 0.70 hrs |
| 06/29/18 | JLK | Research, review and edit memorandum summarizing ADA website standards and related information; attend multiple conference calls with ADA consultants, district's insurance carrier and insurance defense counsel regarding ADA information; transmit information to district manager on same. | 0.10 hrs |
| 06/29/18 | SRS | Conduct research and implement ADA compliance measures for special district websites. | 0.20 hrs |
| Total fees for this matter | | | \$868.00 |

MATTER SUMMARY

| | | | |
|-----------------------|----------|---------|----------|
| Cooksey, Jennings B. | 1.20 hrs | 225 /hr | \$270.00 |
| Kilinski, Jennifer L. | 2.10 hrs | 250 /hr | \$525.00 |
| Sandy, Sarah R. | 0.30 hrs | 243 /hr | \$73.00 |

TOTAL FEES \$868.00

TOTAL CHARGES FOR THIS MATTER \$868.00

BILLING SUMMARY

| | | | |
|-----------------------|----------|---------|----------|
| Cooksey, Jennings B. | 1.20 hrs | 225 /hr | \$270.00 |
| Kilinski, Jennifer L. | 2.10 hrs | 250 /hr | \$525.00 |

Sandy, Sarah R.

0.30 hrs

243 /hr

\$73.00

TOTAL FEES

\$868.00

TOTAL CHARGES FOR THIS BILL**\$868.00****Please include the bill number on your check.**

RECEIVED

JUL 30 2018

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

D/M approval CP Date 8/3/18Date entered AUG 03 2018Fund 001 GL 51400 OC 3107

Check # _____

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

August 20, 2018

Encore Community Development District
9428 Camden Field Parkway
Riverview, FL 33578

Bill Number 102086
Billed through 07/31/2018

General Counsel/Monthly Meeting

ENCORE 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

| | | | |
|----------------------------|-----|---|------------|
| 07/03/18 | JLK | Review, edit and disseminate budget ads and budget resolutions. | 0.80 hrs |
| 07/11/18 | JLK | Draft budget resolutions and assessment documents. | 0.90 hrs |
| 07/12/18 | JLK | Review/edit assessment resolution; review/edit budget appropriation resolution; confer regarding previous notices and impacts on assessment notices; confer regarding rate adoption and study related to chiller and reserves related to same; confer regarding storm water vault. | 2.10 hrs |
| 07/30/18 | JLK | Confer with Dailey regarding district management agreement and update information on same. | 0.40 hrs |
| 07/31/18 | MGC | Conference call with Kilinski regarding ADA websites research, audio/minutes, and public records research; review emails and attached documents from Kilinski regarding ADA website compliance; research, review, and analyze the Sunshine Law Manual, attorney general opinions, and state and federal case law in connection with same; prepare section in memorandum addressing potential impact of ADA on website segregation; begin researching audio/video minutes issue. | 0.20 hrs |
| 07/31/18 | JLK | Research, review and edit memorandum summarizing ADA website standards and related information; attend multiple conference calls with ADA consultants, district's insurance carrier and insurance defense counsel regarding ADA information; transmit information to district manager on same. | 0.10 hrs |
| Total fees for this matter | | | \$1,137.00 |

MATTER SUMMARY

| | | | |
|-----------------------|----------|---------|------------|
| Kilinski, Jennifer L. | 4.30 hrs | 250 /hr | \$1,075.00 |
| Collazo, Mike | 0.20 hrs | 310 /hr | \$62.00 |

TOTAL FEES \$1,137.00

TOTAL CHARGES FOR THIS MATTER **\$1,137.00**

BILLING SUMMARY

| | | | |
|-----------------------------|----------|---------|-------------------|
| Kilinski, Jennifer L. | 4.30 hrs | 250 /hr | \$1,075.00 |
| Collazo, Mike | 0.20 hrs | 310 /hr | \$62.00 |
| TOTAL FEES | | | \$1,137.00 |
| TOTAL CHARGES FOR THIS BILL | | | <u>\$1,137.00</u> |

Please include the bill number on your check.

RECEIVED

AUG 21 2018

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval CP Date 8/27/18
Date entered AUG 23 2018
Fund 001 GL 51400 OC 3107
Check # _____

6720 E. Fowler Ave. • Tampa, Florida 33617

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

www.OfficeDynamicsTampa.com

Bill To:

Encore CDD / Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

Invoice #: 00025008

Date: 7/24/18

Page: 1

| DATE | DESCRIPTION | AMOUNT |
|--|---|------------------------|
| | 5 Agenda booklets 141 color copies, 152 Black & white copies, 15 tabs and coil bound with clear front and Green Back | \$265.50 |
| | UPS to 5 locations 3 lbs each | \$98.75 |
| <p>Date Rec'd Rizzetta & Co., Inc. <u>JUL 31 2018</u></p> <p>D/M approval <u>CP</u> Date <u>8/2/18</u></p> <p>Date entered <u>AUG 03 2018</u></p> <p>Fund <u>001</u> GL <u>57900</u> OC <u>4799</u></p> <p>Check# _____</p> | | |
| 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. | | Sales Tax: \$0.00 |
| | | Total Amount: \$364.25 |
| | | Amount Applied: \$0.00 |
| | | Balance Due: \$364.25 |

Terms: Net 10

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

Invoice

| Date | Invoice # |
|----------|---------------|
| 8/1/2018 | INV0000034066 |

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

| Services for the month of | | Terms | Client Number |
|---|------|--------------|---------------|
| August | | Upon Receipt | 00201 |
| Description | Qty | Rate | Amount |
| District Management Services 3101 | 1.00 | \$2,274.58 | \$2,274.58 |
| Administrative Services 3100 | 1.00 | \$166.67 | \$166.67 |
| Accounting Services | 1.00 | \$1,150.00 | \$1,150.00 |
| Field Services | 1.00 | \$500.00 | \$500.00 |
| <p>653900 4658</p> <p>001-51300 - 3201 → 316.67</p> <p>401-51300 - 3201 → 833.33</p> | | | |
| <p>RECEIVED</p> <p>JUL 30 2018</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>Cp</u> Date <u>7/30/18</u></p> <p>Date entered <u>JUL 30 2018</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>SEE ABOVE</u></p> <p>Check # <u>53900 - 4658 → \$500.00</u></p> | | | |
| Subtotal | | | \$4,091.25 |
| Total | | | \$4,091.25 |

Tampa FL 33614

| Date | Invoice # |
|----------|---------------|
| 8/1/2018 | INV0000003549 |

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

| | | |
|---------------------------|-------|---------------|
| Services for the month of | Terms | Client Number |
| August | | 00201 |

[illegible]

Encore CDD
TECO Summary 07/18
Period Covered: 06/29/18 - 07/30/18

| <u>Account Number</u> | <u>Invoice Date</u> | <u>Due Date</u> | <u>Amount</u> | <u>Location</u> | <u>GL Account</u> |
|-----------------------|---------------------|-----------------|--------------------|----------------------------|-------------------|
| 211006275021 | 08/03/18 | 08/24/18 | \$ 244.65 | 1302 Nebraska Av N | 4301 |
| 211006277597 | 08/03/18 | 08/24/18 | \$ 190.79 | 1200 Nebraska Av N | 4301 |
| 211006277886 | 08/03/18 | 08/24/18 | \$ 127.16 | 1008 Nebraska Av N | 4301 |
| 211006277001 | 08/03/18 | 08/24/18 | \$ 83.28 | 1200 Nebraska Av N | 4301 |
| 211006275344 | 08/03/18 | 08/24/18 | \$ 93.05 | 1101 Scott St E #A | 4301 |
| 211006275609 | 08/03/18 | 08/24/18 | \$ 100.28 | 1199 Scott St E #B | 4301 |
| 211006276102 | 08/03/18 | 08/24/18 | \$ 131.95 | 1231 Scott St E | 4301 |
| 211006276375 | 08/03/18 | 08/24/18 | \$ 70.05 | 1261 Scott St E | 4301 |
| 211006276698 | 08/03/18 | 08/24/18 | \$ 23.32 | 1261 Scott St E Chr Lights | 4307 |
| TOTAL | | | <u>\$ 1,064.53</u> | | |

| | | | |
|--------------|------|--------------------|---------------|
| * 53100 | 4301 | \$ 1,041.21 | Utility |
| 53100 | 4307 | \$ 23.32 | Street Lights |
| TOTAL | | <u>\$ 1,064.53</u> | |

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 09 2018
D/M approval CP Date 8/10/18
AUG 10 2018
Date entered _____
Fund 001 GL 53100 OC *
Check # _____

Statement Date: 08/03/2018
Account: 211006275021

ENCORE COMMUNITY DEVELOP
1302 N NEBRASKA AVE
TAMPA, FL 33602-2846



| | |
|--------------------------|------------|
| Current month's charges: | \$244.65 |
| Total amount due: | \$244.65 |
| Payment Due By: | 08/24/2018 |

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$231.20 |
| Payment(s) Received Since Last Statement | -\$231.20 |
| Current Month's Charges | \$244.65 |
| Total Amount Due | \$244.65 |

Date Rec'd Rizzetta & Co., Inc. AUG 09 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

More perks. Less clutter.

Enroll in Paperless
Billing by Sept. 30, 2018
from tecoaccount.com
to be entered to win
an iPad!*



*Learn more about the benefits and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

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



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

Help us avoid service interruptions

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006275021

| | |
|--------------------------|------------------|
| Current month's charges: | \$244.65 |
| Total amount due: | \$244.65 |
| Payment Due By: | 08/24/2018 |
| Amount Enclosed | \$ <u>244.65</u> |

664963228556

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

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

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

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

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

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

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

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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

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

Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

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

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

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

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

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

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

Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006275021
Statement Date: 08/03/2018
Current month's charges due 08/24/2018

Details of Charges – Service from 06/29/2018 to 07/30/2018

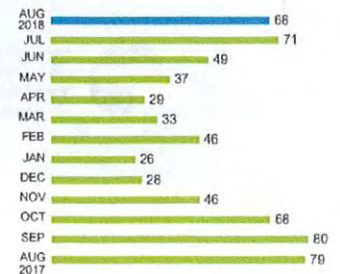
Service for: 1302 N NEBRASKA AVE, TAMPA, FL 33602-2846

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|------------------|---|------------|------------|----------------|
| H39224 | 07/30/2018 | 30,827 | 28,638 | | 2,189 kWh | 1 | 32 Days |

| | | |
|--|---------------------------|-----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 2,189 kWh @ \$0.06184/kWh | \$135.37 |
| Fuel Charge | 2,189 kWh @ \$0.03132/kWh | \$68.56 |
| Florida Gross Receipt Tax | | \$5.74 |
| Electric Service Cost | | \$229.61 |
| Franchise Fee | | \$15.04 |
| Total Electric Cost, Local Fees and Taxes | | \$244.65 |

Total Current Month's Charges
\$244.65
Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)

Important Messages
Fuel sources we use to serve you

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

Important information about your rates

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Learn more at tampaelectric.com/rates.

REPORT A POWER OUTAGE AND GET SERVICE UPDATES



Report an outage by using any of these convenient options:

- Log into **tecoaccount.com**, and report your outage with one click.
- Report your outage online at **tampaelectric.com/outage** using your phone number, account number or meter number.
- Text **OUT** to **35069**.*
- Call **1-877-588-1010** to report your outage at any time.

Get the latest updates about the status of your electric service by using one of these convenient options:

- Sign up for **Power Updates**** through **tecoaccount.com**. When you sign up, you can let us know how you'd like us to contact you. You can receive texts, emails and/or phone calls regarding your service and other important information.
- Text **UPDATE** to **35069**.
- Visit our Outage Map at **tampaelectric.com/outagemap** to track outages in your neighborhood. This handy tool self-updates every five minutes to show you the size and location of outages and estimated restoration times.

**If the phone number you enter is not recognized in our system, you may text OUT followed by your account number or meter number (found on your billing statement).*

***Message and data rates may apply.*



Important Rate Information for Commercial and Industrial Customers

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

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

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

Hillsborough County
(813) 228-1010

Polk County
(863) 299-0800

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

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

Effective September 2018

Standard General Service, Demand (GSD)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 10.70 per kW |
| Energy Charge: | 1.754 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Optional General Service, Demand (GSD-option)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Energy Charge: | 6.812 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | 0.047 ¢ per kWh |
| Energy Conservation Charge: | 0.201 ¢ per kWh |
| Environmental Charge: | 0.342 ¢ per kWh |

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

| | |
|-----------------------------|---|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 3.61 per kW of billing demand \$ 7.09 per kW of peak billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 3.211 (¢ per kWh) 1.159 (¢ per kWh) |
| Fuel Charge: | 3.330 (¢ per kWh) 3.047 (¢ per kWh) |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Interruptible Service (IS) - Closed to new customers

| | |
|-----------------------------|--------------------|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW |
| Energy Charge: | 2.774 ¢ per kWh |
| Fuel Charge: | 3.101 ¢ per kWh |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

| | |
|-----------------------------|--|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW of billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 2.774 (¢ per kWh) 2.774 (¢ per kWh) |
| Fuel Charge: | 3.297 (¢ per kWh) 3.017 (¢ per kWh) |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

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



Statement Date: 08/03/2018

Account: 211006277597

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



| | |
|--------------------------|------------|
| Current month's charges: | \$190.79 |
| Total amount due: | \$190.79 |
| Payment Due By: | 08/24/2018 |

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$177.85 |
| Payment(s) Received Since Last Statement | -\$177.85 |
| Current Month's Charges | \$190.79 |
| Total Amount Due | \$190.79 |

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

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

More perks. Less clutter.

Enroll in Paperless
Billing by Sept. 30, 2018
from tecoaccount.com
to be entered to win
an iPad!*



*Learn more about the benefits and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

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



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

Help us avoid service interruptions

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277597

| | |
|--------------------------|------------|
| Current month's charges: | \$190.79 |
| Total amount due: | \$190.79 |
| Payment Due By: | 08/24/2018 |
| Amount Enclosed | \$ 190.79 |

664963228563

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

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

Understanding Your Electric Charges

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

Basic Service Charge A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

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

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

Franchise Fee A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

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

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

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

Municipal Public Service Tax In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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

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

Renewable EnergySM The amount of electricity purchased from renewable sources.

Share A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

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

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

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

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

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

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

Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006277597
Statement Date: 08/03/2018
Current month's charges due 08/24/2018

Details of Charges – Service from 06/29/2018 to 07/30/2018

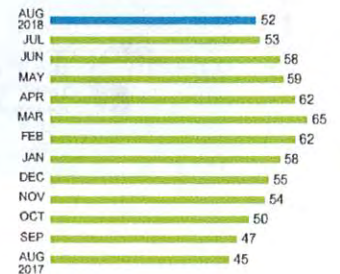
Service for: 1200 NEBRASKA AVE N, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| K04622 | 07/30/2018 | 27,655 | | 25,995 | | 1,660 kWh | 1 | 32 Days |

| | | |
|--|---------------------------|-----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 1,660 kWh @ \$0.06184/kWh | \$102.65 |
| Fuel Charge | 1,660 kWh @ \$0.03132/kWh | \$51.99 |
| Florida Gross Receipt Tax | | \$4.48 |
| Electric Service Cost | | \$179.06 |
| Franchise Fee | | \$11.73 |
| Total Electric Cost, Local Fees and Taxes | | \$190.79 |

Total Current Month's Charges
\$190.79
Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)

Important Messages
Fuel sources we use to serve you

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

Important information about your rates

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Learn more at tampaelectric.com/rates.

REPORT A POWER OUTAGE AND GET SERVICE UPDATES



Report an outage by using any of these convenient options:

- Log into **tecoaccount.com**, and report your outage with one click.
- Report your outage online at **tampaelectric.com/outage** using your phone number, account number or meter number.
- Text **OUT** to **35069***.
- Call **1-877-588-1010** to report your outage at any time.

Get the latest updates about the status of your electric service by using one of these convenient options:

- Sign up for **Power Updates**** through **tecoaccount.com**. When you sign up, you can let us know how you'd like us to contact you. You can receive texts, emails and/or phone calls regarding your service and other important information.
- Text **UPDATE** to **35069**.
- Visit our Outage Map at **tampaelectric.com/outagemap** to track outages in your neighborhood. This handy tool self-updates every five minutes to show you the size and location of outages and estimated restoration times.

**If the phone number you enter is not recognized in our system, you may text OUT followed by your account number or meter number (found on your billing statement).*

***Message and data rates may apply.*



TECO1417

Important Rate Information for Commercial and Industrial Customers

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

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

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

Hillsborough County
(813) 228-1010

Polk County
(863) 299-0800

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

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

Effective September 2018

Standard General Service, Demand (GSD)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 10.70 per kW |
| Energy Charge: | 1.754 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Optional General Service, Demand (GSD-option)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Energy Charge: | 6.812 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | 0.047 ¢ per kWh |
| Energy Conservation Charge: | 0.201 ¢ per kWh |
| Environmental Charge: | 0.342 ¢ per kWh |

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

| | |
|-----------------------------|---|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 3.61 per kW of billing demand \$ 7.09 per kW of peak billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 3.211 (¢ per kWh) 1.159 (¢ per kWh) |
| Fuel Charge: | 3.330 (¢ per kWh) 3.047 (¢ per kWh) |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Interruptible Service (IS) - Closed to new customers

| | |
|-----------------------------|--------------------|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW |
| Energy Charge: | 2.774 ¢ per kWh |
| Fuel Charge: | 3.101 ¢ per kWh |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

| | |
|-----------------------------|--|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW of billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 2.774 (¢ per kWh) 2.774 (¢ per kWh) |
| Fuel Charge: | 3.297 (¢ per kWh) 3.017 (¢ per kWh) |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

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



Statement Date: 08/03/2018

Account: 211006277886

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

| | |
|--------------------------|------------|
| Current month's charges: | \$127.16 |
| Total amount due: | \$127.16 |
| Payment Due By: | 08/24/2018 |

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$115.66 |
| Payment(s) Received Since Last Statement | -\$115.66 |
| Current Month's Charges | \$127.16 |
| Total Amount Due | \$127.16 |

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

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

More perks. Less clutter.

Enroll in Paperless
Billing by Sept. 30, 2018
from **tecoaccount.com**
to be entered to win
an iPad!*



*Learn more about the benefits and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

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



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

Help us avoid service interruptions

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277886

| | |
|--------------------------|------------|
| Current month's charges: | \$127.16 |
| Total amount due: | \$127.16 |
| Payment Due By: | 08/24/2018 |
| Amount Enclosed | \$ 127.16 |

664963228564

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

TECO

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

All Other Correspondence

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

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

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

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

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

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

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

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

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Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006277886
Statement Date: 08/03/2018
Current month's charges due 08/24/2018


Details of Charges – Service from 06/29/2018 to 07/30/2018

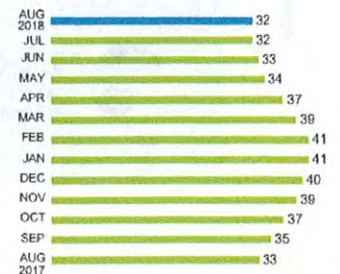
Service for: 1008 N NEBRASKA AVE, TAMPA, FL 33602-3041

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| E75290 | 07/30/2018 | 81,267 | | 80,232 | | 1,035 kWh | 1 | 32 Days |

| | | |
|--|---------------------------|-----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 1,035 kWh @ \$0.06184/kWh | \$64.00 |
| Fuel Charge | 1,035 kWh @ \$0.03132/kWh | \$32.42 |
| Florida Gross Receipt Tax | | \$2.98 |
| Electric Service Cost | | \$119.34 |
| Franchise Fee | | \$7.82 |
| Total Electric Cost, Local Fees and Taxes | | \$127.16 |

Total Current Month's Charges
\$127.16
Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)

Important Messages
Fuel sources we use to serve you

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

Important information about your rates

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REPORT A POWER OUTAGE AND GET SERVICE UPDATES

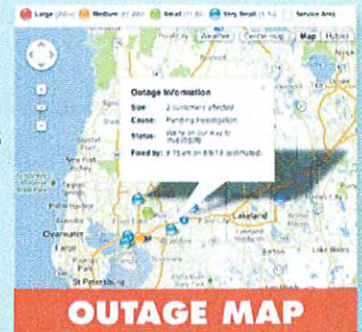


Report an outage by using any of these convenient options:

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- Report your outage online at **tampaelectric.com/outage** using your phone number, account number or meter number.
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- Call **1-877-588-1010** to report your outage at any time.

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- Text **UPDATE** to **35069**.
- Visit our Outage Map at **tampaelectric.com/outagemap** to track outages in your neighborhood. This handy tool self-updates every five minutes to show you the size and location of outages and estimated restoration times.



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***Message and data rates may apply.*

TECO11417

Important Rate Information for Commercial and Industrial Customers

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

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Polk County

(863) 299-0800

All other counties and out-of-state

(888) 223-0800

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

Effective September 2018

Standard General Service, Demand (GSD)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 10.70 per kW |
| Energy Charge: | 1.754 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Optional General Service, Demand (GSD-option)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Energy Charge: | 6.812 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | 0.047 ¢ per kWh |
| Energy Conservation Charge: | 0.201 ¢ per kWh |
| Environmental Charge: | 0.342 ¢ per kWh |

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

| | |
|-----------------------------|---|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 3.61 per kW of billing demand \$ 7.09 per kW of peak billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 3.211 (¢ per kWh) 1.159 (¢ per kWh) |
| Fuel Charge: | 3.330 (¢ per kWh) 3.047 (¢ per kWh) |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Interruptible Service (IS) - Closed to new customers

| | |
|-----------------------------|--------------------|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW |
| Energy Charge: | 2.774 ¢ per kWh |
| Fuel Charge: | 3.101 ¢ per kWh |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

| | |
|-----------------------------|-------------------------------------|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW of billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 2.774 (¢ per kWh) 2.774 (¢ per kWh) |
| Fuel Charge: | 3.297 (¢ per kWh) 3.017 (¢ per kWh) |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

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



Statement Date: 08/03/2018
Account: 211006277001

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

| | |
|--------------------------|------------|
| Current month's charges: | \$83.28 |
| Total amount due: | \$83.28 |
| Payment Due By: | 08/24/2018 |

Your Account Summary

| | |
|--|----------------|
| Previous Amount Due | \$88.98 |
| Payment(s) Received Since Last Statement | -\$88.98 |
| Current Month's Charges | \$83.28 |
| Total Amount Due | \$83.28 |

Date Rec'd Rizzetta & Co., Inc. AUG 09 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

More perks. Less clutter.

Enroll in Paperless
Billing by Sept. 30, 2018
from **tecoaccount.com**
to be entered to win
an iPad!*



*Learn more about the benefits and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

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



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

Help us avoid service interruptions

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277001

| | |
|--------------------------|-----------------|
| Current month's charges: | \$83.28 |
| Total amount due: | \$83.28 |
| Payment Due By: | 08/24/2018 |
| Amount Enclosed | \$ <u>83.28</u> |

664963228562

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

Average kWh per day - The average amount of electricity purchased per day.

Basic Service Charge - A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM - The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing - Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge - The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated - If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

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

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

Franchise Fee - A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

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

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

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

Municipal Public Service Tax - In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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

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

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

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

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

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

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

Por favor visite tampaelectric.com para ver esta información en español.

Account: 211006277001
 Statement Date: 08/03/2018
 Current month's charges due 08/24/2018


Details of Charges – Service from 06/29/2018 to 07/30/2018

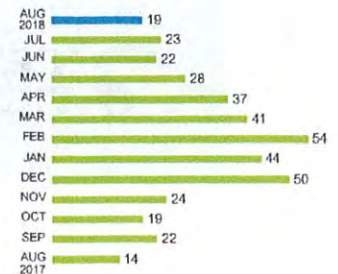
Service for: 1200 NEBRASKA AVE N, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| C21227 | 07/30/2018 | 81,705 | | 81,101 | | 604 kWh | 1 | 32 Days |

| | | |
|--|-------------------------|----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 604 kWh @ \$0.06184/kWh | \$37.35 |
| Fuel Charge | 604 kWh @ \$0.03132/kWh | \$18.92 |
| Florida Gross Receipt Tax | | \$1.95 |
| Electric Service Cost | | \$78.16 |
| Franchise Fee | | \$5.12 |
| Total Electric Cost, Local Fees and Taxes | | \$83.28 |

Total Current Month's Charges
\$83.28
Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)

Important Messages
Fuel sources we use to serve you

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

Important information about your rates

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Learn more at tampaelectric.com/rates.

REPORT A POWER OUTAGE AND GET SERVICE UPDATES



Report an outage by using any of these convenient options:

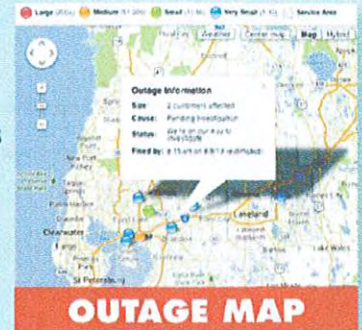
- Log into **tecoaccount.com**, and report your outage with one click.
- Report your outage online at **tampaelectric.com/outage** using your phone number, account number or meter number.
- Text **OUT** to **35069**.*
- Call **1-877-588-1010** to report your outage at any time.

Get the latest updates about the status of your electric service by using one of these convenient options:

- Sign up for **Power Updates**** through **tecoaccount.com**. When you sign up, you can let us know how you'd like us to contact you. You can receive texts, emails and/or phone calls regarding your service and other important information.
- Text **UPDATE** to **35069**.
- Visit our Outage Map at **tampaelectric.com/outagemap** to track outages in your neighborhood. This handy tool self-updates every five minutes to show you the size and location of outages and estimated restoration times.

If the phone number you enter is not recognized in our system, you may text **OUT followed by your account number or meter number (found on your billing statement).*

***Message and data rates may apply.*



TECO11417

Important Rate Information for Commercial and Industrial Customers

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

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

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

Hillsborough County

(813) 228-1010

Polk County

(863) 299-0800

All other counties and out-of-state

(888) 223-0800

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

Effective September 2018

Standard General Service, Demand (GSD)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 10.70 per kW |
| Energy Charge: | 1.754 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Optional General Service, Demand (GSD-option)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Energy Charge: | 6.812 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | 0.047 ¢ per kWh |
| Energy Conservation Charge: | 0.201 ¢ per kWh |
| Environmental Charge: | 0.342 ¢ per kWh |

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

| | |
|-----------------------------|---|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 3.61 per kW of billing demand \$ 7.09 per kW of peak billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 3.211 (¢ per kWh) 1.159 (¢ per kWh) |
| Fuel Charge: | 3.330 (¢ per kWh) 3.047 (¢ per kWh) |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Interruptible Service (IS) - Closed to new customers

| | |
|-----------------------------|--------------------|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW |
| Energy Charge: | 2.774 ¢ per kWh |
| Fuel Charge: | 3.101 ¢ per kWh |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

| | |
|-----------------------------|-------------------------------------|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW of billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 2.774 (¢ per kWh) 2.774 (¢ per kWh) |
| Fuel Charge: | 3.297 (¢ per kWh) 3.017 (¢ per kWh) |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

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



Statement Date: 08/03/2018

Account: 211006275344

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

| | |
|--------------------------|------------|
| Current month's charges: | \$93.05 |
| Total amount due: | \$93.05 |
| Payment Due By: | 08/24/2018 |

Your Account Summary

| | |
|--|----------------|
| Previous Amount Due | \$84.81 |
| Payment(s) Received Since Last Statement | -\$84.81 |
| Current Month's Charges | \$93.05 |
| Total Amount Due | \$93.05 |

Date Rec'd Rizzetta & Co., Inc. AUG 09 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

More perks. Less clutter.

Enroll in Paperless
Billing by Sept. 30, 2018
from **tecoaccount.com**
to be entered to win
an iPad!*



*Learn more about the benefits and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

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



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

Help us avoid service interruptions

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006275344

| | |
|--------------------------|-----------------|
| Current month's charges: | \$93.05 |
| Total amount due: | \$93.05 |
| Payment Due By: | 08/24/2018 |
| Amount Enclosed | \$ <u>93.05</u> |

664963228557

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

Contact Information

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

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

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

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

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

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

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

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

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

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

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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

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

Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

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

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

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Your payment options are:

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

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

Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006275344
 Statement Date: 08/03/2018
 Current month's charges due 08/24/2018



Details of Charges – Service from 06/29/2018 to 07/30/2018

Service for: 1101 SCOTT ST E, A, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

Meter Location: # A

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| G21904 | 07/30/2018 | 56,838 | | 56,138 | | 700 kWh | 1 | 32 Days |

| | | |
|--|-------------------------|----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 700 kWh @ \$0.06184/kWh | \$43.29 |
| Fuel Charge | 700 kWh @ \$0.03132/kWh | \$21.92 |
| Florida Gross Receipt Tax | | \$2.18 |
| Electric Service Cost | | \$87.33 |
| Franchise Fee | | \$5.72 |
| Total Electric Cost, Local Fees and Taxes | | \$93.05 |
| Total Current Month's Charges | | \$93.05 |

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Fuel sources we use to serve you

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

Important information about your rates

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Learn more at tampaelectric.com/rates.

REPORT A POWER OUTAGE AND GET SERVICE UPDATES



Report an outage by using any of these convenient options:

- Log into **tecoaccount.com**, and report your outage with one click.
- Report your outage online at **tampaelectric.com/outage** using your phone number, account number or meter number.
- Text **OUT** to **35069**.*
- Call **1-877-588-1010** to report your outage at any time.

Get the latest updates about the status of your electric service by using one of these convenient options:

- Sign up for **Power Updates**** through **tecoaccount.com**. When you sign up, you can let us know how you'd like us to contact you. You can receive texts, emails and/or phone calls regarding your service and other important information.
- Text **UPDATE** to **35069**.
- Visit our Outage Map at **tampaelectric.com/outagemap** to track outages in your neighborhood. This handy tool self-updates every five minutes to show you the size and location of outages and estimated restoration times.

**If the phone number you enter is not recognized in our system, you may text OUT followed by your account number or meter number (found on your billing statement).*

***Message and data rates may apply.*



TECO11417

Important Rate Information for Commercial and Industrial Customers

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

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

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

Hillsborough County

(813) 228-1010

Polk County

(863) 299-0800

All other counties and out-of-state

(888) 223-0800

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

Effective September 2018

Standard General Service, Demand (GSD)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 10.70 per kW |
| Energy Charge: | 1.754 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Optional General Service, Demand (GSD-option)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Energy Charge: | 6.812 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | 0.047 ¢ per kWh |
| Energy Conservation Charge: | 0.201 ¢ per kWh |
| Environmental Charge: | 0.342 ¢ per kWh |

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

| | |
|-----------------------------|---|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 3.61 per kW of billing demand \$ 7.09 per kW of peak billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 3.211 (¢ per kWh) 1.159 (¢ per kWh) |
| Fuel Charge: | 3.330 (¢ per kWh) 3.047 (¢ per kWh) |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Interruptible Service (IS) - Closed to new customers

| | |
|-----------------------------|--------------------|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW |
| Energy Charge: | 2.774 ¢ per kWh |
| Fuel Charge: | 3.101 ¢ per kWh |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

| | |
|-----------------------------|-------------------------------------|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW of billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 2.774 (¢ per kWh) 2.774 (¢ per kWh) |
| Fuel Charge: | 3.297 (¢ per kWh) 3.017 (¢ per kWh) |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

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



Statement Date: 08/03/2018

Account: 211006275609

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

| | |
|--------------------------|------------|
| Current month's charges: | \$100.28 |
| Total amount due: | \$100.28 |
| Payment Due By: | 08/24/2018 |

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$92.04 |
| Payment(s) Received Since Last Statement | -\$92.04 |
| Current Month's Charges | \$100.28 |
| Total Amount Due | \$100.28 |

Date Rec'd Rizzetta & Co., Inc. AUG 09 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

More perks. Less clutter.

Enroll in Paperless
Billing by Sept. 30, 2018
from tecoaccount.com
to be entered to win
an iPad!*



*Learn more about the benefits and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

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



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

Help us avoid service interruptions

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006275609

| | |
|--------------------------|------------|
| Current month's charges: | \$100.28 |
| Total amount due: | \$100.28 |
| Payment Due By: | 08/24/2018 |
| Amount Enclosed | \$ 100.28 |

664963228558

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

Contact Information

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

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

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

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

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

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

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

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

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

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

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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

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

Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

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

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

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

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

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

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

Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006275609
Statement Date: 08/03/2018
Current month's charges due 08/24/2018


Details of Charges – Service from 06/29/2018 to 07/30/2018

Service for: 1199 SCOTT ST E, B, TAMPA, FL 33602-0000

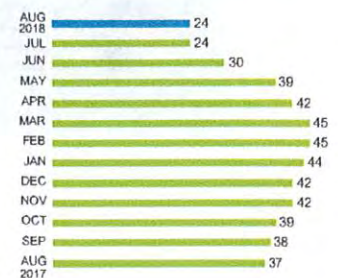
Rate Schedule: General Service - Non Demand

Meter Location: # B

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| G49889 | 07/30/2018 | 92,260 | | 91,489 | | 771 kWh | 1 | 32 Days |

| | | |
|--|-------------------------|-----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 771 kWh @ \$0.06184/kWh | \$47.68 |
| Fuel Charge | 771 kWh @ \$0.03132/kWh | \$24.15 |
| Florida Gross Receipt Tax | | \$2.35 |
| Electric Service Cost | | \$94.12 |
| Franchise Fee | | \$6.16 |
| Total Electric Cost, Local Fees and Taxes | | \$100.28 |

Total Current Month's Charges
\$100.28
Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)

Important Messages
Fuel sources we use to serve you

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

Important information about your rates

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Learn more at tampaelectric.com/rates.

REPORT A POWER OUTAGE AND GET SERVICE UPDATES



Report an outage by using any of these convenient options:

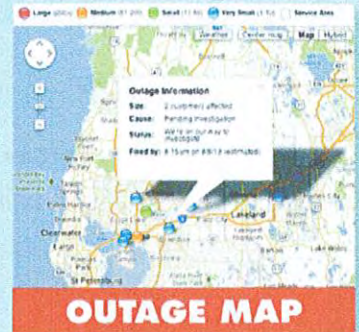
- Log into **tecoaccount.com**, and report your outage with one click.
- Report your outage online at **tampaelectric.com/outage** using your phone number, account number or meter number.
- Text **OUT** to **35069***.
- Call **1-877-588-1010** to report your outage at any time.

Get the latest updates about the status of your electric service by using one of these convenient options:

- Sign up for **Power Updates**** through **tecoaccount.com**. When you sign up, you can let us know how you'd like us to contact you. You can receive texts, emails and/or phone calls regarding your service and other important information.
- Text **UPDATE** to **35069**.
- Visit our Outage Map at **tampaelectric.com/outagemap** to track outages in your neighborhood. This handy tool self-updates every five minutes to show you the size and location of outages and estimated restoration times.

**If the phone number you enter is not recognized in our system, you may text OUT followed by your account number or meter number (found on your billing statement).*

***Message and data rates may apply.*



TECO11417

Important Rate Information for Commercial and Industrial Customers

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

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

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

Hillsborough County

(813) 228-1010

Polk County

(863) 299-0800

All other counties and out-of-state

(888) 223-0800

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

Effective September 2018

Standard General Service, Demand (GSD)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 10.70 per kW |
| Energy Charge: | 1.754 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Optional General Service, Demand (GSD-option)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Energy Charge: | 6.812 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | 0.047 ¢ per kWh |
| Energy Conservation Charge: | 0.201 ¢ per kWh |
| Environmental Charge: | 0.342 ¢ per kWh |

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

| | |
|-----------------------------|---|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 3.61 per kW of billing demand \$ 7.09 per kW of peak billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 3.211 (¢ per kWh) 1.159 (¢ per kWh) |
| Fuel Charge: | 3.330 (¢ per kWh) 3.047 (¢ per kWh) |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Interruptible Service (IS) - Closed to new customers

| | |
|-----------------------------|--------------------|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW |
| Energy Charge: | 2.774 ¢ per kWh |
| Fuel Charge: | 3.101 ¢ per kWh |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

| | |
|-----------------------------|-------------------------------------|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW of billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 2.774 (¢ per kWh) 2.774 (¢ per kWh) |
| Fuel Charge: | 3.297 (¢ per kWh) 3.017 (¢ per kWh) |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

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



Statement Date: 08/03/2018

Account: 211006276102

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

| | |
|--------------------------|------------|
| Current month's charges: | \$131.95 |
| Total amount due: | \$131.95 |
| Payment Due By: | 08/24/2018 |

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$128.08 |
| Payment(s) Received Since Last Statement | -\$128.08 |
| Current Month's Charges | \$131.95 |
| Total Amount Due | \$131.95 |

Date Rec'd Rizzetta & Co., Inc. AUG 09 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

**More perks.
Less clutter.**

Enroll in Paperless
Billing by Sept. 30, 2018
from **tecoaccount.com**
to be entered to win
an iPad!*



*Learn more about the benefits and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

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



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

Help us avoid service interruptions

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006276102

| | |
|--------------------------|------------------|
| Current month's charges: | \$131.95 |
| Total amount due: | \$131.95 |
| Payment Due By: | 08/24/2018 |
| Amount Enclosed | \$ <u>131.95</u> |

664963228559

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

Contact Information

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

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

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

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

Understanding Your Electric Charges

Average kWh per day - The average amount of electricity purchased per day.

Basic Service Charge - A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM - The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing - Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge - The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated - If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

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

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

Franchise Fee - A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

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

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

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

Municipal Public Service Tax - In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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

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

Renewable EnergySM - The amount of electricity purchased from renewable sources.

Share - A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

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

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

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

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

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

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

Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006276102
Statement Date: 08/03/2018
Current month's charges due 08/24/2018


Details of Charges – Service from 06/29/2018 to 07/30/2018

Service for: 1231 SCOTT ST E, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| G96759 | 07/30/2018 | 85,013 | | 83,931 | | 1,082 kWh | 1 | 32 Days |

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)


| | | |
|--|---------------------------|-----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 1,082 kWh @ \$0.06184/kWh | \$66.91 |
| Fuel Charge | 1,082 kWh @ \$0.03132/kWh | \$33.89 |
| Florida Gross Receipt Tax | | \$3.10 |
| Electric Service Cost | | \$123.84 |
| Franchise Fee | | \$8.11 |
| Total Electric Cost, Local Fees and Taxes | | \$131.95 |

Total Current Month's Charges
\$131.95
Important Messages
Fuel sources we use to serve you

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

Important information about your rates

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Learn more at tampaelectric.com/rates.

REPORT A POWER OUTAGE AND GET SERVICE UPDATES



Report an outage by using any of these convenient options:

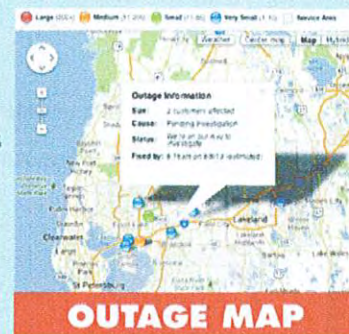
- Log into **tecoaccount.com**, and report your outage with one click.
- Report your outage online at **tampaelectric.com/outage** using your phone number, account number or meter number.
- Text **OUT** to **35069***.
- Call **1-877-588-1010** to report your outage at any time.

Get the latest updates about the status of your electric service by using one of these convenient options:

- Sign up for **Power Updates**** through **tecoaccount.com**. When you sign up, you can let us know how you'd like us to contact you. You can receive texts, emails and/or phone calls regarding your service and other important information.
- Text **UPDATE** to **35069**.
- Visit our Outage Map at **tampaelectric.com/outagemap** to track outages in your neighborhood. This handy tool self-updates every five minutes to show you the size and location of outages and estimated restoration times.

**If the phone number you enter is not recognized in our system, you may text OUT followed by your account number or meter number (found on your billing statement).*

***Message and data rates may apply.*



TECO11417

Important Rate Information for Commercial and Industrial Customers

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

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

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

Hillsborough County

(813) 228-1010

Polk County

(863) 299-0800

All other counties and out-of-state

(888) 223-0800

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

Effective September 2018

Standard General Service, Demand (GSD)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 10.70 per kW |
| Energy Charge: | 1.754 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Optional General Service, Demand (GSD-option)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Energy Charge: | 6.812 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | 0.047 ¢ per kWh |
| Energy Conservation Charge: | 0.201 ¢ per kWh |
| Environmental Charge: | 0.342 ¢ per kWh |

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

| | |
|-----------------------------|---|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 3.61 per kW of billing demand \$ 7.09 per kW of peak billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 3.211 (¢ per kWh) 1.159 (¢ per kWh) |
| Fuel Charge: | 3.330 (¢ per kWh) 3.047 (¢ per kWh) |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Interruptible Service (IS) - Closed to new customers

| | |
|-----------------------------|--------------------|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW |
| Energy Charge: | 2.774 ¢ per kWh |
| Fuel Charge: | 3.101 ¢ per kWh |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

| | |
|-----------------------------|-------------------------------------|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW of billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 2.774 (¢ per kWh) 2.774 (¢ per kWh) |
| Fuel Charge: | 3.297 (¢ per kWh) 3.017 (¢ per kWh) |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

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





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/03/2018

Account: 211006276375

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



| | |
|--------------------------|------------|
| Current month's charges: | \$70.05 |
| Total amount due: | \$70.05 |
| Payment Due By: | 08/24/2018 |

Your Account Summary

| | |
|--|----------------|
| Previous Amount Due | \$65.36 |
| Payment(s) Received Since Last Statement | -\$65.36 |
| Current Month's Charges | \$70.05 |
| Total Amount Due | \$70.05 |

Date Rec'd Rizzetta & Co., Inc. AUG 09 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

More perks. Less clutter.

Enroll in Paperless
Billing by Sept. 30, 2018
from tecoaccount.com
to be entered to win
an iPad!*



*Learn more about the benefits and view the drawing terms
and conditions at tecosupport.com/paperlessbilling.

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



Know what's below.
Call before you dig.

Help us avoid service interruptions

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006276375

| | |
|--------------------------|-----------------|
| Current month's charges: | \$70.05 |
| Total amount due: | \$70.05 |
| Payment Due By: | 08/24/2018 |
| Amount Enclosed | \$ <u>70.05</u> |

664963228560

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

6649632285602110062763750000000070052

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

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

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

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

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

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

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

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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

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

Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

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

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

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

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

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

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

Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006276375
Statement Date: 08/03/2018
Current month's charges due 08/24/2018


Details of Charges – Service from 06/29/2018 to 07/30/2018

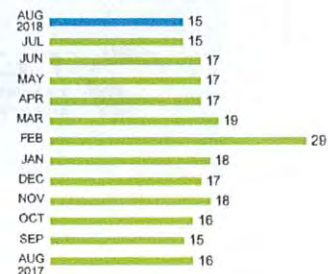
Service for: 1261 SCOTT ST E, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|------------------|---|------------|------------|----------------|
| G96757 | 07/30/2018 | 41,292 | 40,818 | | 474 kWh | 1 | 32 Days |

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



| | | |
|--|-------------------------|----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 474 kWh @ \$0.06184/kWh | \$29.31 |
| Fuel Charge | 474 kWh @ \$0.03132/kWh | \$14.85 |
| Florida Gross Receipt Tax | | \$1.64 |
| Electric Service Cost | | \$65.74 |
| Franchise Fee | | \$4.31 |
| Total Electric Cost, Local Fees and Taxes | | \$70.05 |

Total Current Month's Charges
\$70.05
Important Messages
Fuel sources we use to serve you

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

Important information about your rates

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Learn more at tampaelectric.com/rates.

REPORT A POWER OUTAGE AND GET SERVICE UPDATES



Report an outage by using any of these convenient options:

- Log into **tecoaccount.com**, and report your outage with one click.
- Report your outage online at **tampaelectric.com/outage** using your phone number, account number or meter number.
- Text **OUT** to **35069***.
- Call **1-877-588-1010** to report your outage at any time.

Get the latest updates about the status of your electric service by using one of these convenient options:

- Sign up for **Power Updates**** through **tecoaccount.com**. When you sign up, you can let us know how you'd like us to contact you. You can receive texts, emails and/or phone calls regarding your service and other important information.
- Text **UPDATE** to **35069**.
- Visit our Outage Map at **tampaelectric.com/outagemap** to track outages in your neighborhood. This handy tool self-updates every five minutes to show you the size and location of outages and estimated restoration times.



**If the phone number you enter is not recognized in our system, you may text OUT followed by your account number or meter number (found on your billing statement).*

***Message and data rates may apply.*

TECO1417

Important Rate Information for Commercial and Industrial Customers

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

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

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

Hillsborough County

(813) 228-1010

Polk County

(863) 299-0800

All other counties and out-of-state

(888) 223-0800

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

Effective September 2018

Standard General Service, Demand (GSD)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 10.70 per kW |
| Energy Charge: | 1.754 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Optional General Service, Demand (GSD-option)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Energy Charge: | 6.812 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | 0.047 ¢ per kWh |
| Energy Conservation Charge: | 0.201 ¢ per kWh |
| Environmental Charge: | 0.342 ¢ per kWh |

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

| | |
|-----------------------------|---|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 3.61 per kW of billing demand \$ 7.09 per kW of peak billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 3.211 (¢ per kWh) 1.159 (¢ per kWh) |
| Fuel Charge: | 3.330 (¢ per kWh) 3.047 (¢ per kWh) |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Interruptible Service (IS) - Closed to new customers

| | |
|-----------------------------|--------------------|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW |
| Energy Charge: | 2.774 ¢ per kWh |
| Fuel Charge: | 3.101 ¢ per kWh |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

| | |
|-----------------------------|--|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW of billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 2.774 (¢ per kWh) 2.774 (¢ per kWh) |
| Fuel Charge: | 3.297 (¢ per kWh) 3.017 (¢ per kWh) |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

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



Statement Date: 08/03/2018

Account: 211006276698

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



| | |
|--------------------------|------------|
| Current month's charges: | \$23.32 |
| Total amount due: | \$23.32 |
| Payment Due By: | 08/24/2018 |

Your Account Summary

| | |
|--|----------------|
| Previous Amount Due | \$23.22 |
| Payment(s) Received Since Last Statement | -\$23.22 |
| Current Month's Charges | \$23.32 |
| Total Amount Due | \$23.32 |

Date Rec'd Rizzetta & Co., Inc. AUG 09 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

**More perks.
Less clutter.**

Enroll in Paperless
Billing by Sept. 30, 2018
from tecoaccount.com
to be entered to win
an iPad!*



*Learn more about the benefits and view the drawing terms
and conditions at tecosupport.com/paperlessbilling.

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



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

Help us avoid service interruptions

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006276698

| | |
|--------------------------|-----------------|
| Current month's charges: | \$23.32 |
| Total amount due: | \$23.32 |
| Payment Due By: | 08/24/2018 |
| Amount Enclosed | \$ <u>23.32</u> |

664963228561

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

All Other Correspondence

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

Understanding Your Electric Charges

Average kWh per day - The average amount of electricity purchased per day.

Basic Service Charge - A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM - The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing - Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge - The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated - If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

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

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

Franchise Fee - A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

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

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

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

Municipal Public Service Tax - In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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

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

Renewable EnergySM - The amount of electricity purchased from renewable sources.

Share - A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

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

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

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

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

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

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

Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006276698
 Statement Date: 08/03/2018
 Current month's charges due 08/24/2018

Details of Charges – Service from 06/29/2018 to 07/30/2018

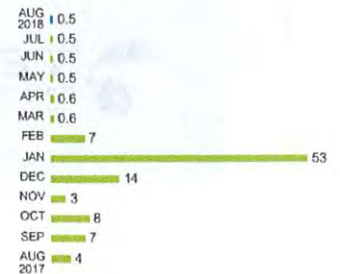
Service for: 1261 SCOTT ST E, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| C23391 | 07/30/2018 | 23,957 | | 23,942 | | 15 kWh | 1 | 32 Days |

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



| | | |
|--|------------------------|----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 15 kWh @ \$0.06184/kWh | \$0.93 |
| Fuel Charge | 15 kWh @ \$0.03132/kWh | \$0.47 |
| Florida Gross Receipt Tax | | \$0.55 |
| Electric Service Cost | | \$21.89 |
| Franchise Fee | | \$1.43 |
| Total Electric Cost, Local Fees and Taxes | | \$23.32 |

Total Current Month's Charges

\$23.32

Important Messages

Fuel sources we use to serve you

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TECO147

Important Rate Information for Commercial and Industrial Customers

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Effective September 2018

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| | |
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| | |
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| | |
|-----------------------------|---|
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| Capacity Charge: | \$ 0.20 per kW |
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Interruptible Service (IS) - Closed to new customers

| | |
|-----------------------------|--------------------|
| Basic Service Charge: | \$689.11 per month |
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| | |
|-----------------------------|--|
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[illegible]

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Public Hearing** was published in **Tampa Bay Times**: 7/18, 7/20/18. in said newspaper in the issues of **Tampa Tribune**

Affiant further says said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 07/20/2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____

LEGAL NOTICE

ENCORE COMMUNITY DEVELOPMENT DISTRICT**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

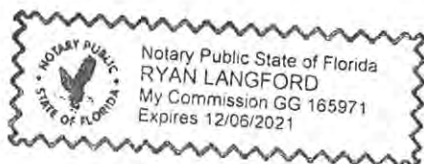
The Board of Supervisors ("Board") of the Encore Community Development District ("District") will hold a public hearing on August 2, 2018, at 4:00 p.m. at the office of Tampa Housing Authority, located at 5301 W. Cypress Street, Tampa, Florida 33607, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 9428 Camden Field Parkway, Riverview, Florida 33578, (813) 533-2950 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Christine Perkins
District Manager
07/13/18 & 07/20/18

658964-1



1001243840000000065896420070000076500

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

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Signature of Affiant

Sworn to and subscribed before me this 07/20/2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____

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Christine Perkins
District Manager
07/13/18 & 07/20/18

658964-1





YELLOWSTONE
LANDSCAPE

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000223484
Invoice Date: August 1, 2018

Account: 22443
PO Number:

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141160.101
Property Name: Encore CDD
Terms: NET 30

Invoice Due Date: August 31, 2018
Invoice Amount: \$5,204.00
Month of Service: August 2018

| Description | Current Amount |
|-------------------------------|----------------|
| Monthly Landscape Maintenance | 4,779.00 |
| Addendum 1 - Trash Removal | 425.00 |

Invoice Total 5,204.00

RECEIVED
Date Rec'd Rizzetta & Co., Inc. JUL 27 2018
D/M approval CP Date 7/30/18
Date entered JUL 30 2018
Fund 001 GL 53900 OC 4604
Check #

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

Tab 3 A

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY, RIVERVIEW FL 33578

**Operation and Maintenance Expenditures
July 2018
For Board Approval
Chiller Fund**

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

The total items being presented: **\$52,381.61**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

July 1, 2018 Through July 31, 2018

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--------------------------|---------------------|-----------------------------|---|----------------------------|
| City of Tampa Utilities | 001236 | 0506703-001=8 06/18 | 1237 E Harrison St 06/18 | \$ 1,110.87 |
| City of Tampa Utilities | 001236 | 0506703-002=5 06/18 | 1304 N Nebraska Ave 06/18 | \$ 64.10 |
| Frontier Florida LLC | 001233 | 813-223-7101-092412-5 07/18 | Acct 813-223-7101-092412-5 07/18 | \$ 283.82 |
| IFPS Corporation | 001235 | GAA-694063 08/18 | General/POL Liability Ins FY17/18 Pmt 10 of 10 | \$ 2,923.23 |
| Rizzetta & Company, Inc. | 001232 | INV0000033269 | District Management Fees 07/18 | \$ 833.33 |
| Tampa Bay Trane | 001237 | 197248 | HVAC Asset Management Contract 07/18 | \$ 14,000.00 |
| TECO | 001234 | 211006277308 06/18 | 1200 Nebraska Av N 06/18 | \$ 32,938.41 |
| TECO | 001234 | 211006278348 06/18 | 1004 Nebraska Ave N C 06/18 | \$ <u>227.85</u> |
| Report Total | | | | <u>\$ 52,381.61</u> |



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

Amount Now Due

\$1,110.87

Make Check Payable:
City of Tampa Utilities

Your Account Number

0506703-001=8



BILL DATE: 07/13/2018

PAY NEW CHARGES BY: 08/03/2018



115
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

05067030018 0000111087

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



ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

BILL DATE: 07/13/2018

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

SERVICE TO: 07/05/2018

| Meter Number | Meter Readings | | Days of Service | CCF (100 cu ft) | Gallons (1000's) |
|---------------|----------------|----------|-----------------|-----------------|------------------|
| | Current | Previous | | | |
| 010111234 WTR | 00087 H | 00083 | 32 | 04 | 02 |
| 010111234 WTR | 4057 P | 4056 | 32 | 01 | 00 |
| 012024493 WTR | 0098 | 0098 | 31 | 00 | 00 |
| 012011270 WTR | 00826 | 00826 | 30 | 00 | 00 |
| 017063414 WTR | 0929 | 0702 | 31 | 227 | 169 |

| | | |
|----------------------|--------------|----------|
| LAST BILLING | | 889.50 |
| LESS PAYMENTS | | 889.50CR |
| WATER MINIMUM CHARGE | | 16.50 |
| WATER SUBTOTAL | 16.50 | |
| UTILITY TAX 10% | | 1.65 |
| WASTEWATER CHARGE | 232.0 @ 4.71 | 1,092.72 |

Amount Now Due

\$1,110.87

Your Account Number

0506703-001=8

Water Customer Class

LARGE INDUSTRIAL

Water Usage History

| Months | Gallons (1000's) |
|--------|------------------|
| JUL | 3 |
| JUN | 0 |
| MAY | 0 |
| APR | 0 |
| MAR | 0 |
| FEB | 0 |
| JAN | 0 |
| DEC | 2 |
| NOV | 0 |
| OCT | 2 |
| SEP | 0 |
| AUG | 0 |
| JUL | 0 |

Date Rec'd Rizzetta & Co., Inc. JUL 19 2018
D/M approval CP Date 7/23/18
Date entered JUL 23 2018
Fund 401 GL 53600 OC 4301
Check# _____

See Reverse Side for
additional information

Pay This Amount

\$1,110.87

PLEASE PAY BY DUE DATE OF 08/03/2018



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

Amount Now Due

\$64.10

Make Check Payable:
City of Tampa Utilities

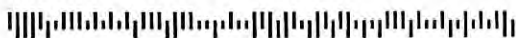
Your Account Number

0506703-002=5



BILL DATE: 07/13/2018

PAY NEW CHARGES BY: 08/03/2018



116
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

05067030025 0000006410

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



ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

BILL DATE: 07/13/2018

Service For:

ENCORE COMMUNITY DEVELOPMENT
1304 N NEBRASKA AVE

SERVICE TO: 07/05/2018

| Meter Number | Meter Readings | | Days of Service | CCF (100 cu ft) | Gallons (1000's) |
|---------------|----------------|----------|-----------------|-----------------|------------------|
| | Current | Previous | | | |
| 010061898 WTR | 0316 | 0314 | 32 | 02 | 01 |

| | | | | |
|-------------------------------|-------|------|--|---------|
| LAST BILLING | | | | 50.98 |
| LESS PAYMENTS | | | | 50.98CR |
| WATER TIER 1 CHARGE | 2.0 @ | 2.43 | | 4.86 |
| TBW PASS-THROUGH | 2.0 @ | 0.00 | | 0.00 |
| WATER SUBTOTAL | 4.86 | | | |
| UTILITY TAX 10% | | | | 0.49 |
| WASTEWATER CHARGE | 2.0 @ | 4.71 | | 9.42 |
| SOLID-WASTE COMMERCIAL CHARGE | | | | 49.33 |

Amount Now Due
\$64.10

Your Account Number
0506703-002=5

Water Customer Class
SMALL COMMERCIAL

Water Usage History

| Months | Gallons (1000's) |
|--------|------------------|
| JUL | 1 |
| JUN | 0 |
| MAY | 0 |
| APR | 0 |
| MAR | 3 |
| FEB | 0 |
| JAN | 0 |
| DEC | 0 |
| NOV | 13 |
| OCT | 0 |
| SEP | 0 |
| AUG | 2 |
| JUL | 4 |

Date Rec'd Rizzetta & Co., Inc. JUL 13 2018
D/M approval CP Date 8/8/18
Date entered JUL 23 2018
Fund 401 GL 53600 OC 4301
Check#

See Reverse Side for
additional information

Pay This Amount

\$64.10

PLEASE PAY BY DUE DATE OF 08/03/2018

Date Rec'd Rizzetta & Co., Inc. JUL 10 2018
D/M approval CP Date 7/16/18
Date entered JUL 13 2018
Fund 401 GL 53900 OC 4102
Check# _____

Account Summary

| | |
|--------------------------------|-----------------------|
| New Charges Due Date | 7/25/18 |
| Billing Date | 7/01/18 |
| Account Number | 813-223-7101-092412-5 |
| PIN | 3297 |
| Previous Balance | 283.82 |
| Payments Received Thru 6/20/18 | -283.82 |
| Thank you for your payment! | |
| Balance Forward | .00 |
| New Charges | 283.82 |
| Total Amount Due | \$283.82 |

Make your business a more inviting place



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- Get premium sports, national news and music choices
- Keep your customers entertained
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Manage Your Account

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Pay by Mail

To Contact Us

Chat: Frontier.com **Online:** Frontier.com/helpcenter

1.800.921.8102 **Email:** ContactBusiness@ftr.com

6



P.O. Box 5157, Tampa, FL 33675

AV 01 007546 28538B 36 A**5DGT



ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578-0519

PAYMENT STUB

Total Amount Due **\$283.82**

New Charges Due Date 7/25/18

Account Number 813-223-7101-092412-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$

To change your billing address, call 1-800-921-8102

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



2090008132237101092412000000000000000283825

Give the earth a gift this year!



Receive your bill electronically and you'll be joining the nearly 1.2 million Frontier® customers currently receiving a paperless bill.

It's easy! Go to frontier.com/paperless, select **billing changes**, log into your profile and choose **paperless billing**



For Billing and Service Questions, Call 1-800-921-8102, 7 am-7 pm Monday-Friday, 9:30 am-4 pm Saturday or visit www.Frontier.com.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERNS, OR A RECURRING ISSUE, PLEASE CONTACT OUR FLORIDA-BASED CUSTOMERCARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.

PAYING YOUR BILL

Pay online, by phone, by mail or at any Authorized Payment Location. 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. Visit Frontier.com to set up recurring electronic payments to streamline bill payment.

LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. If you pay your bill after the due date, you may be charged a fee (including a Treatment Charge if your account has been delinquent for 3 consecutive months and your past due balance is greater than \$99), your service may be interrupted and you may have to pay a reconnection charge to restore service. A fee may be charged for a check that is returned by the bank for any reason. 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. When making an online payment, please allow time for the transfer of funds. If the funds are not received by Frontier by the due date, a fee may be assessed.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic local 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.

SERVICE TERMS

Visit Frontier.com/terms, Frontier.com/tariffs or call customer service for information on applicable tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier services - voice, internet and/or video - including limitations of liability, and early termination fees and the effective date of and billing for the termination of service(s). Frontier's Terms, include a binding arbitration provision to resolve customer disputes (Frontier.com/terms/arbitration). Subscribers to Frontier's TV and Internet services are billed one full month in advance. If you cancel your TV and/or Internet service subscription, termination of your service subscription(s) and any early termination fees will be effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. We encourage you to review the Terms as they contain important information about your rights and obligations, and ours. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.

CURRENT BILLING SUMMARY

Local Service from 07/01/18 to 07/31/18

| Qty Description | 813/223-7101.0 | Charge |
|---|----------------|---------------|
| Basic Charges | | |
| Additional Line Unlimited | | 80.00 |
| Solutions Bundle Line | | 87.00 |
| 2 Acc Rec Chrg Multi-Ln Bus | | 7.20 |
| 2 Federal Subscriber Line Charge | | 16.98 |
| Federal Excise Tax | | .73 |
| Federal USF Recovery Charge | | 4.44 |
| FCA Long Distance - Federal USF Surcharge | | 3.68 |
| FL State Communications Services Tax | | 9.80 |
| FL State Gross Receipts Tax | | 5.04 |
| City Communications Services Tax | | 11.60 |
| 2 FL Telecommunications Relay Service | | .20 |
| 2 Hillsborough County 911 Surcharge | | .80 |
| Total Basic Charges | | 227.47 |
| Non Basic Charges | | |
| FiOS Internet for Business 25/25 | | 119.99 |
| Other Charges-Detailed Below | | -40.44 |
| Partial Month Charges-Detailed Below | | -25.00 |
| Federal Excise Tax | | .29 |
| FCA Long Distance - Federal USF Surcharge | | 1.58 |
| FL State Communications Services Tax | | -2.01 |
| FL State Gross Receipts Tax | | -1.03 |
| City Communications Services Tax | | -2.37 |
| Total Non Basic Charges | | 51.01 |
| Toll/Other | | |
| Other Charges-Detailed Below | | 3.99 |
| FCA Long Distance - Federal USF Surcharge | | .73 |
| FL State Communications Services Tax | | .23 |
| FL State Gross Receipts Tax | | .12 |
| City Communications Services Tax | | .27 |
| Total Toll/Other | | 5.34 |

TOTAL 283.82

** ACCOUNT ACTIVITY **

| Qty Description | Order Number | Effective Dates | |
|---|--------------|-----------------|---------------|
| 1 Business High Speed Internet Fee | AUTOCH | 7/01 | 1.99 |
| 1 Frontier Road Work Recovery Surcharge | | | |
| | AUTOCH | 7/01 | .95 |
| Additional Line Discount | AUTOCH | 7/01 | -30.00 |
| Solutions Bundle Discount | AUTOCH | 7/01 | -22.00 |
| 1 Federal Primary Carrier Multi Line Charge | | | |
| | AUTOCH | 7/01 | 4.31 |
| 1 Carrier Cost Recovery Surcharge | AUTOCH | 7/01 | 3.99 |
| 813/223-7101 Subtotal | | | -40.76 |
| 1 Federal Primary Carrier Multi Line Charge | | | |
| | AUTOCH | 7/01 | 4.31 |
| 813/223-7960 Subtotal | | | 4.31 |
| Partial Month Charges | | | |
| FiOS Internet Bus 99 MO | PROMOTION | 7/01 7/31 | -25.00 |
| 813/223-7101 Subtotal | | | -25.00 |
| Subtotal | | | -61.45 |

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 \$186.84 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 July 22, 2018, the Business High Speed Internet Fee of \$1.99 will increase to \$3.99. Questions? Please contact customer service.

Important Information About Reconnect Charges... Effective July 22 2018, the charge to reconnect service after it has been disconnected for non-payment will increase up to \$5.00. Questions? Please contact customer service.



Dear Customer,

Thank you for the opportunity to finance your insurance. As agreed, we have paid the balance due on your behalf. If you have not received your premium finance agreement notify us immediately. A payment schedule is shown below. If payment coupons are not enclosed, you will be billed for each installment. Detailed payment instructions are shown below.

**PAYMENT
INSTRUCTIONS:**

1. All payments must be made payable to IPFS CORPORATION
2. To ensure proper credit to your account, write your account number on your check and return the proper coupon with your payment.
3. Be sure your payment is mailed in time to reach our office by your due date.
4. Mail your payment to the address on the coupon.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. **JUL 11 2018**

D/M approval **CP** Date **7/16/18**

Date entered **JUL 13 2018**

MB 02 004368 19491 H 16 A



INSURED

ENCORE COMMUNITY DEVELOPMENT
DISTRICT
9428 CAMDEN FIELD PKWY
C/O RIZZETTA & COMPANY
RIVERVIEW, FL 33578-0519

AGENT

EGIS INSURANCE & RISK ADVISORS
150 E PALMETTO AVE
SUITE 705
BOCA RATON, FL 33432-4827
Fund DDI GL 51306 OC 4501 → 237.02
53900 4503 → 790.06
4503 → 2923.23

| DISCLOSURE | |
|--------------------|-------------|
| TOTAL PREMIUMS | \$44,596.00 |
| DOWN PAYMENT | \$6,689.40 |
| AMOUNT FINANCED | \$37,906.60 |
| FINANCE CHARGE | \$1,463.50 |
| ASSESSMENTS | \$133.00 |
| TOTAL PAYMENTS | \$39,503.10 |
| NUMBER OF PAYMENTS | 10 |
| PAYMENT AMOUNT | \$3,950.31 |
| ANNUAL % RATE | 8.308 |
| ACCEPTANCE DATE | 09/27/17 |

| SCHEDULE OF PAYMENTS | | |
|----------------------|----------|------------|
| PYMT NO. | DUE DATE | AMOUNT |
| 1 | 11/01/17 | \$3,950.31 |
| 2 | 12/01/17 | \$3,950.31 |
| 3 | 01/01/18 | \$3,950.31 |
| 4 | 02/01/18 | \$3,950.31 |
| 5 | 03/01/18 | \$3,950.31 |
| 6 | 04/01/18 | \$3,950.31 |
| 7 | 05/01/18 | \$3,950.31 |
| 8 | 06/01/18 | \$3,950.31 |
| 9 | 07/01/18 | \$3,950.31 |
| 10 | 08/01/18 | \$3,950.31 |

WE HAVE PAID THE BALANCE OF YOUR PREMIUM BELIEVING THE PREMIUM FINANCE AGREEMENT TO BE GENUINE AND IN FULL EFFECT AND THE SIGNATURE THEREON AUTHORIZED BY THE INSURED. IF FOR ANY REASON THIS IS NOT TRUE, NOTIFY US IMMEDIATELY AT THE ADDRESS OR TELEPHONE NUMBER AS SHOWN ABOVE.

SCHEDULE OF POLICIES

| POLICY PREFIX AND NUMBER | EFFECTIVE DATE | FULL NAME OF INSURER AND GENERAL AGENT OTHER THAN SUBMITTING PRODUCER TO WHOM COPY OF THIS NOTICE WAS SENT | COVERAGE FIRE, AUTO MAR, IM, CAS | POLICY TERM IN MONTHS COVERED BY PREM | PREMIUM FINANCED |
|-----------------------------|-------------------|--|--|---|---------------------|
| PENDING | 10/01/17 | HUDSON SPECIALTY INSURANCE CO FLORIDA INSURANCE ALLIANCE | PKG | 12 | \$44,596.00 |

Make online payments or view account information at www.ipfs.com.
Please use access code L99JE82M to register (first time users).

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

Invoice

| Date | Invoice # |
|----------|---------------|
| 7/1/2018 | INV0000033269 |

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

| Services for the month of | | Terms | Client Number |
|--|------|--------------|---------------|
| July | | Upon Receipt | 00201 |
| Description | Qty | Rate | Amount |
| District Management Services 51300-3101 | 1.00 | \$2,274.58 | \$2,274.58 |
| Administrative Services 51300-3100 | 1.00 | \$166.67 | \$166.67 |
| Accounting Services 51300-3201 & 401-51300-3201 | 1.00 | \$1,150.00 | \$1,150.00 |
| Field Services 53900-4658 ↓ 316.67 | 1.00 | \$500.00 | \$500.00 |
| ↓ 833.33 | | | |
| <p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>JUL 7 2018</u></p> <p>D/M approval <u>CP</u> Date <u>7/2/11</u></p> <p>Date entered <u>JUN 29 2018</u></p> <p>Fund <u>001</u> GL <u>SEE ABOVE</u> OC <u> </u></p> <p>Check # <u> </u></p> | | | |
| Subtotal | | \$4,091.25 | |
| Total | | \$4,091.25 | |

Tampa Bay Trane



TRANE

Building Services

Office Location:
Tampa Bay Trane
902 N. Himes
Tampa, FL. 33609

Remit To:
Tampa Bay Trane
PO Box 919309
Orlando, FL 32891-9309

Office Phone: (813) 877-8251, (800) 966-8251
Fax: (813) 877-8257
Service Dispatch: (813) 877-8252, (800) 966-8252

INVOICE NUMBER

197248

INVOICE DATE

07/03/2018

| BILL TO: | JOB LOCATION: |
|---|---|
| ENC343 Encore Community Development District 9428 Camden Field Pkwy Riverview, FL 33578 | ENC343 0001 Encore Community Development D 1202 N Governor Street Tampa, FL 33602 |

| CONTRACT # | CUSTOMER P.O. # | SALES CONTACT |
|------------|-----------------|-----------------------------|
| TPA0038317 | EMAIL APPROVAL | Sales Contact: Derek Carter |

EFFECTIVE DATES: 07/01/2017 THRU 06/30/2020

| QTY | DESCRIPTION | AMOUNT |
|------|--|-----------|
| 1.00 | HVAC ASSET MANAGEMENT Contract TPA0038317 Period From: 07/01/2018 | 14,000.00 |

MONTHLY BILLING ON (2) CVHF1070, (3) COOLING TOWERS, (8) PUMPS, (9) VFDs, (2) EXHAUST FANS, (1) BCHC012, (1) LPCAA3, (3) JTR200 AND CONTROLS

Date Rec'd Rizzetta & Co., Inc. JUL 10 2018
D/M approval CP Date 7/23/18
Date entered JUL 23 2018
Fund 401 GL 57200 OC 4306
Check# _____

Sub Total
14,000.00

Sales Tax
0.00

TOTAL AMOUNT DUE ---->

14,000.00

1969-2018
49
YEARS OF
EXCELLENCE
Tampa Bay Trane
www.tampabaytrane.com

To view our current terms and conditions follow the link below
http://www.tampabaytrane.com/Terms-Conditions/Service_TC.pdf

YOUR EQUIPMENT HAS BEEN SERVICED USING PROPER RECOVERY AND RECLAMATION PROCEDURES TO PRESERVE THE ENVIRONMENT AND CONSERVE REFRIGERANTS FOR FUTURE USE.

Statement Date: 07/09/2018

Account: 211006277308

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

| | |
|--------------------------|-------------|
| Current month's charges: | \$32,938.41 |
| Total amount due: | \$32,938.41 |
| Payment Due By: | 07/30/2018 |

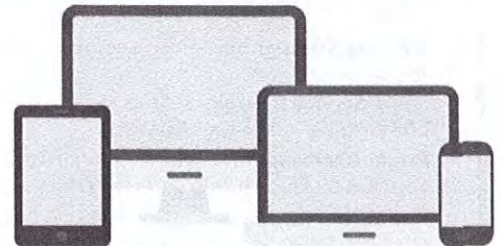
Your Account Summary

| | |
|--|--------------------|
| Previous Amount Due | \$22,268.61 |
| Payment(s) Received Since Last Statement | -\$22,268.61 |
| Current Month's Charges | \$32,938.41 |
| Total Amount Due | \$32,938.41 |

JUL 12 2018
Date Rec'd Rizzetta & Co., Inc.
D/M approval CP Date 7/16/18
Date entered JUL 13 2018
Fund 401 GL 53100 OC 4301
Check#

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

**Access your account anytime,
anywhere from any device**



Log in to tecoaccount.com
to view and pay your bill, manage
your account and more!



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

Help us avoid service interruptions

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277308

| | |
|--------------------------|-------------|
| Current month's charges: | \$32,938.41 |
| Total amount due: | \$32,938.41 |
| Payment Due By: | 07/30/2018 |

Amount Enclosed \$
650148410194

00003861 02 AV 0 37 33578 FTECO107091823292210 00000 02 01000000 016 02 10824 004

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

6501484101942110062773080000032938417

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

All Other Correspondence

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

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

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

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

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

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

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

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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

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

Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

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

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

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

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

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

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

Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006277308
Statement Date: 07/09/2018
Current month's charges due 07/30/2018

Details of Charges – Service from 06/02/2018 to 07/02/2018

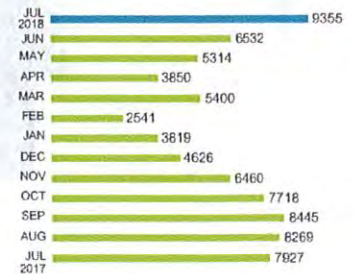
Service for: 1200 NEBRASKA AVE N, TAMPA, FL 33602-0000

Rate Schedule: General Service-Demand - Optional

| Meter Number | Read Date | Total Used | Billing Demand | Billing Period |
|--------------|------------|-------------|----------------|----------------|
| C28259 | 07/02/2018 | 289,997 kWh | 891.57 kW | 31 Days |

| | | |
|--|-----------------------------|--------------------|
| Basic Service Charge | | \$33.24 |
| Energy Charge | 289,997 kWh @ \$0.06660/kWh | \$19,313.80 |
| Fuel Charge | 289,997 kWh @ \$0.03132/kWh | \$9,082.71 |
| Capacity Charge | 289,997 kWh @ \$0.00047/kWh | \$136.30 |
| Energy Conservation Charge | 289,997 kWh @ \$0.00201/kWh | \$582.89 |
| Environmental Cost Recovery | 289,997 kWh @ \$0.00342/kWh | \$991.79 |
| Florida Gross Receipt Tax | | \$772.84 |
| Electric Service Cost | | \$30,913.57 |
| Franchise Fee | | \$2,024.84 |
| Total Electric Cost, Local Fees and Taxes | | \$32,938.41 |

Total Current Month's Charges
\$32,938.41
Tampa Electric Usage History

 Kilowatt-Hours Per Day
 (Average)

Billing Demand

(Kilowatts)


Load Factor

(Percentage)



Reporting a streetlight outage is easy



At Tampa Electric, our crews take pride in keeping the lights on for you. If you see a malfunctioning streetlight, please follow these three easy steps to notify us.

1. Make note of the pole ID number and the nearest street address or intersection to the light. This helps our crews locate the light quickly.
2. Report the light at **tampaelectric.com/ReportLight** or call:
 - **813-223-0800** (in Hillsborough County)
 - **863-299-0800** (in Polk County)
 - **1-888-223-0800** (in Pasco and Pinellas counties)
3. Provide your contact information so we can acknowledge your request.

By letting us know when you see a malfunctioning streetlight, you can help us serve you – and the community – better.

TEC052218

Statement Date: 07/09/2018

Account: 211006278348

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

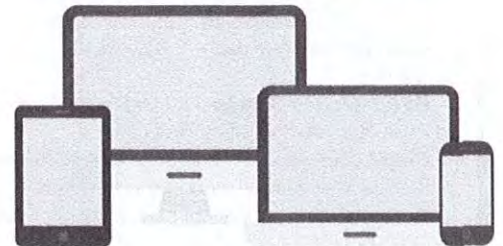
| | |
|--------------------------|------------|
| Current month's charges: | \$227.85 |
| Total amount due: | \$227.85 |
| Payment Due By: | 07/30/2018 |

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$134.39 |
| Payment(s) Received Since Last Statement | -\$134.39 |
| Current Month's Charges | \$227.85 |
| Total Amount Due | \$227.85 |

Date Rec'd Rizzetta & Co., Inc. JUL 12 2018
D/M approval CP Date 7/16/18
Date entered JUL 13 2018
Fund 401 GL 53100 OC 4301
Check# _____

Access your account anytime,
anywhere from any device



Log in to tecoaccount.com
to view and pay your bill, manage
your account and more!

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



Know what's below.
Call before you dig.

Help us avoid service interruptions

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

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



See reverse side for more information

Account: 211006278348

| | |
|--------------------------|------------|
| Current month's charges: | \$227.85 |
| Total amount due: | \$227.85 |
| Payment Due By: | 07/30/2018 |

Amount Enclosed \$

650148410195



ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

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

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

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

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

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

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

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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

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

Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

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

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

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

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

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

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

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Account: 211006278348
Statement Date: 07/09/2018
Current month's charges due 07/30/2018

Details of Charges – Service from 06/02/2018 to 07/02/2018

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

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Total Used | Billing Demand | Billing Period |
|--------------|------------|------------|----------------|----------------|
| C28278 | 07/02/2018 | 2,024 kWh | 10.53 kW | 31 Days |

| | | |
|------------------------------|---------------------------|-----------------|
| Basic Service Charge | | \$19.94 |
| Energy Charge | 2,024 kWh @ \$0.06184/kWh | \$125.16 |
| Fuel Charge | 2,024 kWh @ \$0.03132/kWh | \$63.39 |
| Florida Gross Receipt Tax | | \$5.35 |
| Electric Service Cost | | \$213.84 |
| Franchise Fee | | \$14.01 |

Total Electric Cost, Local Fees and Taxes

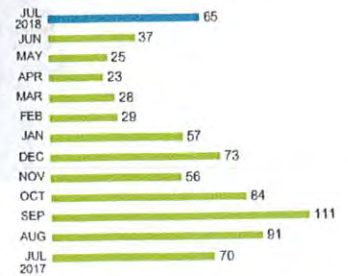
\$227.85

Total Current Month's Charges

\$227.85

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Reporting a streetlight outage is easy



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1. Make note of the pole ID number and the nearest street address or intersection to the light. This helps our crews locate the light quickly.
2. Report the light at **tampaelectric.com/ReportLight** or call:
 - **813-223-0800** (in Hillsborough County)
 - **863-299-0800** (in Polk County)
 - **1-888-223-0800** (in Pasco and Pinellas counties)
3. Provide your contact information so we can acknowledge your request.

By letting us know when you see a malfunctioning streetlight, you can help us serve you – and the community – better.

Tab 3 B

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY, RIVERVIEW FL 33578

**Operation and Maintenance Expenditures
August 2018
For Board Approval
Chiller Fund**

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

The total items being presented: **\$49,887.88**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

August 1, 2018 Through August 31, 2018

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--------------------------|---------------------|-----------------------------|--------------------------------------|----------------------------|
| City of Tampa Utilities | 001241 | 0506703-001=8 07/18 | 1237 E Harrison St 07/18 | \$ 1,087.32 |
| City of Tampa Utilities | 001241 | 0506703-002=5 07/18 | 1304 N Nebraska Ave 07/18 | \$ 56.71 |
| Frontier Florida LLC | 001239 | 813-223-7101-092412-5 08/18 | Acct 813-223-7101-092412-5 08/18 | \$ 286.18 |
| Rizzetta & Company, Inc. | 001238 | INV0000034066 | District Management Fees 08/18 | \$ 833.33 |
| Tampa Bay Trane | 001242 | 200148 | HVAC Asset Management Contract 08/18 | \$ 14,000.00 |
| TECO | 001240 | 211006277308 07/18 | 1200 Nebraska Av N 07/18 | \$ 33,391.20 |
| TECO | 001240 | 211006278348 07/18 | 1004 Nebraska Ave N C 07/18 | <u>\$ 233.14</u> |
| Report Total | | | | <u><u>\$ 49,887.88</u></u> |



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

Amount Now Due

\$1,087.32

Make Check Payable:
City of Tampa Utilities

Your Account Number

0506703-001=8



BILL DATE: 08/14/2018

PAY NEW CHARGES BY: 09/05/2018



119
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

05067030018 0000108732

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



ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

BILL DATE: 08/14/2018

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

SERVICE TO: 08/06/2018

Amount Now Due

\$1,087.32

Your Account Number

0506703-001=8

Water Customer Class

LARGE INDUSTRIAL

Water Usage History

| Months | Gallons (1000's) |
|--------|------------------|
| AUG | 0 |
| JUL | 3 |
| JUN | 0 |
| MAY | 0 |
| APR | 0 |
| MAR | 0 |
| FEB | 0 |
| JAN | 0 |
| DEC | 2 |
| NOV | 0 |
| OCT | 2 |
| SEP | 0 |
| AUG | 0 |

| Meter Number | Meter Readings | | Days of Service | CCF (100 cu ft) | Gallons (1000's) |
|---------------|----------------|----------|-----------------|-----------------|------------------|
| | Current | Previous | | | |
| 010111234 WTR | 00087 H | 00087 | 31 | 00 | 00 |
| 010111234 WTR | 4057 P | 4057 | 31 | 00 | 00 |
| 012024493 WTR | 0098 | 0098 | 30 | 00 | 00 |
| 012011270 WTR | 00826 | 00826 | 31 | 00 | 00 |
| 017063414 WTR | 1156 | 0929 | 30 | 227 | 169 |

| | | |
|----------------------|--------------|------------|
| LAST BILLING | | 1,110.87 |
| LESS PAYMENTS | | 1,110.87CR |
| WATER MINIMUM CHARGE | | 16.50 |
| WATER SUBTOTAL | 16.50 | |
| UTILITY TAX 10% | | 1.65 |
| WASTEWATER CHARGE | 227.0 @ 4.71 | 1,069.17 |

Date Rec'd Rizzetta & Co., Inc. AUG 17 2018
D/M approval CP Date 8/27/11
Date entered AUG 21 2018
Fund 401 GL 53600 OC 4301
Check# _____

See Reverse Side for
additional information

Pay This Amount  **\$1,087.32**

PLEASE PAY BY DUE DATE OF 09/05/2018



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

Amount Now Due

\$56.71

Make Check Payable:
City of Tampa Utilities

Your Account Number

0506703-002=5



BILL DATE: 08/14/2018

PAY NEW CHARGES BY: 09/05/2018



120
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

05067030025 0000005671

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



ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

BILL DATE: 08/14/2018

Service For:

ENCORE COMMUNITY DEVELOPMENT
1304 N NEBRASKA AVE

SERVICE TO: 08/06/2018

Amount Now Due

\$56.71

Your Account Number

0506703-002=5

Water Customer Class

SMALL COMMERCIAL

Water Usage History

| Months | Gallons (1000's) |
|--------|------------------|
| AUG | 0 |
| JUL | 1 |
| JUN | 0 |
| MAY | 0 |
| APR | 0 |
| MAR | 3 |
| FEB | 0 |
| JAN | 0 |
| DEC | 0 |
| NOV | 13 |
| OCT | 0 |
| SEP | 0 |
| AUG | 2 |

| Meter Number | Meter Readings | | Days of Service | CCF (100 cu ft) | Gallons (1000's) |
|---------------|----------------|----------|-----------------|-----------------|------------------|
| | Current | Previous | | | |
| 010061898 WTR | 0317 | 0316 | 31 | 01 | 00 |

| | | | | |
|-------------------------------|------|-------|------|---------|
| LAST BILLING | | | | 64.10 |
| LESS PAYMENTS | | | | 64.10CR |
| WATER TIER 1 CHARGE | | 1.0 @ | 2.43 | 2.43 |
| TBW PASS-THROUGH | | 1.0 @ | 0.00 | 0.00 |
| WATER SUBTOTAL | 2.43 | | | |
| UTILITY TAX 10% | | | | 0.24 |
| WASTEWATER CHARGE | | 1.0 @ | 4.71 | 4.71 |
| SOLID-WASTE COMMERCIAL CHARGE | | | | 49.33 |

Date Rec'd Rizzetta & Co., Inc. AUG 17 2018

D/M approval CP Date 8/27/18

Date entered AUG 21 2018

Fund 401 GL 53600 OC 4301

Check#

See Reverse Side for
additional information

Pay This Amount

\$56.71

PLEASE PAY BY DUE DATE OF 09/05/2018

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval CP Date AUG 07 2018
Date entered AUG 09 2018
Fund 401 GL 53900 OC 4102
Check# _____

Account Summary

| | |
|--------------------------------|-----------------------|
| New Charges Due Date | 8/27/18 |
| Billing Date | 8/01/18 |
| Account Number | 813-223-7101-092412-5 |
| PIN | 3297 |
| Previous Balance | 283.82 |
| Payments Received Thru 7/25/18 | -283.82 |
| Thank you for your payment! | |
| Balance Forward | .00 |
| New Charges | 286.18 |
| Total Amount Due | \$286.18 |

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- Get premium sports, national news and music choices
- Keep your customers entertained
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1.877.659.8216 or **business.frontier.com**

Manage Your Account

To Pay Your Bill

 Online: Frontier.com **1.800.801.6652**

 Pay by Mail

To Contact Us

 **Chat:** [Frontier.com](https://frontier.com)  **Online:** [Frontier.com/helpcenter](https://frontier.com/helpcenter)

 1.800.921.8102  Email: ContactBusiness@ftr.com



8

Frontier
COMMUNICATIONS

P.O. Box 5157, Tampa, FL 33675

AV 01 007564 59111A 44 A**5DGT



ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578-0519

PAYMENT STUB

| | |
|-------------------------|-----------------|
| Total Amount Due | \$286.18 |
|-------------------------|-----------------|

New Charges Due Date 8/27/18

Account Number 813-223-7101-092412-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$ 286.18

To change your billing address, call 1-800-921-8102

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



9090078132237101092412000000000000000286185

GAIN PEACE OF MIND Get Frontier AnyWare®

If you're looking to cut communication costs and reduce worries, tap into the power of unified communications as a service with Frontier AnyWare. You get a scalable solution that keeps your team connected and collaborating, whether on-site or remote. Plus, with your call controller hosted in our redundant cloud data centers, your phone calls keep coming, even if your facilities are affected by a disruptive event.

Get Frontier AnyWare. Know your valuable customer calls will consistently reach your business. Gain peace of mind. Call now to connect your business to the power of the Frontier Cloud.

1-855-830-5176
business.frontier.com/frontier-anyware



For Billing and Service Questions, Call 1-800-921-8102, 7 am-7 pm Monday-Friday, 9:30 am-4 pm Saturday or visit www.Frontier.com.

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

PAYING YOUR BILL

Pay online, by phone, by mail or at any Authorized Payment Location. 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. Visit Frontier.com to set up recurring electronic payments to streamline bill payment.

LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. If you pay your bill after the due date, you may be charged a fee (including a Treatment Charge if your account has been delinquent for 3 consecutive months and your past due balance is greater than \$99), your service may be interrupted and you may have to pay a reconnection charge to restore service. A fee may be charged for a check that is returned by the bank for any reason. 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. When making an online payment, please allow time for the transfer of funds. If the funds are not received by Frontier by the due date, a fee may be assessed.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic local 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.

SERVICE TERMS

Visit Frontier.com/terms, Frontier.com/tariffs or call customer service for information on applicable tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier services - voice, internet and/or video - including limitations of liability, and early termination fees and the effective date of and billing for the termination of service(s). Frontier's Terms, include a binding arbitration provision to resolve customer disputes (Frontier.com/terms/arbitration). Subscribers to Frontier's TV and Internet services are billed one full month in advance. If you cancel your TV and/or Internet service subscription, termination of your service subscription(s) and any early termination fees will be effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. We encourage you to review the Terms as they contain important information about your rights and obligations, and ours. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.

CURRENT BILLING SUMMARY

Local Service from 08/01/18 to 08/31/18

813/223-7101.0

Charge

Basic Charges

| | |
|---|---------------|
| Additional Line Unlimited | 80.00 |
| Solutions Bundle Line | 87.00 |
| 2 Acc Rec Chrg Multi-Ln Bus | 7.44 |
| 2 Federal Subscriber Line Charge | 17.18 |
| Federal Excise Tax | .75 |
| Federal USF Recovery Charge | 4.42 |
| FCA Long Distance - Federal USF Surcharge | 3.58 |
| FL State Communications Services Tax | 9.84 |
| FL State Gross Receipts Tax | 5.06 |
| City Communications Services Tax | 11.62 |
| 2 FL Telecommunications Relay Service | .20 |
| 2 Hillsborough County 911 Surcharge | .80 |
| Total Basic Charges | 227.89 |

Non Basic Charges

| | |
|---|--------------|
| FiOS Internet for Business 25/25 | 119.99 |
| Other Charges-Detailed Below | -38.44 |
| Partial Month Charges-Detailed Below | -25.00 |
| Federal Excise Tax | .29 |
| FCA Long Distance - Federal USF Surcharge | 1.54 |
| FL State Communications Services Tax | -2.01 |
| FL State Gross Receipts Tax | -1.03 |
| City Communications Services Tax | -2.37 |
| Total Non Basic Charges | 52.97 |

Toll/Other

| | |
|---|-------------|
| Other Charges-Detailed Below | 3.99 |
| FCA Long Distance - Federal USF Surcharge | .71 |
| FL State Communications Services Tax | .23 |
| FL State Gross Receipts Tax | .12 |
| City Communications Services Tax | .27 |
| Total Toll/Other | 5.32 |

TOTAL 286.18

** ACCOUNT ACTIVITY **

| Qty | Description | Order Number | Effective Dates | |
|------------------------------|---|-----------------|-----------------|---------------|
| 1 | Business High Speed Internet Fee | AUTOCH | 8/01 | 3.99 |
| 1 | Frontier Road Work Recovery Surcharge | | | |
| | | AUTOCH | 8/01 | .95 |
| | Additional Line Discount | AUTOCH | 8/01 | -30.00 |
| | Solutions Bundle Discount | AUTOCH | 8/01 | -22.00 |
| 1 | Federal Primary Carrier Multi Line Charge | | | |
| | | AUTOCH | 8/01 | 4.31 |
| 1 | Carrier Cost Recovery Surcharge | AUTOCH | 8/01 | 3.99 |
| | 813/223-7101 | Subtotal | | -38.76 |
| 1 | Federal Primary Carrier Multi Line Charge | | | |
| | | AUTOCH | 8/01 | 4.31 |
| | 813/223-7960 | Subtotal | | 4.31 |
| Partial Month Charges | | | | |
| | FiOS Internet Bus 99 MO | PROMOTION | 8/01 8/31 | -25.00 |
| | 813/223-7101 | Subtotal | | -25.00 |

Subtotal -59.45

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 \$187.20 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.

Beginning with this bill, the Access Recovery Charge increased per line for Single Lines up to \$0.10, Multi-Lines and Centrex up to \$0.29, and ISDN PRI up to \$1.45. The Subscriber Line Charge may increase per line for Single Lines up to \$0.14, Multi-Lines and Centrex up to \$0.46, ISDN BRI up to \$0.14, and ISDN PRI up to \$2.30. Questions? Please contact customer service.

Frontier recommends that our business customers should adopt a policy of regular security audits on all service related premise equipment to protect their accounts. As an added security measure, we recommend routine updating of passwords and verification of call forwarding features. Questions? Contact your service representative or refer to frontier.com/corporate/terms

CIRCUIT ID DETAIL

88/KQXA/166347/ /VZFL



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

Invoice

| Date | Invoice # |
|----------|---------------|
| 8/1/2018 | INV0000034066 |

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

| Services for the month of | | Terms | Client Number |
|---|------|--------------|---------------|
| August | | Upon Receipt | 00201 |
| Description | Qty | Rate | Amount |
| District Management Services 3101 | 1.00 | \$2,274.58 | \$2,274.58 |
| Administrative Services 3100 | 1.00 | \$166.67 | \$166.67 |
| Accounting Services | 1.00 | \$1,150.00 | \$1,150.00 |
| Field Services | 1.00 | \$500.00 | \$500.00 |
| <p>653900 4658</p> <p>001-51300 - 3201 → 316.67</p> <p>401-51300 - 3201 → 833.33</p> | | | |
| <p>RECEIVED</p> <p>JUL 30 2018</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>Cp</u> Date <u>7/30/18</u></p> <p>Date entered <u>JUL 30 2018</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>SEE ABOVE</u></p> <p>Check # <u>53900 - 4658 → \$500.00</u></p> | | | |
| Subtotal | | | \$4,091.25 |
| Total | | | \$4,091.25 |

Tampa Bay Trane



TRANE

Building Services

Office Location:
Tampa Bay Trane
902 N. Himes
Tampa, FL. 33609

Remit To:
Tampa Bay Trane
PO Box 919309
Orlando, FL 32891-9309

Office Phone: (813) 877-8251, (800) 966-8251
Fax: (813) 877-8257
Service Dispatch: (813) 877-8252, (800) 966-8252

INVOICE NUMBER

200148

INVOICE DATE

08/14/2018

| BILL TO: | JOB LOCATION: |
|---|---|
| ENC343 Encore Community Development District 9428 Camden Field Pkwy Riverview, FL 33578 | ENC343 0001 Encore Community Development D 1202 N Governor Street Tampa, FL 33602 |

| CONTRACT # | CUSTOMER P.O. # | SALES CONTACT |
|------------|-----------------|-----------------------------|
| TPA0038317 | EMAIL APPROVAL | Sales Contact: Derek Carter |

EFFECTIVE DATES: 07/01/2017 THRU 06/30/2020

| QTY | DESCRIPTION | AMOUNT |
|------|--|-----------|
| 1.00 | HVAC ASSET MANAGEMENT Contract TPA0038317 Period From: 08/01/2018 | 14,000.00 |

MONTHLY BILLING ON (2) CVHF1070, (3) COOLING TOWERS, (8) PUMPS, (9) VFDs, (2) EXHAUST FANS, (1) BCHC012, (1) LPCAA3, (3))TR200 AND CONTROLS

AUG 17 2018
Date Rec'd Rizzetta & Co., Inc.
D/M approval CP Date 8/27/18
Date entered AUG 21 2018
Fund 401 GL 51200 OC 4306
Check# _____

Sub Total
14,000.00

Sales Tax
0.00

TOTAL AMOUNT DUE ---->

14,000.00

1969-2018
49
YEARS OF
EXCELLENCE
Tampa Bay Trane

To view our current terms and conditions follow the link below

http://www.tampabaytrane.com/Terms-Conditions/Service_TC.pdf

YOUR EQUIPMENT HAS BEEN SERVICED USING PROPER RECOVERY AND RECLAMATION PROCEDURES TO PRESERVE THE ENVIRONMENT AND CON-SERVE REFRIGERANTS FOR FUTURE USE.

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

Statement Date: 08/07/2018
Account: 211006277308

| | |
|--------------------------|-------------|
| Current month's charges: | \$33,391.20 |
| Total amount due: | \$33,391.20 |
| Payment Due By: | 08/28/2018 |

Your Account Summary

| | |
|--|--------------------|
| Previous Amount Due | \$32,938.41 |
| Payment(s) Received Since Last Statement | -\$32,938.41 |
| Current Month's Charges | \$33,391.20 |
| Total Amount Due | \$33,391.20 |

Date Rec'd Rizzetta & Co., Inc. AUG 13 2018
D/M approval CP Date 8/17/18
Date entered AUG 14 2018
Fund 401 GL 53100 OC 4301
Check# _____

**More perks.
Less clutter.**

Enroll in Paperless
Billing by Sept. 30, 2018
from **tecoaccount.com**
to be entered to win
an iPad!*



*Learn more about the benefits and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

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



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

Help us avoid service interruptions

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277308

| | |
|--------------------------|---------------------|
| Current month's charges: | \$33,391.20 |
| Total amount due: | \$33,391.20 |
| Payment Due By: | 08/28/2018 |
| Amount Enclosed | \$ <u>33,391.20</u> |

669901489992

00000726 02 AV 0.37 33578 FTECO108071823490310 00000 03 01000000 015 02 10469 006



ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

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

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

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

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

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

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

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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

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

Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

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

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

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

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

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

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

Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006277308
Statement Date: 08/07/2018
Current month's charges due 08/28/2018

Details of Charges – Service from 07/03/2018 to 08/01/2018

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

Rate Schedule: General Service-Demand - Optional

| Meter Number | Read Date | Total Used | Billing Demand | Billing Period |
|--------------|------------|-------------|----------------|----------------|
| C28259 | 08/01/2018 | 293,988 kWh | 904.92 kW | 30 Days |

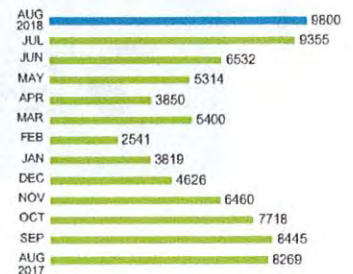
| | | | |
|--|-----------------------------|--------------------|--------------------|
| Basic Service Charge | | | \$33.24 |
| Energy Charge | 293,988 kWh @ \$0.06660/kWh | \$19,579.60 | |
| Fuel Charge | 293,988 kWh @ \$0.03132/kWh | \$9,207.70 | |
| Capacity Charge | 293,988 kWh @ \$0.00047/kWh | \$138.17 | |
| Energy Conservation Charge | 293,988 kWh @ \$0.00201/kWh | \$590.92 | |
| Environmental Cost Recovery | 293,988 kWh @ \$0.00342/kWh | \$1,005.44 | |
| Florida Gross Receipt Tax | | \$783.46 | |
| Electric Service Cost | | \$31,338.53 | |
| Franchise Fee | | \$2,052.67 | |
| Total Electric Cost, Local Fees and Taxes | | | \$33,391.20 |

Total Current Month's Charges

\$33,391.20

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Fuel sources we use to serve you

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

Important information about your rates

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Learn more at tampaelectric.com/rates.



REPORT A POWER OUTAGE AND GET SERVICE UPDATES

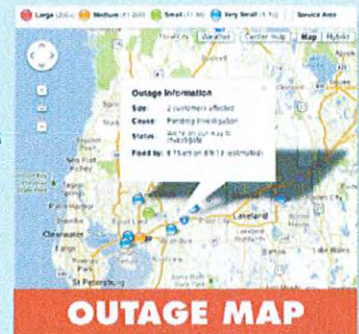


Report an outage by using any of these convenient options:

- Log into **tecoaccount.com**, and report your outage with one click.
- Report your outage online at **tampaelectric.com/outage** using your phone number, account number or meter number.
- Text **OUT** to **35069***.
- Call **1-877-588-1010** to report your outage at any time.

Get the latest updates about the status of your electric service by using one of these convenient options:

- Sign up for **Power Updates**** through **tecoaccount.com**. When you sign up, you can let us know how you'd like us to contact you. You can receive texts, emails and/or phone calls regarding your service and other important information.
- Text **UPDATE** to **35069**.
- Visit our Outage Map at **tampaelectric.com/outagemap** to track outages in your neighborhood. This handy tool self-updates every five minutes to show you the size and location of outages and estimated restoration times.



**If the phone number you enter is not recognized in our system, you may text OUT followed by your account number or meter number (found on your billing statement).*

***Message and data rates may apply.*

TECO#417

Important Rate Information for Commercial and Industrial Customers

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

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

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

Hillsborough County

(813) 228-1010

Polk County

(863) 299-0800

All other counties and out-of-state

(888) 223-0800

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

Effective September 2018

Standard General Service, Demand (GSD)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 10.70 per kW |
| Energy Charge: | 1.754 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Optional General Service, Demand (GSD-option)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Energy Charge: | 6.812 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | 0.047 ¢ per kWh |
| Energy Conservation Charge: | 0.201 ¢ per kWh |
| Environmental Charge: | 0.342 ¢ per kWh |

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

| | |
|-----------------------------|---|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 3.61 per kW of billing demand \$ 7.09 per kW of peak billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 3.211 (¢ per kWh) 1.159 (¢ per kWh) |
| Fuel Charge: | 3.330 (¢ per kWh) 3.047 (¢ per kWh) |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Interruptible Service (IS) - Closed to new customers

| | |
|-----------------------------|--------------------|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW |
| Energy Charge: | 2.774 ¢ per kWh |
| Fuel Charge: | 3.101 ¢ per kWh |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

| | |
|-----------------------------|-------------------------------------|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW of billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 2.774 (¢ per kWh) 2.774 (¢ per kWh) |
| Fuel Charge: | 3.297 (¢ per kWh) 3.017 (¢ per kWh) |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

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



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

Statement Date: 08/07/2018
Account: 211006278348

| | |
|--------------------------|------------|
| Current month's charges: | \$233.14 |
| Total amount due: | \$233.14 |
| Payment Due By: | 08/28/2018 |

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$227.85 |
| Payment(s) Received Since Last Statement | -\$227.85 |
| Current Month's Charges | \$233.14 |
| Total Amount Due | \$233.14 |

Date Rec'd Rizzetta & Co., Inc. AUG 13 2018
D/M approval CP Date 8/17/18
Date entered AUG 14 2018
Fund 401 GL 53100 OC 4301
Check# _____

More perks. Less clutter.

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Billing by Sept. 30, 2018
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to be entered to win
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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006278348

| | |
|--------------------------|------------------|
| Current month's charges: | \$233.14 |
| Total amount due: | \$233.14 |
| Payment Due By: | 08/28/2018 |
| Amount Enclosed | \$ <u>233.14</u> |

669901489993



ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

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

Contact Information

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

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

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

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

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

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

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

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Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006278348
Statement Date: 08/07/2018
Current month's charges due 08/28/2018

Details of Charges – Service from 07/03/2018 to 08/01/2018

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

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Total Used | Billing Demand | Billing Period |
|--------------|------------|------------|----------------|----------------|
| C28278 | 08/01/2018 | 2,076 kWh | 10.37 kW | 30 Days |

| | | | |
|------------------------------|---------------------------|--|-----------------|
| Basic Service Charge | | | \$19.94 |
| Energy Charge | 2,076 kWh @ \$0.06184/kWh | | \$128.38 |
| Fuel Charge | 2,076 kWh @ \$0.03132/kWh | | \$65.02 |
| Florida Gross Receipt Tax | | | \$5.47 |
| Electric Service Cost | | | \$218.81 |
| Franchise Fee | | | \$14.33 |

Total Electric Cost, Local Fees and Taxes

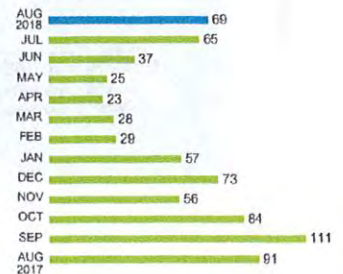
\$233.14

Total Current Month's Charges

\$233.14

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



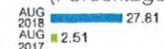
Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Fuel sources we use to serve you

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

Important information about your rates

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REPORT A POWER OUTAGE AND GET SERVICE UPDATES



Report an outage by using any of these convenient options:

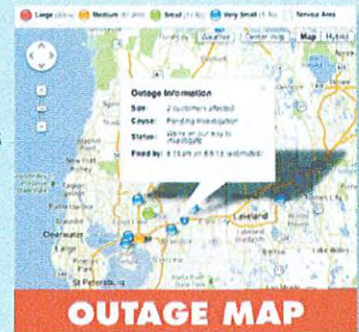
- Log into **tecoaccount.com**, and report your outage with one click.
- Report your outage online at **tampaelectric.com/outage** using your phone number, account number or meter number.
- Text **OUT** to **35069**.*
- Call **1-877-588-1010** to report your outage at any time.

Get the latest updates about the status of your electric service by using one of these convenient options:

- Sign up for **Power Updates**** through **tecoaccount.com**. When you sign up, you can let us know how you'd like us to contact you. You can receive texts, emails and/or phone calls regarding your service and other important information.
- Text **UPDATE** to **35069**.
- Visit our Outage Map at **tampaelectric.com/outagemap** to track outages in your neighborhood. This handy tool self-updates every five minutes to show you the size and location of outages and estimated restoration times.

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***Message and data rates may apply.*



TECO147

Important Rate Information for Commercial and Industrial Customers

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

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

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

Hillsborough County

(813) 228-1010

Polk County

(863) 299-0800

All other counties and out-of-state

(888) 223-0800

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

Effective September 2018

Standard General Service, Demand (GSD)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 10.70 per kW |
| Energy Charge: | 1.754 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Optional General Service, Demand (GSD-option)

| | |
|-----------------------------|-------------------|
| Basic Service Charge: | \$33.24 per month |
| Energy Charge: | 6.812 ¢ per kWh |
| Fuel Charge: | 3.132 ¢ per kWh |
| Capacity Charge: | 0.047 ¢ per kWh |
| Energy Conservation Charge: | 0.201 ¢ per kWh |
| Environmental Charge: | 0.342 ¢ per kWh |

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

| | |
|-----------------------------|---|
| Basic Service Charge: | \$33.24 per month |
| Demand Charge: | \$ 3.61 per kW of billing demand \$ 7.09 per kW of peak billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 3.211 (¢ per kWh) 1.159 (¢ per kWh) |
| Fuel Charge: | 3.330 (¢ per kWh) 3.047 (¢ per kWh) |
| Capacity Charge: | \$ 0.20 per kW |
| Energy Conservation Charge: | \$ 0.87 per kW |
| Environmental Charge: | 0.342 ¢ per kWh |

Interruptible Service (IS) - Closed to new customers

| | |
|-----------------------------|--------------------|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW |
| Energy Charge: | 2.774 ¢ per kWh |
| Fuel Charge: | 3.101 ¢ per kWh |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

| | |
|-----------------------------|--|
| Basic Service Charge: | \$689.11 per month |
| Demand Charge: | \$ 2.19 per kW of billing demand |
| | On-Peak Off-Peak |
| Energy Charge: | 2.774 (¢ per kWh) 2.774 (¢ per kWh) |
| Fuel Charge: | 3.297 (¢ per kWh) 3.017 (¢ per kWh) |
| Capacity Charge: | \$ 0.14 per kW |
| Energy Conservation Charge: | \$ 0.67 per kW |
| Environmental Charge: | 0.333 ¢ per kWh |

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

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



Tab 4

CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

DATE: October 1, 2018

BETWEEN: **RIZZETTA & COMPANY, INC.**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**Consultant**")

AND: **ENCORE COMMUNITY DEVELOPMENT DISTRICT**
9428 Camden Field Parkway
Riverview, Florida 33578

(Hereinafter referred to as "**District**," and together with Consultant, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for the Consultant to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract.

A. STANDARD ON-GOING SERVICES. The Consultant shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. **Management** - services include the conducting of one (1) three (3) hour board meeting per month, one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
- ii. **Administrative** - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda;

- iii. **Accounting** - services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity;
- iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments.

B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the Consultant.

- III. LITIGATION SUPPORT SERVICES.** Upon the District's request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Consultant.
- IV. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES.** These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by Consultant for providing those services to the extent authorized by law and the District's Rules of Procedure.
- V. TERM.** The Consultant's services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The Consultant acknowledges that the prices of this Contract are firm and that the Consultant may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.
- VI. FEES AND EXPENSES; PAYMENT TERMS.**
- A. FEES AND EXPENSES.**
- i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the Consultant's compensation for services provided pursuant to this Contract, the District shall compensate the Consultant only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the Consultant will invoice the District for the Consultant's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice.
 - ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.

- iii. In the event the District authorizes a change in the scope of services requested, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services will be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services will either be billed monthly at the Consultant's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- iii. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the Consultant will be billed monthly as incurred.

All invoices will be due and payable thirty (30) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VII. SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the Consultant, the Consultant shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay Consultant's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VIII. NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

IX. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Consultant.

X. RESPONSIBILITIES.

A. DISTRICT RESPONSIBILITIES. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. LIMITATIONS OF RESPONSIBILITIES. To the extent not referenced herein, and to the extent consistent with Chapter 190.006, Consultant shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the Consultant. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

XI. TERMINATION. This Contract may be terminated as follows:

A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be effected by written notice to Consultant electronically at the address noted herein.

B. By the Consultant for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.

C. By the Consultant or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.

D. Upon any termination, Consultant will be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. Consultant will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- A.** All invoices are due and payable within thirty (30) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70, Florida Statutes. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C.** This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Hillsborough County, Florida.
- D.** In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E.** The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Consultant.
- F.** The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- G.** Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

- A. DISTRICT INDEMNIFICATION.** To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of the Consultant, the District agrees to indemnify, defend, and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

CONSULTANT INDEMNIFICATION. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

- B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIV. INSURANCE.

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
- i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v.** Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be

named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- D. If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

XV. ASSIGNMENT. Except as provided in this section, neither the District nor the Consultant may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Consultant or the District without the prior written approval of the other party is void.

XVI. COMPLIANCE WITH PUBLIC RECORDS LAWS. Consultant understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR

**MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA,
FLORIDA 33614.**

- XVII. NOTICES.** All notices, requests, consents and other communications under this Contract (“**Notices**”) shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Encore Community
Development District
9428 Camden Field Parkway
Riverview, FL 33578
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300 (32301)
P.O. Box 6526
Tallahassee, FL 32314
Attn: District Counsel

If to the Consultant: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XVIII. EFFECTIVE DATE.** This Contract shall become effective upon execution by both the District and the Consultant, and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Contract.
- XIX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XX. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between the District and the Consultant relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.

- XXI. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Consultant under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.
- XXIII. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXIV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- XXV. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WITNESS: _____
Signature

Print Name

ENCORE COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST: _____
Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit A – Scope of Services

Exhibit B – Schedule of Fees

Exhibit C – Municipal Advisor Disclaimer

Exhibit D – Public Records Request Policy

EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 - 4. Provide Form 1 Financial Disclosure documents for Board Members
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - a. Provide written notice to owners of public hearing on the budget and its related assessments.
 - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
 - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.

15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
 16. Provide for submitting the regular meeting schedule of the Board to County.
 17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
 20. Provide for public records announcement and file document of registered voter data each June.
 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
 24. Provide for instruction to Landowners on the Election Process and forms, etc.
 25. Respond to Bond Holders Requests for Information.
 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.

- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.

- c) Prepare all supporting accounting reports and documents as requested by the auditors
 - d) Respond to auditor questions
 - e) Review and edit draft report
 - f) Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

- 1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
- 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
- 3. Prepare and cause to be published notices of all budget hearings and workshops.
- 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

- 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
- 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
- 3. Maintain checking accounts with qualified public depository including:
 - a) Reconciliation to reported bank statements for all accounts and funds.
- 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.

D. Capital Program Administration

- 1. Maintain proper capital fund and project fund accounting procedures and records.
- 2. Process Construction requisitions including:
 - a) Vendor Contract completion status
 - b) Verify Change Orders for materials
 - c) Check for duplicate submittals

d) Verify allowable expenses per Bond Indenture Agreements such as:

- (1) Contract Assignment
- (2) Acquisition Agreement
- (3) Project Construction and Completion Agreement

3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing

1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

F. Risk Management

1. Prepare and follow risk management policies and procedures.
2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
4. Review insurance policies and coverage amounts of District vendors.
5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

A. Administer Prepayment Collection:

1. Provide payoff information and pre-payment amounts as requested by property owners.
2. Monitor, collect and maintain records of prepayment of assessments.

3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.

B. Administer Assessment Roll Process:

1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
3. Verify assessments on platted lots, commercial properties or other assessable lands.
4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.

C. Administer Assessments for Off Tax Roll parcels/lots:

1. Maintain and update current list of owners of property not assessed via the tax roll.
2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

D. True-Up Analysis:

1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

ADDITIONAL SERVICES:

A. Meetings

1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

1. Modifications and Certification of Special Assessment Allocation Report;
2. True-Up Analysis;
 - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
 - b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

C. Bond Issuance Services

1. Special Assessment Allocation Report;

- a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
- b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
- c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments

2. Bond Validation;

- a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- b) Provide expert testimony at bond validation hearing in circuit court.

3. Certifications and Closing Documents;

- a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

D. Electronic communications/e-blasts;

E. Special requests;

F. Amendment to District boundary;

G. Grant Applications;

H. Escrow Agent;

I. Continuing Disclosure/Representative/Agent;

J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.

K. Public Records Requests - Refer to **Exhibit D of this Contract for responsibilities;**

LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

| | ANNUAL |
|--|--------------------|
| Management: | \$27,295.00 |
| Administrative: | \$ 3,000.00 |
| Accounting: | \$ 4,260.00 |
| Accounting – Chiller: | \$10,000.00 |
| Assessment Roll (1) : | \$ 5,000.00 |
| Total Standard On-Going Services: | \$49,555.00 |

(1) Assessment Roll is paid in one lump-sum payment at the time the roll is completed.

ADDITIONAL SERVICES:

| | | |
|---|----------------|--------------|
| Extended and Continued Meetings | Hourly | \$ 175 |
| Special/Additional Meetings | Per Occurrence | Upon Request |
| Modifications and Certifications to Special Assessment Allocation Report | Per Occurrence | Upon Request |
| True-Up Analysis/Report | Per Occurrence | Upon Request |
| Re-Financing Analysis | Per Occurrence | Upon Request |
| Bond Validation Testimony | Per Occurrence | Upon Request |
| Special Assessment Allocation Report | Per Occurrence | Upon Request |
| Bond Issue Certifications/Closing Documents | Per Occurrence | Upon Request |
| Electronic communications/E-blasts | Per Occurrence | Upon Request |
| Special Information Requests | Hourly | Upon Request |
| Amendment to District Boundary | Hourly | Upon Request |
| Grant Applications | Hourly | Upon Request |
| Escrow Agent | Hourly | Upon Request |
| Continuing Disclosure/Representative/Agent | Annually | Upon Request |
| Community Mailings | Per Occurrence | Upon Request |
| Response to Extensive Public Records Requests | Hourly | Upon Request |

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

| JOB TITLE: | HOURLY RATE: |
|------------------------------|---------------------|
| Senior Manager | \$ 52.00 |
| District Manager | \$ 40.00 |
| Accounting & Finance Staff | \$ 28.00 |
| Administrative Support Staff | \$ 21.00 |

| | | |
|-------------------------------------|--------|--------------|
| LITIGATION SUPPORT SERVICES: | Hourly | Upon Request |
|-------------------------------------|--------|--------------|

ADDITIONAL THIRD PARTY SERVICES:

| | | |
|---|----------------|--------------|
| Pre-Payment Collections/Estoppel/Lien Releases: | | |
| Lot/ Home owner | Per Occurrence | Upon Request |
| Bulk Parcel(s) | Per Occurrence | Upon Request |

EXHIBIT C
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

EXHIBIT D
Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that will be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons will be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian will then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the Agreement.

6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.
7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party will be charged according to the District's adopted fee schedule.
2. Records are only required to be produced in the format(s) in which they exist.
3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.

Tab 5



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Encore Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 650 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**Encore Community Development District
c/o Rizzetta & Company
9428 Camden Field Pkwy
Riverview, FL 33578**

Term: October 1, 2018 to October 1, 2019

Quote Number: 100118614

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

| COVERED PROPERTY | |
|---|--------------|
| Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling | \$8,632,322 |
| Loss of Business Income | \$1,000,000 |
| Additional Expense | \$1,000,000 |
| Inland Marine | |
| Scheduled Inland Marine | Not Included |

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

| | Valuation | Coinsurance |
|---------------|-------------------|--------------------|
| Property | Replacement Cost | None |
| Inland Marine | Actual Cash Value | None |

| | | |
|---------------------|-----------------------|---|
| DEDUCTIBLES: | \$2,500 | Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage. |
| | 3 % | Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured. |
| | Per Attached Schedule | Inland Marine |

| Special Property Coverages | | |
|-----------------------------------|--------------------|--------------|
| Coverage | Deductibles | Limit |
| Earth Movement | \$2,500 | Included |
| Flood | \$2,500 * | Included |
| Boiler & Machinery | | Included |
| TRIA | | Not Included |

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$38,846

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

| (X) | Code | Extension of Coverage | Limit of Liability |
|-----|------|---|--|
| X | A | Accounts Receivable | \$500,000 in any one occurrence |
| X | B | Animals | \$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period |
| X | C | Buildings Under Construction | As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project. |
| X | D | Debris Removal Expense | \$250,000 per insured or 25% of loss, whichever is greater |
| X | E | Demolition Cost, Operation of Building Laws and Increased Cost of Construction | \$500,000 in any one occurrence |
| X | F | Duty to Defend | \$100,000 any one occurrence |
| X | G | Errors and Omissions | \$250,000 in any one occurrence |
| X | H | Expediting Expenses | \$250,000 in any one occurrence |
| X | I | Fire Department Charges | \$50,000 in any one occurrence |
| X | J | Fungus Cleanup Expense | \$50,000 in the annual aggregate in any one occurrence |
| X | K | Lawns, Plants, Trees and Shrubs | \$50,000 in any one occurrence |
| X | L | Leasehold Interest | Included |
| X | M | Air Conditioning Systems | Included |
| X | N | New locations of current Insureds | \$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only |
| X | O | Personal property of Employees | \$500,000 in any one occurrence |
| X | P | Pollution Cleanup Expense | \$50,000 in any one occurrence |
| X | Q | Professional Fees | \$50,000 in any one occurrence |
| X | R | Recertification of Equipment | Included |
| X | S | Service Interruption Coverage | \$500,000 in any one occurrence |
| X | T | Transit | \$1,000,000 in any one occurrence |
| X | U | Vehicles as Scheduled Property | Included |
| X | V | Preservation of Property | \$250,000 in any one occurrence |
| X | W | Property at Miscellaneous Unnamed Locations | \$250,000 in any one occurrence |
| X | X | Piers, docs and wharves as Scheduled Property | Included on a prior submit basis only |

| | | | |
|---|---------------|---------------------------------------|-----------------------------------|
| X | Y | Glass and Sanitary Fittings Extension | \$25,000 any one occurrence |
| X | Z | Ingress / Egress | 45 Consecutive Days |
| X | AA | Lock and Key Replacement | \$2,500 any one occurrence |
| X | BB | Awnings, Gutters and Downspouts | Included |
| X | CC | Civil or Military Authority | 45 Consecutive days and one mile |
| X | Section II B1 | Business Income | \$1,000,000 in any one occurrence |
| X | Section II B2 | Additional Expenses | \$1,000,000 in any one occurrence |
| X | FIA 120 | Active Assailant(s) | \$1,000,000 in any one occurrence |

CRIME COVERAGE

| Description | Limit | Deductible |
|---|--------------|-------------------|
| Forgery and Alteration | Not Included | Not Included |
| Theft, Disappearance or Destruction | Not Included | Not Included |
| Computer Fraud including Funds Transfer Fraud | Not Included | Not Included |
| Employee Dishonesty, including faithful performance, per loss | Not Included | Not Included |

AUTOMOBILE COVERAGE

| COVERAGES | SYMBOL | LIMIT | DEDUCTIBLE |
|---|---------------|--------------|-------------------|
| LIABILITY | N/A | Not Included | Not Included |
| HIRED NON OWNED LIABILITY | 8,9 | \$1,000,000 | \$0 |
| PERSONAL INJURY PROTECTION | 5 | STATUTORY | \$0 |
| AUTO MEDICAL PAYMENTS | N/A | Not Included | Not Included |
| UNINSURED MOTORISTS/ UNDERINSURED MOTORISTS | N/A | Not Included | Not Included |
| AUTO PHYSICAL DAMAGE | N/A | Not Included | Not Included |

Symbol 8, 9 Hired Non-Owned Autos only

GENERAL LIABILITY COVERAGE (Occurrence Basis)

| | |
|---|--------------------|
| Bodily Injury and Property Damage Limit | \$1,000,000 |
| Personal Injury and Advertising Injury | Included |
| Products & Completed Operations Aggregate Limit | Included |
| Employee Benefits Liability Limit, per person | \$1,000,000 |
| Herbicide & Pesticide Aggregate Limit | \$1,000,000 |
| Medical Payments Limit | \$5,000 |
| Fire Damage Limit | Included |
| No fault Sewer Backup Limit | \$25,000/\$250,000 |
| General Liability Deductible | \$0 |

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

| | | |
|--|-----------|-------------|
| Public Officials and Employment Practices Liability Limit | Per Claim | \$1,000,000 |
| | Aggregate | \$2,000,000 |
| Public Officials and Employment Practices Liability Deductible | | \$0 |

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

Encore Community Development District
c/o Rizzetta & Company
9428 Camden Field Pkwy
Riverview, FL 33578

Term: October 1, 2018 to October 1, 2019

Quote Number: 100118614

PREMIUM BREAKDOWN

| | |
|---|-----------------|
| Property (Including Scheduled Inland Marine) | \$38,846 |
| Crime | Not Included |
| Automobile Liability | Not Included |
| Hired Non-Owned Auto | Included |
| Auto Physical Damage | Not Included |
| General Liability | \$3,000 |
| Public Officials and Employment Practices Liability | \$2,750 |
| TOTAL PREMIUM DUE | \$44,596 |

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PROPERTY VALUATION AUTHORIZATION

Encore Community Development District
c/o Rizzetta & Company
9428 Camden Field Pkwy
Riverview, FL 33578

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- | | | | |
|-------------------------------------|---|--------------|--------------------------|
| <input checked="" type="checkbox"/> | Building and Content TIV | \$8,632,322 | As per schedule attached |
| <input type="checkbox"/> | Inland Marine | Not Included | |
| <input type="checkbox"/> | Auto Physical Damage | Not Included | |
| <input checked="" type="checkbox"/> | I reject TRIA (Terrorism Risk Insurance Act) coverage | | |

Signature: _____ Date: _____

Name: _____

Title: _____

**Encore Community Development District**

Policy No.: 100118614

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

| Unit # | Description | | Year Built | Eff. Date | Building Value | Total Insured Value | |
|--------|---|------------|-------------------------------|-----------------------|------------------------------|---------------------|--|
| | Address | | | Term Date | Contents Value | | |
| | Roof Shape | Roof Pitch | | Roof Covering | | | |
| 1 | Chiller Plant including underground piping within | | 2012 | 10/01/2018 | \$5,300,000 | \$5,300,000 | |
| | Cass & Nebraska Tampa FL 33602 | | Non combustible | 10/01/2019 | | | |
| | | | | | | | |
| Unit # | Description | | Year Built | Eff. Date | Building Value | Total Insured Value | |
| | Address | | | Term Date | Contents Value | | |
| | Roof Shape | Roof Pitch | | Roof Covering | | | |
| 2 | Irrigation Wells (2),Piping and the like within 1 | | 2012 | 10/01/2018 | \$125,000 | \$125,000 | |
| | Cass & Orange Tampa FL 33602 | | | 10/01/2019 | | | |
| | | | | | | | |
| Unit # | Description | | Year Built | Eff. Date | Building Value | Total Insured Value | |
| | Address | | | Term Date | Contents Value | | |
| | Roof Shape | Roof Pitch | | Roof Covering | | | |
| 3 | Solar Panel Collection System | | 2012 | 10/01/2018 | \$348,322 | \$348,322 | |
| | Cass & Nebraska Tampa FL 33602 | | | 10/01/2019 | | | |
| | | | | | | | |
| Unit # | Description | | Year Built | Eff. Date | Building Value | Total Insured Value | |
| | Address | | | Term Date | Contents Value | | |
| | Roof Shape | Roof Pitch | | Roof Covering | | | |
| 4 | Stormwater Vault | | 2012 | 10/01/2018 | \$812,000 | \$812,000 | |
| | Cass & Nebraska Tampa FL 33602 | | | 10/01/2019 | | | |
| | | | | | | | |
| Unit # | Description | | Year Built | Eff. Date | Building Value | Total Insured Value | |
| | Address | | | Term Date | Contents Value | | |
| | Roof Shape | Roof Pitch | | Roof Covering | | | |
| 5 | Decorative Street Signs | | 2012 | 10/01/2018 | \$35,000 | \$35,000 | |
| | throughout project Tampa FL 33602 | | | 10/01/2019 | | | |
| | | | | | | | |
| Unit # | Description | | Year Built | Eff. Date | Building Value | Total Insured Value | |
| | Address | | | Term Date | Contents Value | | |
| | Roof Shape | Roof Pitch | | Roof Covering | | | |
| 6 | Chiller Tower 2 | | Non combustible | 10/01/2018 | \$1,200,000 | \$1,200,000 | |
| | Cass & Nebraska Tampa FL 33602 | | | 10/01/2019 | | | |
| | | | | | | | |
| Unit # | Description | | Year Built | Eff. Date | Building Value | Total Insured Value | |
| | Address | | | Term Date | Contents Value | | |
| | Roof Shape | Roof Pitch | | Roof Covering | | | |
| 7 | Street Lights | | Electrical equipment | 10/01/2018 | \$812,000 | \$812,000 | |
| | throughout project Tampa FL 33602 | | | 10/01/2019 | | | |
| | | | | | | | |
| Total: | | | Building Value \$8,632,322 | Contents Value \$0 | Insured Value \$8,632,322 | | |

Sign: _____

Print Name: _____

Date: _____

Tab 6

ENCORE

FIELD INSPECTION REPORT



September 13, 2018
Rizzetta & Company
John R Toborg– Sr. Field Services Manager



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- ❑ During the month of September, all St. Augustine turf shall receive an application of chelated micro-nutrients.
- ❑ OTC injections into the palms was scheduled for the week after this inspection.
- ❑ **The two initial trees that were to have been straightened using the duckbill anchor system are not sufficiently straightened or re-staked. Each tree is still crooked and the cables are completely slack. THIS MUST BE CORRECTED IMMEDIATELY! Also the two Oaks approved to be straightened after the first two have not been straightened or staked at all. (see photos below.**



The following are action items for Yellowstone Landscape to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff.

1. I spoke with Yellowstone concerning the eastern-most Sylvester on the promenade which is a totally different color than the other palms. I am awaiting a report back after his inspection and OTC inoculation event. (Pic 1>)
2. Several of the other Sylvesters are exhibiting yellowing tips of older fronds. These will be due for an application of 8-2-12+4Mg fertilizers soon. These symptoms normally reflect a nutritional deficiency. (Pic 2 >)
3. I've asked Yellowstone to diagnose the cause of the sudden failing of the African Iris on the medians on Hank Ballard. (Pic 3 >)
4. **Yellowstone to provide a proposal to install (5) 3 Gal., Full Dw. India Hawthorn to fill in bare areas on the east end of the Ella promenade. (Pic 4 >)**
5. **Yellowstone needs to replace some more turf on the south side of the Ella Promenade. Is this chinch bug damage? (Pic 5>)**



Ray Charles Blvd., Ella, Harrison & Central, Chiller Park

<1



<2



<4



<5



<3



6. Inspect the turf around the perimeter of the circle of turf on the Ella promenade for chinch bug and treat accordingly.

7. Remove all Palm saplings from Liriope beds throughout the community.
8. Make sure all mulch is being blown back into the landscape beds prior to vacating the property.
9. Lift trees on Central south of Ray Charles.
10. Crews need to pay as much attention to the sidewalks on the east side of Central south of Harrison as all others.
11. Make sure all trash debris is picked up during landscape maintenance events.
12. What has happened to the Mondo Grass in the Chiller Park? It seems to have been burnt. (Pic 12>)



Chiller Park, Blanche Armwood

13. Inspect the turf in Chiller Park as well. It is also showing signs of chinch bug. (Pic 13)



19. Crews need to make sure to keep the curb and gutter areas along Scott Street clear of all weeds.

14. Remove mulch volcanoes around the plants near the rear wall of Chiller Park.
15. There are 2-3 dead Hollies between the Crape Myrtles along the back side of the Chiller Park. These need to be removed.
16. There is an old dead row of former Areca Palms adjacent to the ramp and fence of the Chiller Park that needs to be removed.
17. Tree limbs along Blanche Armwood need to be lifted and several need to be removed. (Pic 17>)
18. Make sure all STOP & other street directional signs are visible at all times on the property.



Tab 7



Enhancement Proposal

| | | | |
|-----------------|---|------------|--------------------|
| Job Name: | New ACC Pedestal Controller | Proposal # | |
| Property Name: | Encore | Date: | September 24, 2018 |
| Client: | Encore Community Development District | | |
| Address: | c/o Rizzetta & Company Inc. 5844 Old Pasco Road Suite 100 | | |
| City/State/Zip: | Wesley Chapel, FL 33544 | | |
| Phone: | 813-994-1001 | | |

NOTES:

Yellowstone Landscape will complete the work described below:

Description

Cost to replace pedestal 2 wire controller hit by lightning.

| Materials & Services | Quantity | Unit Price | Total |
|---------------------------------|----------|-------------|--------------------|
| Hunter ACC pedestal controller. | 1 | \$ 6,821.25 | \$ 6,821.25 |
| ACC transformer. | 1 | \$ 193.19 | \$ 193.19 |
| labor | | | \$ 300.00 |
| TOTAL PRICE | | | \$ 7,314.44 |

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. Prices above are valid for 90 days from date of proposal.

Payment terms: Net 30 days. All overdue balances will be charged 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.

Client:

Prepared by:

Tim Bowersox

Date:

Date: September 24, 2018

Internal Use Only

| | |
|-----------------|-----------------------|
| Project Number: | District: San Antonio |
| PO Reference: | Date Work Completed: |

Tab 8

Intelligent Services Report

August, 2018

Tampa Bay Trane

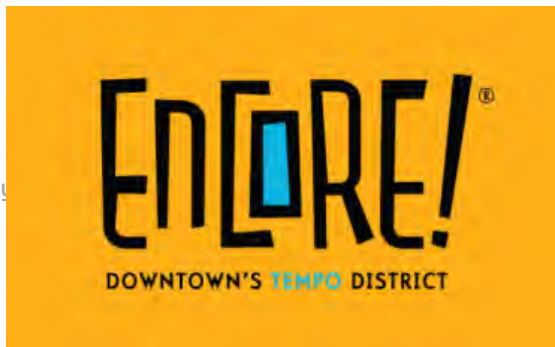


THINK BEYOND

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

Customer

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



Christine Perkins, 813-533-2950

CPerkins@rizzetta.com

Terrance Brady, 813-341-9101

terrance.brady@thafll.com

Ashley Christensen, 813-533-2950

AChristensen@rizzetta.com

Heather Mattizza, 813-533-2950

hmattizza@rizzetta.com

SECTION 1: Energy Use Summary

SECTION 2: Key Performance Trends

SECTION 3: Utility Rates

SECTION 4: Plant Failures

SECTION 5: Action Items



BUILDING PERFORMANCE

- ↑ Analyzes data and equipment behavior to see what's happening in your building
- ↑ Uncovers hidden information and opportunities for improvement
- ↑ Provides ongoing analysis and recommended actions for improvement from Trane building professionals



ENERGY ASSESSMENT

- ✓ Provides a baseline of building performance to help you see the potential for improvement
- ✓ Utilizes advanced tools and expertise of Trane professionals to help you visualize and measure building energy data
- ✓ Transforms data into meaningful information, so you can identify and monetize impactful energy projects for sustained results



ENERGY PERFORMANCE

- ⚡ Monitors utilities and analyzes how your building systems are using energy in real time
- ⚡ Aggregates all building energy data using powerful visualizations and robust analytics, for proactive insights
- ⚡ Provides a centralized view for tracking and reporting building information and key performance indicators



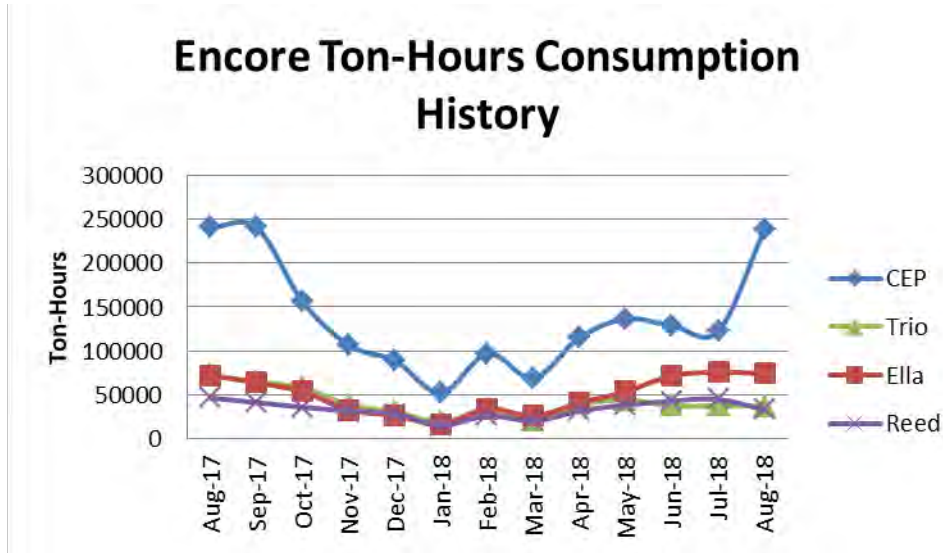
ACTIVE MONITORING

- 👁 Provides 24/7 support and continuous monitoring of your building systems
- 👁 Proactively detects problems to keep your critical systems up and running
- 👁 Resolves issues quickly or initiates action to resolve the issue, with analysis of each alarm by Trane building professionals

SECTION 1: Energy Use Summary**Encore CEP Energy Trend**

- CEP total kWh consumption increased by 18%, and the total cooling degree days increased 6% from the previous month.
- The performance metrics (page 3) indicate a CEP efficiency of 1.46 kW/ton. This is an increase in efficiency compared to last month. This can be attributed to an increase in plant loading.
- The load factor had an increase from July. The load factor was calculated at 50.7%. This is above the 30% threshold required by TECO to trigger the kW demand charges for on and off peak periods. We will continue to monitor this closely over the coming months as the weather continues to warm.
- The consumption and demand were higher than the previous month which can be expected due to an increase in load. The included charts have been extended to show the current month in the previous year for comparison.

The chart below depicts the historical ton-hour energy consumption of the Central Energy Plant (CEP), Ella, Trio, and Reed.



SYSTEM PERFORMANCE METRICS

Ton-Hour Consumption

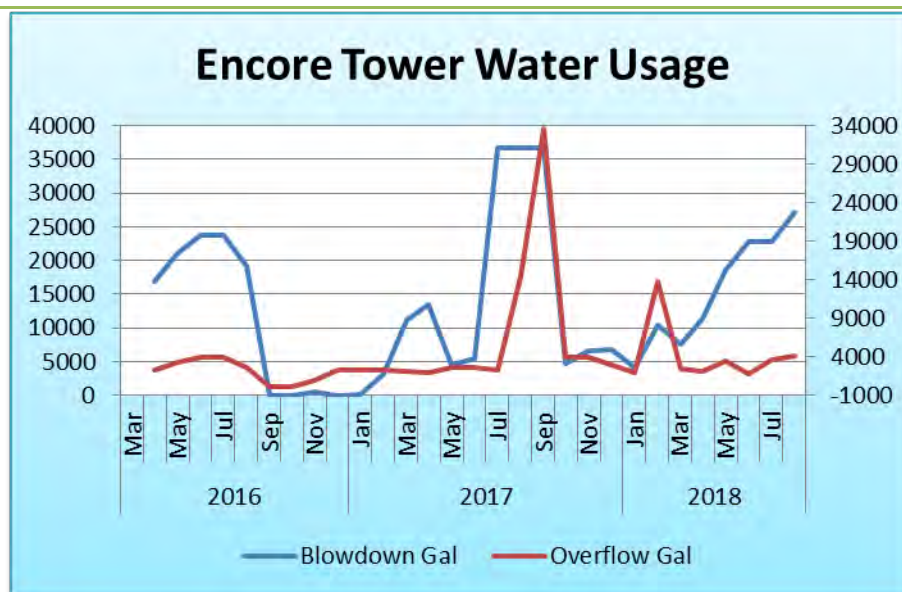
Trio: 37,300 Ton Hours
Ella: 74,090 Ton Hours
Reed: 33,004 Ton Hours
CEP: 238,518 Ton Hours

CEP Metrics

kW per Ton: 1.46 kW/ton
Load Factor: 50.7%
kWh: 347,904 kWh

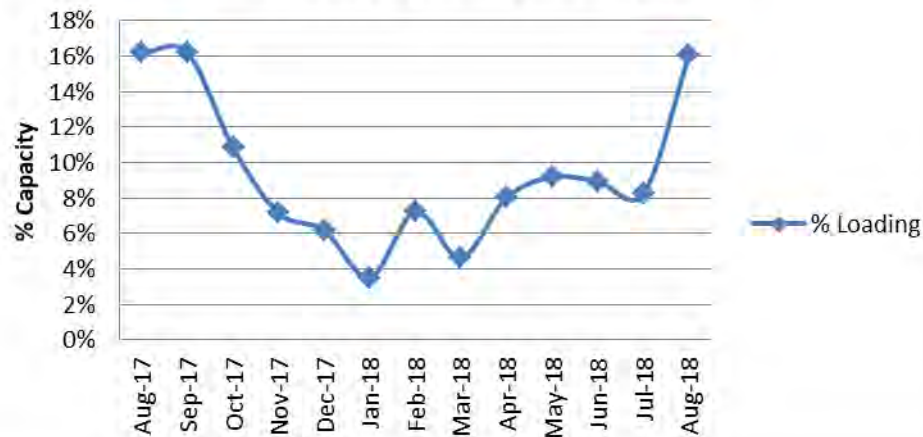
SECTION 2: Key Performance Trends

| | This Period | Year-to-date | Comments |
|--|-------------|--|--|
| Plant Efficiency (kW/ton) | 1.46 | Best: 0.99 (May) Worst: 1.77 (Mar) Avg: 1.24 | This period was slightly above average efficiency. |
| Plant Loading Capacity | 16% | Low: 4% (Jan 18) Hi: 16% (Aug 17) | Plant has abundant capacity for future load growth |
| Days Failed to Make Ice | 0 | 5 | No plant failures this past month |
| Minimum Ice Level | 4.1% | 0% (Sept 2017) | Ice making begins after ice level has been below 20% for 15 minutes and tank glycol temperature is above 33°F. |
| Average Days on Ice Tanks | 0.9 | 1.25 | On average, the plant can run over 1 day on the ice tanks. |
| Maximum Days on Ice Tanks | 1.3 | 4.8 (Jan 2017) | Longer cycles between ice regeneration occurs during cooler months. |
| Tower Conductivity Blow Down Gallons | 27,199 | 120,487 | See graph of water usage below |
| Tower Overflow/softener Blow Down Gallons | 4130 | 31,210 | See graph of water usage below |
| Average CHW Supply Temperature | 40 | 40.46 | logging this value began in April. Distribution Setpoint = 40.0 degrees. Heat Exchanger control valve started hunting. This will need to be watched to make sure the problem doesn't become worse. |
| Average Condenser Return Water Temperature | 82.3 | 79.8 | Condenser water temperature setpoint was raised. |



Blowdown water meter was replaced in September of 2016. Meter was replaced again in May, and October 2017 due to meter plugging up.

Encore Plant Loading



- Plant loading increased 8% from the previous month. Loading values indicate plenty of excess capacity for future expansion, and are similar to last year.

SECTION 3: Time of Use Electric Rates

| Tampa Electric Power 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 |
| Usage Charge | ¢6.38/kWh | ¢4.02/kWh | ¢6.38/kWh | ¢4.02/kWh | ¢6.38/kWh | ¢4.02/kWh |
| Demand Charge | \$6.79/ kW | \$3.46/kW | \$6.79/ kW | \$3.46/kW | \$6.79/ kW | \$3.46/kW |
| Future Ice Schedule | Melt | Make | Melt | Make | Melt | Make |

SECTION 4: Plant Failures

| Plant Failures | | |
|----------------|--|--|
| Date | Cause | Distribution CHW effect |
| 05/07/2017 | Power outage caused the plant to shut down. Plant had to be manually restarted. | Ice level dropped to 1% and CHWS temp rose to 50 degrees. |
| 05/12/2017 | Trane Intelligent Services was watching the plant when chiller 1 refused to start due to a condenser water flow alarm. IS reset the alarm remotely and got the chiller up and running. | Ice level dropped to 10% but CHW temp control was maintained. |
| 6/8/17 | Trane Tech responded to low level ice alarm. Glycol pump tripped due to power outage. The pump was reset and the plant started up. | Ice level dropped to 6% but CHW temp control was maintained. |
| 9/11/17 | Suspected single phase power outage. VFD's tripped on over-current. No readings from entering and leaving glycol temperature sensors. | The ice tanks were depleted and the chilled water supply temperature rose to 78 degrees. |
| 10/31/17 | Trane Intelligent Services was watching the plant when chiller 1 refused to start due to a condenser water flow alarm. A service technician was able to clear the alarm and start the chiller. | Ice level dropped to 17% but CHW temp control was maintained. |
| 11/12/17 | Plant alarmed on low ice tank level. A Service tech went out to the plant and reset the chiller and the plant began making ice again. | Ice level dropped to 6% but CHW temp control was maintained. |
| 12/17/17 | Plant alarmed on low ice tank level. Upon investigation it was discovered that the ice chiller failed due to a defective evaporator sensor. | Ice level dropped to 1%. Chiller 2 was started and handled the building loads. |

SECTION 5: Action Items

| ACTION ITEMS: | |
|-----------------------|---|
| Equip | Description |
| All Buildings | Investigate communication issues to avoid data loss – Complete |
| Central Energy Plant | Investigate and identify high peak times to avoid high load factor – Complete |
| Condenser Water Pumps | Investigate possible savings and implement programming to control pumps to a resettable pressure setpoint. – Complete |
| Cooling Tower Fans | Investigate and implement Condenser Water Temperature Reset programming. – Experimenting began in May 2017 to run the fans at 60% speed when the condenser water temperature is between 60-83 degrees. This allows the condenser water temperature to float with the wet bulb without using an outdoor humidity sensor which is prone to failure. This also allows for cooler condenser water temperatures without using much cooling tower fan energy. The energy consumption will continue to be monitored to see if this strategy increases plant efficiency. – Complete |
| System Controller | Add data integrity programming to alarm when data flow has stopped. - Complete |