



Rizzetta & Company

Encore Community Development District

Board of Supervisors' Regular Meeting December 6, 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

November 28, 2018

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, December 6, 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. Discussion of Board Supervisor Appointments for Vacant Seats
 - B. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on October 4, 2018Tab 1
 - C. Consideration of Operations & Maintenance Expenditures for September 2018 & October 2018Tab 2
 - D. Consideration of Chiller Fund Operations & Maintenance Expenditures for September 2018 & October 2018.....Tab 3
- 4. BUSINESS ITEMS**
- 5. STAFF REPORTS**
 - A. Field Services Manager
 1. Presentation of October 2018 & November 2018 Field Services ReportTab 4
 2. Consideration of Yellowstone Landscape Enhancement ProposalTab 5
 3. Acceptance of Modification of Professional Field Services ContractTab 6
 - B. District Counsel
 - C. District Engineer
 - D. Chiller System Manager – Trane.....Tab 7
 - 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, October 4, 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
Christine Burdick	Board Supervisor, Assistant Secretary
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)
Jozette Chack-on	Developer Counsel; Saxon Gilmore & Carryway, P.A.
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
Tim Bowersox	Account Manager; Yellowstone (via phone)
Derek Carter	Account Manager; Trane

Audience

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

Audience members were present, but had no comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular
Meeting held on August 2, 2018**

On a Motion by Ms. Johnson-Griffin, seconded by Dr. Harvey, with all in favor, the Board of Supervisors approved the minutes of the Regular meeting held on August 2, 2018 as presented for the Encore Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for July
2018 & August 2018**

On a Motion by Dr. Harvey, seconded by Ms. Johnson-Griffin, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July 2018 (\$12,269.97) & August 2018 (\$12,764.20) as presented for the Encore Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Chiller Fund
Operation and Maintenance
Expenditures for July 2018 & August
2018**

On a Motion by Ms. Burdick, seconded by Ms. Johnson-Griffin, with all in favor, the Board of Supervisors approved the Chiller Fund Operation and Maintenance Expenditures for July 2018 (\$52,381.61) & August 2018 (\$49,887.88) as presented for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

**Acceptance of Modification of
Professional District Services
Agreement**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Burdick, with all in favor, the Board of Supervisors Accepted the Modification of Professional District Services Agreement for the Encore Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Egis Insurance
Renewal Proposal for Fiscal Year
2018-2019**

On a Motion by Dr. Harvey, seconded by Ms. Jackson, with all in favor, the Board Approved the Egis Insurance Renewal Proposal for Fiscal Year 2018-2019 for the Encore Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

1. Presentation of the September 2018 Field Inspection Report

Mr. Toborg review the September 2018 Field Inspection Reports for the Board, communicating that Yellowstone had addressed the tree-staking. Mr. Toborg additionally touched on topics that included OTC inoculations for the palm trees, fall fertilizer application, and mites attaching the African Iris. Discussion ensued about various plant material and the aesthetics and growth of copper leaf and fire cracker plants.

2. Consideration of Proposal from Yellowstone Landscape for Replacement Irrigation Pedestal Controller

Mr. Bowersox provided some background of the lighting strike and surge that damages the irrigation pedestal controller. Ms. Perkins additionally remarked that she would be working with Egis to file a claim relative to this repair.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Burdick, with all in favor, the Board Approved the Proposal from Yellowstone Landscape for the Replacement of the Irrigation Pedestal Controller in the amount of (\$7,314.44) for the Encore Community Development District.

B. District Counsel

Ms. Kilinski had no report.

C. District Engineer

Mr. Woodcock had no report.

D. Chiller System Manager – Trane

1. Presentation of August 2018 Energy Analysis Report

Mr. Carter reviewed the August 2018 Energy Analysis Report for the Board. Discussion ensued pertaining to the Tempo coming online, and how that will increase efficiency. Everything else with the Chiller Plant is running great.

E. District Manager

Ms. Perkins noted that the next regularly scheduled Board of Supervisors meeting will be held on December 6, 2018 at 4:00 p.m. at the Tampa Housing Authority located at 5301 W. Cypress Street, Tampa, Florida 33607.

NINTH ORDER OF BUSINESS

Supervisor Requests

Ms. Jackson commented about the potential need of having a meeting in November. The consensus of the Board was to call a special meeting only if necessary. Discussion ensued regarding upcoming events including the tree lighting, Jazz Festival, and a reception at the Reed.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Jackson, seconded by Ms. Burdick with all in favor, the Board of Supervisors adjourned the meeting at 4:42 p.m. for the Encore Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2 A

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures September 2018 For Board Approval

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

The total items being presented: **\$5,216.75**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2018 Through September 30, 2018

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	001399	INV0000034674	District Management Fees 09/18	\$ 3,257.92
Rizzetta Technology Services	001400	INV0000003636	Website Hosting Service 09/18	\$ 100.00
TECO	001402	Summary 08/18	Electric Summary 08/18	\$ 1,080.83
Times Publishing Company	001401	677916 09/07/18	Legal Advertising 09/18	\$ 128.00
Yellowstone Landscape	001403	INV-0000229295	Tree Removal 08/18	<u>\$ 650.00</u>
Report Total				<u>\$ 5,216.75</u>

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

Invoice

Date	Invoice #
9/1/2018	INV0000034674

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

		Services for the month of	Terms	Client Number
		September	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 3201 - 401 - \$833.33	1.00	\$1,150.00	\$1,150.00	
Field Services 4658 1001 \$316.67	1.00	\$500.00	\$500.00	
<div>RECEIVED</div> <div>AUG 28 2018</div> <div>Date Rec'd Rizzetta & Co., Inc. _____</div> <div>D/M approval <u>CP</u> Date <u>9/4/18</u></div> <div>Date entered <u>AUG 29 2018</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>*</u></div> <div>Check # <u>53900</u> <u>4658</u></div> <div><u>401</u> <u>51300</u> <u>3201</u> <u>\$833.33</u></div>				
Subtotal			\$4,091.25	
Total			\$4,091.25	

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
9/1/2018	INV0000003636

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
September			00201
Description	Qty	Rate	Amount
Email Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">Date Rec'd Rizzetta & Co., Inc. <u>AUG 23 2018</u></p> <p style="text-align: center;">D/M approval <u>CP</u> Date <u>9/4/18</u></p> <p style="text-align: center;">Date entered <u>AUG 29 2018</u></p> <p style="text-align: center;">Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></p> <p style="text-align: center;">Check # _____</p>			
Subtotal			\$100.00
Total			\$100.00

Encore CDD
TECO Summary 08/18
Period Covered: 07/31/18 - 08/30/18

<u>Account Number</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Location</u>	<u>GL Account</u>
211006275021	09/06/18	09/27/18	\$ 259.25	1302 Nebraska Av N	4301
211006277597	09/06/18	09/27/18	\$ 199.91	1200 Nebraska Av N	4301
211006277886	09/06/18	09/27/18	\$ 131.49	1008 Nebraska Av N	4301
211006277001	09/06/18	09/27/18	\$ 69.66	1200 Nebraska Av N	4301
211006275344	09/06/18	09/27/18	\$ 87.22	1101 Scott St E #A	4301
211006275609	09/06/18	09/27/18	\$ 105.69	1199 Scott St E #B	4301
211006276102	09/06/18	09/27/18	\$ 135.93	1231 Scott St E	4301
211006276375	09/06/18	09/27/18	\$ 68.33	1261 Scott St E	4301
211006276698	09/06/18	09/27/18	\$ 23.35	1261 Scott St E Chr Lights	4307
TOTAL			<u>\$ 1,080.83</u>		

* 53100	4301	\$ 1,057.48	Utility
* 53100	4307	\$ 23.35	Street Lights
TOTAL		<u>\$ 1,080.83</u>	

RECEIVED

Date Rec'd Rizzetta & Co., Inc. SEP 11 2018
D/M approval C P Date 9/14/18
Date entered SEP 12 2018
Fund 001 GL 53100 OC *
Check # _____

Statement Date: 09/06/2018
Account: 211006275021

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

Current month's charges:	\$259.25
Total amount due:	\$259.25
Payment Due By:	09/27/2018

Your Account Summary

Previous Amount Due	\$244.65
Payment(s) Received Since Last Statement	-\$244.65
Current Month's Charges	\$259.25
Total Amount Due	\$259.25

Date Rec'd Rizzetta & Co., Inc. SEP 11 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Report a streetlight

*It's easy to request a streetlight
or area light repair at*
tampaelectric.com/reportlight.



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



Stay in the know while you're on the go!

Our free Power Updates service makes it easy to get restoration updates by text, email or phone.

Learn more at tampaelectric.com/powerupdates.

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:	\$259.25
Total amount due:	\$259.25
Payment Due By:	09/27/2018
Amount Enclosed	\$ <u>259.25</u>

671136070755

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: 09/06/2018
Current month's charges due 09/27/2018



Details of Charges – Service from 07/31/2018 to 08/30/2018

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	08/30/2018	33,128		30,827		2,301 kWh	1	31 Days

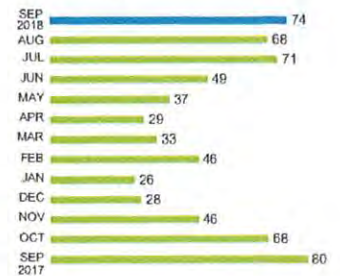
Basic Service Charge		\$19.94
Energy Charge	2,301 kWh @ \$0.06311/kWh	\$145.22
Fuel Charge	2,301 kWh @ \$0.03132/kWh	\$72.07
Florida Gross Receipt Tax		\$6.08
Electric Service Cost		\$243.31
Franchise Fee		\$15.94
Total Electric Cost, Local Fees and Taxes		\$259.25

Total Current Month's Charges

\$259.25

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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.

Statement Date: 09/06/2018

Account: 211006277597

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

Current month's charges:	\$199.91
Total amount due:	\$199.91
Payment Due By:	09/27/2018

Your Account Summary

Previous Amount Due	\$190.79
Payment(s) Received Since Last Statement	-\$190.79
Current Month's Charges	\$199.91
Total Amount Due	\$199.91

Date Rec'd Rizzetta & Co., Inc. SEP 11 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Report a streetlight

*It's easy to request a streetlight
or area light repair at
tampaelectric.com/reportlight.*



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



Stay in the know while you're on the go!

Our free Power Updates service makes it easy to get restoration updates by text, email or phone.

Learn more at tampaelectric.com/powerupdates.

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:	\$199.91
Total amount due:	\$199.91
Payment Due By:	09/27/2018
Amount Enclosed	\$ <u>199.91</u>

671136070762

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 EnergysSM - 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: 09/06/2018
Current month's charges due 09/27/2018



Details of Charges – Service from 07/31/2018 to 08/30/2018

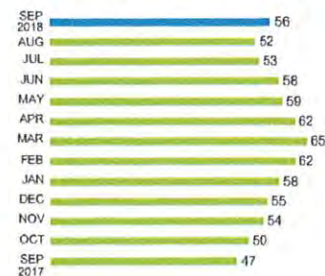
Service for: 1200 NEBRASKA AVE N, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
K04622	08/30/2018	29,381	27,655		1,726 kWh	1	31 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Basic Service Charge		\$19.94
Energy Charge	1,726 kWh @ \$0.06311/kWh	\$108.93
Fuel Charge	1,726 kWh @ \$0.03132/kWh	\$54.06
Florida Gross Receipt Tax		\$4.69
Electric Service Cost		\$187.62
Franchise Fee		\$12.29
Total Electric Cost, Local Fees and Taxes		\$199.91

Total Current Month's Charges

\$199.91

Important Messages

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.

Statement Date: 09/06/2018
Account: 211006277886

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

Current month's charges:	\$131.49
Total amount due:	\$131.49
Payment Due By:	09/27/2018

Your Account Summary

Previous Amount Due	\$127.16
Payment(s) Received Since Last Statement	-\$127.16
Current Month's Charges	\$131.49
Total Amount Due	\$131.49

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

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Report a streetlight

It's easy to request a streetlight
or area light repair at
tampaelectric.com/reportlight.



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



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email or phone.

Learn more at tampaelectric.com/powerupdates.

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:	\$131.49
Total amount due:	\$131.49
Payment Due By:	09/27/2018
Amount Enclosed	\$ 131.49

671136070763

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.

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

Account: 211006277886
Statement Date: 09/06/2018
Current month's charges due 09/27/2018



Details of Charges – Service from 07/31/2018 to 08/30/2018

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	08/30/2018	82,330	81,267		1,063 kWh	1	31 Days

Basic Service Charge		\$19.94
Energy Charge	1,063 kWh @ \$0.06311/kWh	\$67.09
Fuel Charge	1,063 kWh @ \$0.03132/kWh	\$33.29
Florida Gross Receipt Tax		\$3.09
Electric Service Cost		\$123.41
Franchise Fee		\$8.08

Total Electric Cost, Local Fees and Taxes

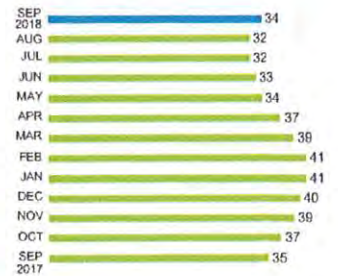
\$131.49

Total Current Month's Charges

\$131.49

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Important Messages

Important information about your rates

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Statement Date: 09/06/2018

Account: 211006277001

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

Current month's charges:	\$69.66
Total amount due:	\$69.66
Payment Due By:	09/27/2018

Your Account Summary

Previous Amount Due	\$83.28
Payment(s) Received Since Last Statement	-\$83.28
Current Month's Charges	\$69.66
Total Amount Due	\$69.66

Date Rec'd Rizzetta & Co., Inc. **SEP 11 2018**
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Report a streetlight

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or area light repair at*
tampaelectric.com/reportlight.



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277001

Current month's charges:	\$69.66
Total amount due:	\$69.66
Payment Due By:	09/27/2018
Amount Enclosed	\$ <u>69.66</u>

671136070761

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.

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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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Account: 211006277001
Statement Date: 09/06/2018
Current month's charges due 09/27/2018



Details of Charges – Service from 07/31/2018 to 08/30/2018

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

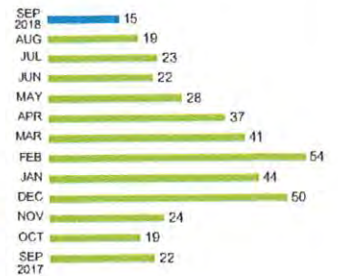
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
C21227	08/30/2018	82,169	81,705		464 kWh	1	31 Days

Basic Service Charge		\$19.94
Energy Charge	464 kWh @ \$0.06311/kWh	\$29.28
Fuel Charge	464 kWh @ \$0.03132/kWh	\$14.53
Florida Gross Receipt Tax		\$1.63
Electric Service Cost		\$65.38
Franchise Fee		\$4.28
Total Electric Cost, Local Fees and Taxes		\$69.66
Total Current Month's Charges		\$69.66

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000021-0000454-Page 25 of 38

Important Messages

Important information about your rates

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Statement Date: 09/06/2018
Account: 211006275344

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

Current month's charges:	\$87.22
Total amount due:	\$87.22
Payment Due By:	09/27/2018

Your Account Summary

Previous Amount Due	\$93.05
Payment(s) Received Since Last Statement	-\$93.05
Current Month's Charges	\$87.22
Total Amount Due	\$87.22

Date Rec'd Rizzetta & Co., Inc. SEP 11 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Report a streetlight

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or area light repair at
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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006275344

Current month's charges:	\$87.22
Total amount due:	\$87.22
Payment Due By:	09/27/2018
Amount Enclosed	\$ <u>87.22</u>

671136070756

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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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.

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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.

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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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Account: 211006275344
 Statement Date: 09/06/2018
 Current month's charges due 09/27/2018



Details of Charges – Service from 07/31/2018 to 08/30/2018

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

Rate Schedule: General Service - Non Demand

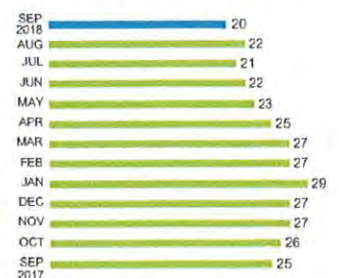
Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G21904	08/30/2018	57,472		56,838		634 kWh	1	31 Days

Basic Service Charge		\$19.94
Energy Charge	634 kWh @ \$0.06311/kWh	\$40.01
Fuel Charge	634 kWh @ \$0.03132/kWh	\$19.86
Florida Gross Receipt Tax		\$2.05
Electric Service Cost		\$81.86
Franchise Fee		\$5.36
Total Electric Cost, Local Fees and Taxes		\$87.22
Total Current Month's Charges		\$87.22

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Important information about your rates

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Statement Date: 09/06/2018
Account: 211006275609

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

Current month's charges:	\$105.69
Total amount due:	\$105.69
Payment Due By:	09/27/2018

Your Account Summary

Previous Amount Due	\$100.28
Payment(s) Received Since Last Statement	-\$100.28
Current Month's Charges	\$105.69
Total Amount Due	\$105.69

Date Rec'd Rizzetta & Co., Inc. SEP 11 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Report a streetlight

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or area light repair at*
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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006275609

Current month's charges:	\$105.69
Total amount due:	\$105.69
Payment Due By:	09/27/2018
Amount Enclosed	\$ 105.69

671136070757

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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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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- 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.

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

Account: 211006275609
 Statement Date: 09/06/2018
 Current month's charges due 09/27/2018



Details of Charges – Service from 07/31/2018 to 08/30/2018

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

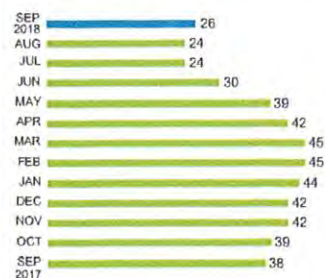
Rate Schedule: General Service - Non Demand

Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G49889	08/30/2018	93,073		92,260		813 kWh	1	31 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$19.94
Energy Charge	813 kWh @ \$0.06311/kWh	\$51.31
Fuel Charge	813 kWh @ \$0.03132/kWh	\$25.46
Florida Gross Receipt Tax		\$2.48
Electric Service Cost		\$99.19
Franchise Fee		\$6.50
Total Electric Cost, Local Fees and Taxes		\$105.69
Total Current Month's Charges		\$105.69

Important Messages

Important information about your rates

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Statement Date: 09/06/2018
Account: 211006276102

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

Current month's charges:	\$135.93
Total amount due:	\$135.93
Payment Due By:	09/27/2018

Your Account Summary

Previous Amount Due	\$131.95
Payment(s) Received Since Last Statement	-\$131.95
Current Month's Charges	\$135.93
Total Amount Due	\$135.93

Date Rec'd Rizzetta & Co., Inc. SEP 11 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Report a streetlight

*It's easy to request a streetlight
or area light repair at*
tampaelectric.com/reportlight.



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



Stay in the know while you're on the go!

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Learn more at tampaelectric.com/powerupdates.

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:	\$135.93
Total amount due:	\$135.93
Payment Due By:	09/27/2018
Amount Enclosed	\$ <u>135.93</u>

671136070758

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.

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

Account: 211006276102
Statement Date: 09/06/2018
Current month's charges due 09/27/2018



Details of Charges – Service from 07/31/2018 to 08/30/2018

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	08/30/2018	86,119	85,013		1,106 kWh	1	31 Days

Basic Service Charge		\$19.94
Energy Charge	1,106 kWh @ \$0.06311/kWh	\$69.80
Fuel Charge	1,106 kWh @ \$0.03132/kWh	\$34.64
Florida Gross Receipt Tax		\$3.19
Electric Service Cost		\$127.57
Franchise Fee		\$8.36

Total Electric Cost, Local Fees and Taxes

\$135.93

Total Current Month's Charges

\$135.93

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Important Messages

Important information about your rates

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Statement Date: 09/06/2018

Account: 211006276375

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

Current month's charges:	\$68.33
Total amount due:	\$68.33
Payment Due By:	09/27/2018

Your Account Summary

Previous Amount Due	\$70.05
Payment(s) Received Since Last Statement	-\$70.05
Current Month's Charges	\$68.33
Total Amount Due	\$68.33

Date Rec'd Rizzetta & Co., Inc. SEP 11 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Report a streetlight

*It's easy to request a streetlight
or area light repair at
tampaelectric.com/reportlight.*



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Stay in the know while you're on the go!

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006276375

Current month's charges:	\$68.33
Total amount due:	\$68.33
Payment Due By:	09/27/2018
Amount Enclosed	\$ <u>68.33</u>

671136070759

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.

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 in 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.

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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.

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Account: 211006276375
Statement Date: 09/06/2018
Current month's charges due 09/27/2018



Details of Charges – Service from 07/31/2018 to 08/30/2018

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	08/30/2018	41,743		41,292		451 kWh	1	31 Days

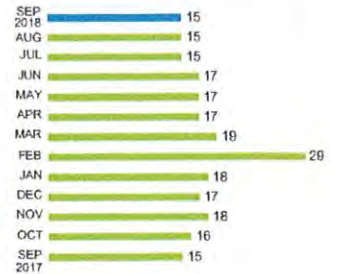
Basic Service Charge		\$19.94
Energy Charge	451 kWh @ \$0.06311/kWh	\$28.46
Fuel Charge	451 kWh @ \$0.03132/kWh	\$14.13
Florida Gross Receipt Tax		\$1.60
Electric Service Cost		\$64.13
Franchise Fee		\$4.20
Total Electric Cost, Local Fees and Taxes		\$68.33

Total Current Month's Charges

\$68.33

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Important Messages

Important information about your rates

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Statement Date: 09/06/2018

Account: 211006276698

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

Current month's charges:	\$23.35
Total amount due:	\$23.35
Payment Due By:	09/27/2018

Your Account Summary

Previous Amount Due	\$23.32
Payment(s) Received Since Last Statement	-\$23.32
Current Month's Charges	\$23.35
Total Amount Due	\$23.35

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

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Report a streetlight

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or area light repair at
tampaelectric.com/reportlight.*



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006276698

Current month's charges:	\$23.35
Total amount due:	\$23.35
Payment Due By:	09/27/2018
Amount Enclosed	\$ 23.35

671136070760

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

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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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Account: 211006276698
Statement Date: 09/06/2018
Current month's charges due 09/27/2018



Details of Charges – Service from 07/31/2018 to 08/30/2018

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	08/30/2018	23,972		23,957		15 kWh	1	31 Days

Basic Service Charge		\$19.94
Energy Charge	15 kWh @ \$0.06311/kWh	\$0.95
Fuel Charge	15 kWh @ \$0.03132/kWh	\$0.47
Florida Gross Receipt Tax		\$0.55
Electric Service Cost		\$21.91
Franchise Fee		\$1.44

Total Electric Cost, Local Fees and Taxes

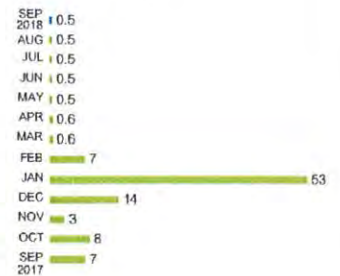
\$23.35

Total Current Month's Charges

\$23.35

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000021-0000444-Page 5 of 36

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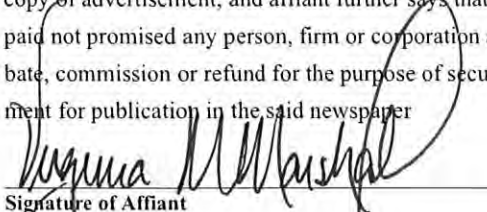
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Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Virginia Marshall** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Encore CDD** was published in **Tampa Bay Times: 9/7/18**, in said newspaper in the issues of **Tampa Tribune City**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

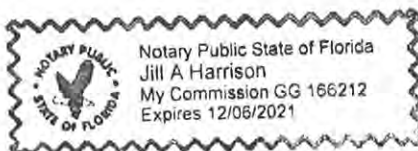

Signature of Affiant

Sworn to and subscribed before me this 09/07/2018.


Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



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

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold their regular meetings for Fiscal Year 2018/2019 at 4:00 p.m. at the office of Tampa Authority, located at 5301 West Cypress Street, Tampa, Florida 33607 on the following dates:

October 4, 2018
December 6, 2018
February 7, 2019
April 4, 2019
June 6, 2019
August 1, 2019

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

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

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

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

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

Christine Perkins
District Manager

9/07/18

677916-1



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

Invoice

Invoice: INV-0000229295
Invoice Date: August 31, 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: 10141160.201.00013
Project Name: Solar field tree removal

Invoice Due Date: September 30, 2018
Invoice Amount: \$650.00

Description	Quantity	Price	Total Price
Solar Field Tree Removal	1.00	650.00	\$650.00

Invoice Total \$650.00

RECEIVED

SEP 11 2018

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval CP Date 9/14/18
Date entered SEP 12 2018
Fund 001 GL 53900 OC 4650
Check # _____



Enhancement Proposal

Job Name: Solar field tree removal
Property Name: Encore CDD
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

Proposal #
Date: August 28, 2018

NOTES:

Yellowstone Landscape will complete the work described below:

Description

Remove tree near transformer and grind stump.

Materials & Services	Quantity	Unit Price	Total
Tree removal and Stump Grind	1	\$ 650.00	\$ 650.00
TOTAL PRICE			\$ 650.00

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

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:

Please See Email approval
dated 8/28/18 attached.

Tim Bowersox

Date: 8/31/18

Date: August 28, 2018

Internal Use Only	
Project Number: 10141160.201.00013	District: San Antonio
PO Reference:	Date Work Completed: 8-31-18

Tab 2 B

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures October 2018 For Board Approval

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

The total items being presented: **\$42,592.52**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2018 Through October 31, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Drainage & Hydro Inc.	001404	06012018	Inspection & Maint of Stormwater Mangement Sys 06/18	\$ 5,900.00
Advanced Drainage & Hydro Inc.	001404	09202018	Inspection & Maint of Stormwater Mangement Sys 09/18	\$ 5,900.00
Billi J. Griffin	001411	BG100418	Board of Supervisors Meeting 10/04/18	\$ 200.00
Christine M. Burdick	001410	CB100418	Board of Supervisors Meeting 10/04/18	\$ 200.00
Department of Economic Opportunity	001418	72759	Special District Fee 18/19	\$ 175.00
Hazel S. Harvey	001412	HH100418	Board of Supervisors Meeting 10/04/18	\$ 200.00
Hopping Green & Sams	001405	102755	General/Monthly Legal Services 08/18	\$ 656.00
Julia Jackson	001413	JJ100418	Board of Supervisors Meeting 10/04/18	\$ 200.00
M.C. Building Services, LLC	001406	4233	Electrical Maintenance 09/18	\$ 125.00
Office Dynamics	001414	00025551	Bind & Ship 5 Agenda Booklets 09/18	\$ 335.00
Rizzetta & Company, Inc.	001416	INV0000035279	Assessment Roll Preparation FY 18/19	\$ 5,000.00
Rizzetta & Company, Inc.	001416	INV0000035401	District Management Fees 10/18	\$ 3,957.91
Rizzetta Technology Services	001407	INV0000003723	Website Hosting Service 10/18	\$ 100.00
Site Masters of Florida, LLC	001408	091418-2	Remediated Broken Curb at Ella 09/18	\$ 800.00
TECO	001417	Summary 09/18	Electric Summary 09/18	\$ 1,121.17
Yellowstone Landscape	001409	INV-0000227077	Monthly Landscape Maintenance 09/18	\$ 5,204.00
Yellowstone Landscape	001419	INV-0000231313	Monthly Landscape Maintenance 10/18	\$ 5,204.00
Yellowstone Landscape	001419	INV-0000234670	Irrigation Repairs 10/18	<u>\$ 7,314.44</u>
Report Total				<u>\$ 42,592.52</u>



Advanced Drainage & Hydro



June 1, 2018

Invoice #06012018

Encore Community Development District
3434 Colwell Ave Ste 200
Tampa, FL

Invoice for Inspection, and Maintenance of Stormwater Management System Encore Project Tampa, FL

Advanced Drainage & Hydro Inc. is pleased to have the following tasks completed for the Quarter 2/
2018:

1. Removal of vegetation in the filter area and raking the sand bed to have the filter system clean.
 - a. Clean the trash collectors (7) and remove the waste.
 - b. Inspection of the system and recommendations.
 - c. Testing the inflow and outflow water.
 - d. Jetting the underdrains and tilling the sand filter.
 - e. Rain gauge checks on rainfall events.

This Amount due is\$5,900.00

Please make check payable to: Advanced Drainage and Hydro Inc.

Mail check to: 19805 Deer Lake Road
Lutz, FL 33548

Should you need any further information, please don't hesitate to contact me.

Sincerely,

Don Kipp
Project Manager
Advanced Drainage & Hydro Inc.
Mobile (813) 957-3162
Dkipp1@verizon.net

RECEIVED
SEP 20 2018

Date Rec'd Rizzetta & Co., Inc. SEP 20 2018
D/M approval CP Date 9/21/18
Date entered SEP 21 2018
Fund 001 GL 53700 OC 4599
Check # _____



Advanced Drainage & Hydro



September 20, 2018

Invoice #09202018

Encore Community Development District
3434 Colwell Ave Ste 200
Tampa, FL

**Invoice for Inspection, and Maintenance of Stormwater Management System
Encore Project
Tampa, FL**

Advanced Drainage & Hydro Inc. is pleased to have the following tasks completed for the Quarter 3/2018:

1. Removal of vegetation in the filter area and raking the sand bed to have the filter system clean.
 - a. Clean the trash collectors (7) and remove the waste.
 - b. Inspection of the system and recommendations.
 - c. Testing the inflow and outflow water.
 - d. Jetting the underdrains and tilling the sand filter.
 - e. Rain gauge checks on rainfall events.

This Amount due is\$5,900.00

Please make check payable to: Advanced Drainage and Hydro Inc.

Mail check to: 19805 Deer Lake Road
Lutz, FL 33548

Should you need any further information, please don't hesitate to contact me.

Sincerely,

Don Kipp
Project Manager
Advanced Drainage & Hydro Inc.
Mobile (813) 957-3162
Dkipp1@verizon.net

RECEIVED
SEP 20 2018

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval CP Date 9/21/18
Date entered **SEP 21 2018**
Fund 001 GL 53700 OC 4599
Check # _____

**ENCORE CDD
SUPERVISOR PAY REQUEST**

Meeting Date: October 4, 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	X	X
Julia Jackson	X	X

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:00 PM	
Meeting End Time:	4:42 PM	
Total Meeting Time:	42 Minutes	

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

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

DM Signature: Christine Perkins

RECEIVED

Date Rec'd Rizzetta & Co., Inc. OCT 05 2018

D/M approval CP Date 10/8/18

Date entered OCT 05 2018

Fund 001 GL 51100 OC 1101

Check # _____

Florida Department of Economic Opportunity, Special District Accountability Program

FY 2018/2019 Special District Fee Invoice and Update Form

Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 72759			Date Invoiced: 10/01/2018
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/03/2018: \$175.00

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

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



Encore Community Development District

Ms. William J. Rizzetta

~~3434 Colwell Avenue, Suite 200~~ 9428 Camden Field Parkway
~~Tampa, FL 33614~~ Riverview, FL 33578

2. Telephone: (813) 933-5571 ~~813-514-0440~~ 813-533-2950
 3. Fax: (813) 935-6212 ~~813-514-0440~~ 813-533-2922
 4. Email: brizzetta@rizzetta.com
 5. Status: Independent
 6. Governing Body: Elected
 7. Website Address: encorecdd.org
 8. County(ies): Hillsborough
 9. Function(s): Community Development
 10. Boundary Map on File: 05/19/2011
 11. Creation Document on File: 09/07/2010
 12. Date Established: 09/02/2010
 13. Creation Method: Local Ordinance
 14. Local Governing Authority: City of Tampa
 15. Creation Document(s): City Ordinance 2010-129
 16. Statutory Authority: Chapter 190, Florida Statutes
 17. Authority to Issue Bonds: Yes
 18. Revenue Source(s): Assessments
 19. Most Recent Update: 10/24/2017

RECEIVED

OCT 16 2018

Date Rec'd Rizzetta & Co., Inc. _____
 D/M approval CP Date 10/19/18
 Date entered OCT 18 2018
 Fund 001 GL 51300 OC 4902
 Check # _____

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

Registered Agent's Signature: [Signature] Date 10/12/2018

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

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

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

1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2016/2017 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

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

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

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

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

September 20, 2018

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

Bill Number 102755
Billed through 08/31/2018

General Counsel/Monthly Meeting

ENCORE 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

08/02/18	JLK	Prepare for board meeting; confer with Woodcock on vault status; attend board meeting.	2.00 hrs
08/17/18	JLK	Confer regarding rate study status; confer regarding audit submittal.	0.40 hrs
08/31/18	MGC	Continue researching audio/video minutes issue in connection with ADA website accessibility; prepare section in memorandum addressing audio/video minutes issue; research the extent to which past and present public records must be made ADA accessible; prepare section in memorandum addressing public records issue; review and revise entire memorandum; forward same to Kilinski for review and comment.	0.10 hrs
08/31/18	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 \$656.00

MATTER SUMMARY

Kilinski, Jennifer L.	2.50 hrs	250 /hr	\$625.00
Collazo, Mike	0.10 hrs	310 /hr	\$31.00
TOTAL FEES			\$656.00

TOTAL CHARGES FOR THIS MATTER

\$656.00

BILLING SUMMARY

Kilinski, Jennifer L.	2.50 hrs	250 /hr	\$625.00
Collazo, Mike	0.10 hrs	310 /hr	\$31.00
TOTAL FEES			\$656.00

TOTAL CHARGES FOR THIS BILL

\$656.00

=====

Please include the bill number on your check.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. SEP 21 2018

D/M approval CP Date 10/1/18

Date entered SEP 28 2018

Fund 001 GL 51400 OC 3107

Check # _____

M.C. Building Services LLC

917 W. Virginia Ave

Tampa, FL 33603

8132440238

mlcermeno@gmail.com

INVOICE

INVOICE # 4233

DATE 09/18/2018

DUE DATE 10/03/2018

TERMS Net 15

BILL TO

Encore CDD

9428 Camden Field Parkway

riverview, Floirda 33578

SHIP TO

Encore CDD

Tampa, Florida

Please detach top portion and return with your payment.

ACTIVITY	QTY	RATE	AMOUNT
16 Electrical & Lighting Trouble shoot problem with sprinkler timer. Found that the fuse and transformer are not working. Notified Yellow stone Landscaping. After the replacement of transformer further diagnostic may be performed.	1	125.00	125.00

BALANCE DUE

\$125.00**RECEIVED****SEP 18 2018**

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

D/M approval CP Date 9/21/18

SEP 20 2018

Date entered _____

Fund 001 GL 54100 OC 4619

Check # _____

Thank you for allowing us to be of service.

6720 E. Fowler Ave. • Tampa, FL 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 #: 00025551

Date: 9/27/18

Page: 1

DATE	DESCRIPTION	AMOUNT
	5 Agenda booklets 130 color copies, 98 Black & white copies, 10 tabs and coil bound with clear front and Green Back UPS to 5 locations	\$238.90 \$96.10
<p>Date Rec'd Rizzetta & Co., Inc. <u>OCT 02 2018</u> D/M approval <u>CP</u> Date <u>10/8/18</u> Date entered <u>OCT 04 2018</u> Fund <u>001</u> GL <u>57900</u> OC <u>4799</u> 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: \$335.00
		Amount Applied: \$0.00
		Balance Due: \$335.00

Terms: Net 10

Invoice

Date	Invoice #
10/4/2018	INV0000035279

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

		Services for the month of	Terms	Client Number
		October	Upon Receipt	00201
Description	Qty	Rate		Amount
Assessment Roll (Annual)	1.00	\$5,000.00		\$5,000.00
<p style="text-align: right; color: red;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>OCT 04 2018</u></p> <p>D/M approval <u>CP</u> Date <u>10/8/18</u></p> <p>Date entered <u>OCT 05 2018</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3106</u></p> <p>Check # _____</p>				
		Subtotal		\$5,000.00
		Total		\$5,000.00

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

Invoice

Date	Invoice #
10/1/2018	INV0000035401

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
October		Upon Receipt	00201
Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$2,274.58	\$2,274.58
Administrative Services 3100	1.00	\$250.00	\$250.00
Accounting Services 3201 - 401 \$355.00	1.00	\$1,188.33	\$1,188.33
Field Services 4658 - 001 \$833.33	1.00	\$600.00	\$600.00
<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">OCT 05 2018</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>CP</u> Date <u>10/8/18</u></p> <p>Date entered <u>OCT 05 2018</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>X</u></p> <p>Check # <u>53900</u> <u>4658</u></p> <p style="margin-left: 40px;"><u>401</u> <u>51300</u> <u>3201</u></p>			
Subtotal			\$4,312.91
Total			\$4,312.91

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
10/1/2018	INV0000003723

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
October		00201

Description	Qty	Rate	Amount
Email Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
<p style="text-align: right;">RECEIVED</p> <p style="text-align: right;">SEP 25 2018</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>CP</u> Date <u>10/1/18</u></p> <p>Date entered <u>SEP 28 2018</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></p> <p>Check # _____</p>			
Subtotal			\$100.00
Total			\$100.00

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813)917-9567

INVOICE
#091418-2

To: Encore CDD
9428 Camden Field Parkway
Riverview, FL 33578

Date: September 14, 2018

Remediated broken curb in courtyard of Ella @
Encore CDD.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. SEP 14 2018
D/M approval CP Date 9/21/18
Date entered SEP 21 2018
Fund 001 GL 57900 OC 4799
Check # _____

TOTAL DUE \$800

Encore CDD
TECO Summary 08/18
Period Covered: 08/31/18 - 10/01/18

<u>Account Number</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Location</u>	<u>GL Account</u>
211006275021	10/05/18	10/26/18	\$ 276.89	1302 Nebraska Av N	4301
211006277597	10/05/18	10/26/18	\$ 213.85	1200 Nebraska Av N	4301
211006277886	10/05/18	10/26/18	\$ 141.69	1008 Nebraska Av N	4301
211006277001	10/05/18	10/26/18	\$ 27.16	1200 Nebraska Av N	4301
211006275344	10/05/18	10/26/18	\$ 101.25	1101 Scott St E #A	4301
211006275609	10/05/18	10/26/18	\$ 124.68	1199 Scott St E #B	4301
211006276102	10/05/18	10/26/18	\$ 141.19	1231 Scott St E	4301
211006276375	10/05/18	10/26/18	\$ 71.02	1261 Scott St E	4301
211006276698	10/05/18	10/26/18	\$ 23.44	1261 Scott St E Chr Lights	4307
TOTAL			<u>\$ 1,121.17</u>		

✕ 53100	4301 \$ 1,097.73	Utility
✕ 53100	4307 \$ 23.44	Street Lights
TOTAL	<u>\$ 1,121.17</u>	

RECEIVED

OCT 11 2018

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

D/M approval CP Date 10/16/18

Date entered _____

Fund 001 GL 53100 OC ✕

Check # _____

Statement Date: 10/05/2018
Account: 211006275021

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



Current month's charges:	\$276.89
Total amount due:	\$276.89
Payment Due By:	10/26/2018

Your Account Summary

Previous Amount Due	\$259.25
Payment(s) Received Since Last Statement	-\$259.25
Current Month's Charges	\$276.89
Total Amount Due	\$276.89

Date Rec'd Rizzetta & Co., Inc. **OCT 11 2018**
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____



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

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



Go Green with Sun Select

Our Sun Select program makes it easy for you to directly support the use of solar to produce electricity.

Visit tampaelectric.com/sunselect to learn how you can join others who purchase one or more "solar blocks" each month.

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:	\$276.89
Total amount due:	\$276.89
Payment Due By:	10/26/2018
Amount Enclosed	\$ <u>276.89</u>

661259559265

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

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



tampaelectric.com

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Your payment options are:

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

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

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

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

Account: 211006275021
Statement Date: 10/05/2018
Current month's charges due 10/26/2018



Details of Charges – Service from 08/31/2018 to 10/01/2018

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	10/01/2018	35,600		33,128		2,472 kWh	1	32 Days

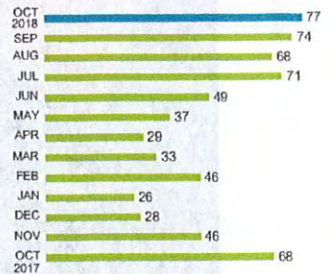
Basic Service Charge		\$19.94
Energy Charge	2,472 kWh @ \$0.06311/kWh	\$156.01
Fuel Charge	2,472 kWh @ \$0.03132/kWh	\$77.42
Florida Gross Receipt Tax		\$6.50
Electric Service Cost		\$259.87
Franchise Fee		\$17.02
Total Electric Cost, Local Fees and Taxes		\$276.89

Total Current Month's Charges

\$276.89

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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- Implement conservation measures that primarily reduce power consumption during peak-demand periods.

Learn more about our energy-saving programs at tampaelectric.com/bizsave. To speak with an energy expert, call **813-275-3909** on weekdays from 8 a.m. to 5 p.m.

*Available on equipment or panels \leq 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 10/05/2018

Account: 211006277597

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



Current month's charges:	\$213.85
Total amount due:	\$213.85
Payment Due By:	10/26/2018

Your Account Summary

Previous Amount Due	\$199.91
Payment(s) Received Since Last Statement	-\$199.91
Current Month's Charges	\$213.85
Total Amount Due	\$213.85

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

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



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Go Green with Sun Select

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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: 211006277597

Current month's charges:	\$213.85
Total amount due:	\$213.85
Payment Due By:	10/26/2018
Amount Enclosed	\$ <u>213.85</u>

661259559272

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.

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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.

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

Account: 211006277597
Statement Date: 10/05/2018
Current month's charges due 10/26/2018

Details of Charges – Service from 08/31/2018 to 10/01/2018

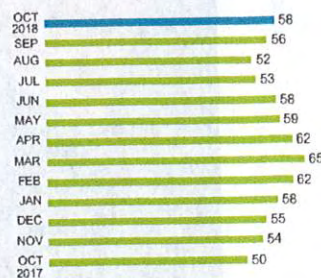
Service for: 1200 NEBRASKA AVE N, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K04622	10/01/2018	31,242		29,381		1,861 kWh	1	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Basic Service Charge		\$19.94
Energy Charge	1,861 kWh @ \$0.06311/kWh	\$117.45
Fuel Charge	1,861 kWh @ \$0.03132/kWh	\$58.29
Florida Gross Receipt Tax		\$5.02
Electric Service Cost		\$200.70
Franchise Fee		\$13.15
Total Electric Cost, Local Fees and Taxes		\$213.85
Total Current Month's Charges		\$213.85

HERE'S HOW YOUR BUSINESS CAN SAVE.

00000019-0000469- Page 34 of 38

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*Available on equipment or panels \leq 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 10/05/2018

Account: 211006277886

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



Current month's charges:	\$141.69
Total amount due:	\$141.69
Payment Due By:	10/26/2018

Your Account Summary

Previous Amount Due	\$131.49
Payment(s) Received Since Last Statement	-\$131.49
Current Month's Charges	\$141.69
Total Amount Due	\$141.69

Date Rec'd Rizzetta & Co., Inc. OCT 11 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: 211006277886

Current month's charges:	\$141.69
Total amount due:	\$141.69
Payment Due By:	10/26/2018
Amount Enclosed	\$ 141.69

661259559273

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

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



tampaelectric.com

Contact Information

Residential Customer Care

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

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866-832-6249

Hearing Impaired/TTY
711

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813-275-3909

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

All Other Correspondence

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

Understanding Your Electric Charges

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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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Account: 211006277886
Statement Date: 10/05/2018
Current month's charges due 10/26/2018

Details of Charges – Service from 08/31/2018 to 10/01/2018

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	10/01/2018	83,492		82,330		1,162 kWh	1	32 Days

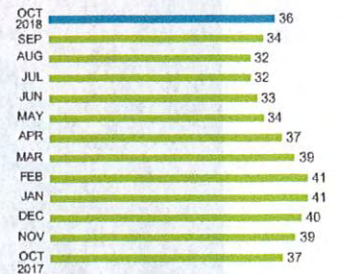
Basic Service Charge		\$19.94
Energy Charge	1,162 kWh @ \$0.06311/kWh	\$73.33
Fuel Charge	1,162 kWh @ \$0.03132/kWh	\$36.39
Florida Gross Receipt Tax		\$3.32
Electric Service Cost		\$132.98
Franchise Fee		\$8.71
Total Electric Cost, Local Fees and Taxes		\$141.69

Total Current Month's Charges

\$141.69

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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*Available on equipment or panels \leq 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 10/05/2018
Account: 211006277001

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



Current month's charges: \$27.16
Total amount due: \$27.16
Payment Due By: 10/26/2018

Your Account Summary

Previous Amount Due \$69.66
Payment(s) Received Since Last Statement -\$69.66
Current Month's Charges \$27.16
Total Amount Due \$27.16

Date Rec'd Rizzetta & Co., Inc. OCT 11 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: 211006277001

Current month's charges: \$27.16
Total amount due: \$27.16
Payment Due By: 10/26/2018
Amount Enclosed \$ 27.16

661259559271

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)
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Commercial Customer Care

866-832-6249

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711

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Tampa, FL 33631-3318

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Tampa Electric
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Tampa, FL 33601-0111

Understanding Your Electric Charges

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

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Account: 211006277001
Statement Date: 10/05/2018
Current month's charges due 10/26/2018

Details of Charges – Service from 08/31/2018 to 10/01/2018

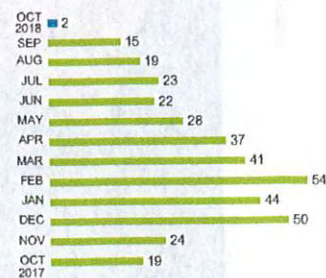
Service for: 1200 NEBRASKA AVE N, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C21227	10/01/2018	82,221		82,169		52 kWh	1	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Basic Service Charge	\$19.94
Energy Charge	52 kWh @ \$0.06311/kWh \$3.28
Fuel Charge	52 kWh @ \$0.03132/kWh \$1.63
Florida Gross Receipt Tax	\$0.64
Electric Service Cost	\$25.49
Franchise Fee	\$1.67
Total Electric Cost, Local Fees and Taxes	\$27.16
Total Current Month's Charges	\$27.16

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MORE POWER TO YOUSM

EEE09261B



Statement Date: 10/05/2018

Account: 211006275344

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



Current month's charges:	\$101.25
Total amount due:	\$101.25
Payment Due By:	10/26/2018

Your Account Summary

Previous Amount Due	\$87.22
Payment(s) Received Since Last Statement	-\$87.22
Current Month's Charges	\$101.25
Total Amount Due	\$101.25

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

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



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See reverse side for more information

Account: 211006275344

Current month's charges:	\$101.25
Total amount due:	\$101.25
Payment Due By:	10/26/2018
Amount Enclosed	\$ 101.25

661259559266

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)
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866-832-6249

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711

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Tampa, FL 33631-3318

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Tampa, FL 33601-0111

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

Account: 211006275344
Statement Date: 10/05/2018
Current month's charges due 10/26/2018

Details of Charges – Service from 08/31/2018 to 10/01/2018

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

Rate Schedule: General Service - Non Demand

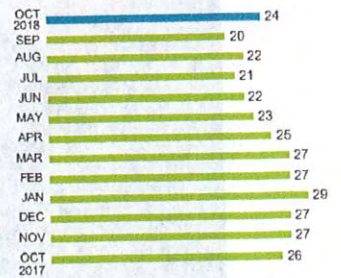
Meter Location: # A

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
G21904	10/01/2018	58,242	57,472		770 kWh	1	32 Days

Basic Service Charge	\$19.94
Energy Charge	770 kWh @ \$0.06311/kWh \$48.59
Fuel Charge	770 kWh @ \$0.03132/kWh \$24.12
Florida Gross Receipt Tax	\$2.38
Electric Service Cost	\$95.03
Franchise Fee	\$6.22
Total Electric Cost, Local Fees and Taxes	\$101.25
Total Current Month's Charges	\$101.25

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



HERE'S HOW YOUR BUSINESS CAN SAVE.

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If you choose our **Comprehensive Energy Audit** (minimum cost \$75), we'll sub-meter and monitor* up to two pieces of equipment. Our analyst will evaluate equipment size and operating hours, identify process inefficiencies and more. Once monitoring is complete, we'll recommend steps you can take to maximize your energy efficiency.

You'll earn rebates if you qualify for these programs:

- Add or replace cooling equipment at your facility.
- Replace existing incandescent lamps with high-efficiency compact fluorescent lamps or light-emitting diode lamps within conditioned or non-conditioned space.
- Implement conservation measures that primarily reduce power consumption during peak-demand periods.

Learn more about our energy-saving programs at tampaelectric.com/blzsave. To speak with an energy expert, call **813-275-3909** on weekdays from 8 a.m. to 5 p.m.

*Available on equipment or panels \leq 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 10/05/2018

Account: 211006275609

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



Current month's charges:	\$124.68
Total amount due:	\$124.68
Payment Due By:	10/26/2018

Your Account Summary

Previous Amount Due	\$105.69
Payment(s) Received Since Last Statement	-\$105.69
Current Month's Charges	\$124.68
Total Amount Due	\$124.68

Date Rec'd Rizzetta & Co., Inc. OCT 11 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: 211006275609

Current month's charges:	\$124.68
Total amount due:	\$124.68
Payment Due By:	10/26/2018
Amount Enclosed	\$ 124.68

661259559267

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

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Account: 211006275609
Statement Date: 10/05/2018
Current month's charges due 10/26/2018



Details of Charges – Service from 08/31/2018 to 10/01/2018

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

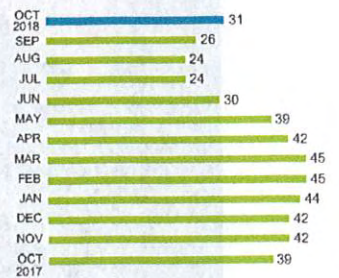
Rate Schedule: General Service - Non Demand

Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G49889	10/01/2018	94,070		93,073		997 kWh	1	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Basic Service Charge		\$19.94
Energy Charge	997 kWh @ \$0.06311/kWh	\$62.92
Fuel Charge	997 kWh @ \$0.03132/kWh	\$31.23
Florida Gross Receipt Tax		\$2.93
Electric Service Cost		\$117.02
Franchise Fee		\$7.66

Total Electric Cost, Local Fees and Taxes

\$124.68

Total Current Month's Charges

\$124.68

HERE'S HOW YOUR BUSINESS CAN SAVE.

00000019-0000465- Page 26 of 38

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*Available on equipment or panels \leq 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 10/05/2018

Account: 211006276102

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



Current month's charges:	\$141.19
Total amount due:	\$141.19
Payment Due By:	10/26/2018

Your Account Summary

Previous Amount Due	\$135.93
Payment(s) Received Since Last Statement	-\$135.93
Current Month's Charges	\$141.19
Total Amount Due	\$141.19

Date Rec'd Rizzetta & Co., Inc. OCT 11 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: 211006276102

Current month's charges:	\$141.19
Total amount due:	\$141.19
Payment Due By:	10/26/2018
Amount Enclosed	\$ 141.19

661259559268

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

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



tampaelectric.com

Contact Information

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711

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Tampa, FL 33631-3318

All Other Correspondence

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Tampa, FL 33601-0111

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Account: 211006276102
Statement Date: 10/05/2018
Current month's charges due: 10/26/2018



Details of Charges – Service from 08/31/2018 to 10/01/2018

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	10/01/2018	87,276		86,119		1,157 kWh	1	32 Days

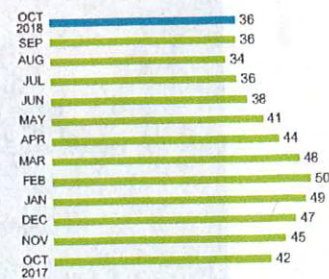
Basic Service Charge		\$19.94
Energy Charge	1,157 kWh @ \$0.06311/kWh	\$73.02
Fuel Charge	1,157 kWh @ \$0.03132/kWh	\$36.24
Florida Gross Receipt Tax		\$3.31
Electric Service Cost		\$132.51
Franchise Fee		\$8.68
Total Electric Cost, Local Fees and Taxes		\$141.19

Total Current Month's Charges

\$141.19

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOUSM

EEF092618



Statement Date: 10/05/2018

Account: 211006276375

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



Current month's charges:	\$71.02
Total amount due:	\$71.02
Payment Due By:	10/26/2018

Your Account Summary

Previous Amount Due	\$68.33
Payment(s) Received Since Last Statement	-\$68.33
Current Month's Charges	\$71.02
Total Amount Due	\$71.02

Date Rec'd Rizzetta & Co., Inc. OCT 11 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: 211006276375

Current month's charges:	\$71.02
Total amount due:	\$71.02
Payment Due By:	10/26/2018
Amount Enclosed	\$ <u>71.02</u>

661259559269

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

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



tampaelectric.com

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
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Tampa Electric
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Tampa, FL 33601-0111

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Account: 211006276375
Statement Date: 10/05/2018
Current month's charges due 10/26/2018

Details of Charges – Service from 08/31/2018 to 10/01/2018

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	10/01/2018	42,220	-	41,743	=	477 kWh	1	32 Days

Basic Service Charge		\$19.94
Energy Charge	477 kWh @ \$0.06311/kWh	\$30.10
Fuel Charge	477 kWh @ \$0.03132/kWh	\$14.94
Florida Gross Receipt Tax		\$1.67
Electric Service Cost		\$66.65
Franchise Fee		\$4.37
Total Electric Cost, Local Fees and Taxes		\$71.02

Total Current Month's Charges

\$71.02

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



HERE'S HOW YOUR BUSINESS CAN SAVE.

Keep your energy costs under control. Schedule a free **Commercial Energy Audit** to have one of our nationally certified commercial energy analysts evaluate your electric usage and give you no-cost or low-cost suggestions to improve your energy efficiency.

If you choose our **Comprehensive Energy Audit** (minimum cost \$75), we'll sub-meter and monitor* up to two pieces of equipment. Our analyst will evaluate equipment size and operating hours, identify process inefficiencies and more. Once monitoring is complete, we'll recommend steps you can take to maximize your energy efficiency.

You'll earn rebates if you qualify for these programs:

- Add or replace cooling equipment at your facility.
- Replace existing incandescent lamps with high-efficiency compact fluorescent lamps or light-emitting diode lamps within conditioned or non-conditioned space.
- Implement conservation measures that primarily reduce power consumption during peak-demand periods.

Learn more about our energy-saving programs at tampaelectric.com/bizsave. To speak with an energy expert, call **813-275-3909** on weekdays from 8 a.m. to 5 p.m.

*Available on equipment or panels \leq 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 10/05/2018

Account: 211006276698

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



Current month's charges:	\$23.44
Total amount due:	\$23.44
Payment Due By:	10/26/2018

Your Account Summary

Previous Amount Due	\$23.35
Payment(s) Received Since Last Statement	-\$23.35
Current Month's Charges	<u>\$23.44</u>
Total Amount Due	\$23.44

Date Rec'd Rizzetta & Co., Inc. OCT 11 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____



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

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



Go Green with Sun Select

Our Sun Select program makes it easy for you to directly support the use of solar to produce electricity.

Visit tampaelectric.com/sunselect to learn how you can join others who purchase one or more "solar blocks" each month.

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:	\$23.44
Total amount due:	\$23.44
Payment Due By:	10/26/2018
Amount Enclosed	\$ <u>23.44</u>

661259559270

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: 10/05/2018
Current month's charges due 10/26/2018

Details of Charges – Service from 08/31/2018 to 10/01/2018

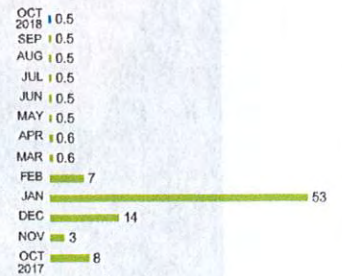
Service for: 1261 SCOTT ST E, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C23391	10/01/2018	23,988		23,972		16 kWh	1	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Basic Service Charge	\$19.94
Energy Charge	16 kWh @ \$0.06311/kWh \$1.01
Fuel Charge	16 kWh @ \$0.03132/kWh \$0.50
Florida Gross Receipt Tax	\$0.55
Electric Service Cost	\$22.00
Franchise Fee	\$1.44
Total Electric Cost, Local Fees and Taxes	\$23.44

Total Current Month's Charges

\$23.44

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- Replace existing incandescent lamps with high-efficiency compact fluorescent lamps or light-emitting diode lamps within conditioned or non-conditioned space.
- Implement conservation measures that primarily reduce power consumption during peak-demand periods.

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*Available on equipment or panels \leq 480 volts.

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EEE092618





YELLOWSTONE
LANDSCAPE

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

Invoice

Invoice: INV-0000227077
Invoice Date: September 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: October 1, 2018
Invoice Amount: \$5,204.00
Month of Service: September 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. AUG 27 2018
D/M approval CP Date 9/4/18
Date entered AUG 29 2018
Fund 001 GL 53900 OC 4604
Check # _____

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



YELLOWSTONE
LANDSCAPE

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

Invoice

Invoice: INV-0000231313
Invoice Date: October 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: October 31, 2018
Invoice Amount: \$5,204.00
Month of Service: October 2018

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

Invoice Total 5,204.00

RECEIVED

SEP 26 2018

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval CP Date 10/1/18
Date entered SEP 28 2018
Fund 001 GL 53900 OC 4604
Check # _____

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



YELLOWSTONE
LANDSCAPE

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

Invoice

Invoice: INV-0000234670
Invoice Date: October 31, 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: 10141160.201.00015
Project Name: New ACC Ped Controller

Invoice Due Date: November 30, 2018
Invoice Amount: \$7,314.44

Description	Quantity	Price	Total Price
Install ACC Pedestal Controller	1.00	7,314.44	\$7,314.44

Invoice Total \$7,314.44

RECEIVED

OCT 18 2018

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

D/M approval CP OCT 19 2018

Date entered _____

Fund 001 GL 53900 OC 4614

Check # _____



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. 6844 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:

Hazel S. Harvey

Prepared by:

Tim Bowersox

Date:

10-4-18

Date: September 24, 2018

Internal Use Only			
Project Number:		District:	San Antonio
PO Reference:	10141160.251.00015	Date Work Completed:	10/9/2018



Enhancement Proposal

Job Name:	New ACC Pedestal Controller	Proposal #	
Property Name:	Encore CDD	Date:	September 24, 2018
Client:	Encore Community Development District		
Address:	c/c Rizzetta & Company Inc. 9422 Camden Field Parkway		
City/State/Zip:	Riverview, FL 33578		
Phone:	813-663-9002		

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 Boverox

Date:

Date: September 24, 2018

Internal Use Only	
Project Number: 10141160.201.00015	District: San Antonio
PO Reference:	Date Work Completed: 10/9/2018

Bowersox, Tim

From: Christine Perkins <CPerkins@rizzetta.com>
Sent: Friday, October 05, 2018 9:14 AM
To: Bowersox, Tim
Cc: John Toborg
Subject: Encore Proposal Approval for Irrigation Pedestal Controller

Good Morning Tim,

I'm working out of the office today- so I'll send you a scanned copy of the executed proposal that was approved at last night's Encore meeting early next week.

Therefore I just wanted to send you something in writing to reiterate that the proposal was approved and thus please move forward on the replacement.

Thank you!

Christine Perkins
District Manager

Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578
Phone: 813.533.2950

cperkins@rizzetta.com



Rizzetta & Company
Professionals in Community Management

Electronic Mail Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.
This electronic message transmission and any attachments contain information from Rizzetta & Company, Inc. which may be confidential or privileged. The information is solely intended for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please immediately notify us by return email or telephone at (813) 514-0400 and delete the original message. Under Florida law, certain written communications with the sender of this message may be subject to public records disclosure requirements. Please be aware of this possibility when including personal information in your communications. Unless specifically indicated, the contents of this electronic message and its related attachments (including forwarded messages) do not constitute a legal opinion on behalf of the sender and/or Rizzetta & Company, Inc. Recipients of this message, whether directly addressed or not, should not rely upon or otherwise construe this message as legal advice. The sender is not a licensed financial advisor or securities broker; any financial topics addressed herein are for informational purposes and do not constitute investing advice. Thank you.

Tab 3 A

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY, RIVERVIEW FL 33578

**Operation and Maintenance Expenditures
September 2018
For Board Approval
Chiller Fund**

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

The total items being presented: **\$1,119.51**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

September 1, 2018 Through September 30, 2018

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Florida LLC	001244	813-223-7101-092412-5	Acct 813-223-7101-092412-5 09/18 09/18	\$ 286.18
Rizzetta & Company, Inc.	001243	INV0000034674	District Management Fees 09/18	<u>\$ 833.33</u>
Report Total				<u>\$ 1,119.51</u>

Date Rec'd Rizzetta & Co., Inc. SEP 11 2018
D/M approval CP Date 9/14/18
Date entered SEP 12 2018
Fund 401 GL 53900 OC 4102
Check# _____

Account Summary

New Charges Due Date	9/25/18
Billing Date	9/01/18
Account Number	813-223-7101-092412-5
PIN	3297
Previous Balance	286.18
Payments Received Thru 8/21/18	-286.18
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
- Choose from flexible packages starting at \$28.99

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To Pay Your Bill

Online: Frontier.com 1.800.801.6652

Pay by Mail

To Contact Us

Chat: Frontier.com **Online:** Frontier.com/helpcenter

1.800.921.8102 **Email:** ContactBusiness@ftr.com

1, 6

Frontier
COMMUNICATIONS

P.O. Box 5157, Tampa, FL 33675

AV 01 007622 89033A 37 A**5DGT



ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578-0519

PAYMENT STUB

Total Amount Due **\$286.18**

New Charges Due Date 9/25/18

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



90900781322371010924120000000000000000286185

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 09/01/18 to 09/30/18

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		7.44
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	9/01	3.99
1 Frontier Road Work Recovery Surcharge	AUTOCH	9/01	.95
Additional Line Discount	AUTOCH	9/01	-30.00
Solutions Bundle Discount	AUTOCH	9/01	-22.00
1 Federal Primary Carrier Multi Line Charge	AUTOCH	9/01	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	9/01	3.99
813/223-7101 Subtotal			-38.76
1 Federal Primary Carrier Multi Line Charge	AUTOCH	9/01	4.31
813/223-7960 Subtotal			4.31
Partial Month Charges			
FiOS Internet Bus 99 MO	PROMOTION	9/01 9/30	-25.00
813/223-7101 Subtotal			-25.00
Subtotal			-59.45

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 \$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 your next bill, the Frontier Road Work Recovery Surcharge will increase to \$1.25. Questions? Please contact customer service.



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

Invoice

Date	Invoice #
9/1/2018	INV0000034674

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

		Services for the month of	Terms	Client Number
		September	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 3201 - 401 - \$833.33	1.00	\$1,150.00	\$1,150.00	
Field Services 4658 1001 \$316.67	1.00	\$500.00	\$500.00	
<div>RECEIVED</div> <div>AUG 28 2018</div> <div>Date Rec'd Rizzetta & Co., Inc. _____</div> <div>D/M approval <u>CP</u> Date <u>9/4/18</u></div> <div>Date entered <u>AUG 29 2018</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>*</u></div> <div>Check # <u>53900</u> <u>4658</u></div> <div><u>401</u> <u>51300</u> <u>3201</u> <u>\$833.33</u></div>				
Subtotal			\$4,091.25	
Total			\$4,091.25	

Tab 3 B

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY, RIVERVIEW FL 33578

**Operation and Maintenance Expenditures
October 2018
For Board Approval
Chiller Fund**

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

The total items being presented: **\$113,105.95**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

October 1, 2018 Through October 31, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City of Tampa Utilities	001245	0506703-001=8 08/18	1237 E Harrison St 08/18	\$ 1,294.56
City of Tampa Utilities	001252	0506703-001=8 09/18	1237 E Harrison St 09/18	\$ 1,256.88
City of Tampa Utilities	001245	0506703-002=5 08/18	1304 N Nebraska Ave 08/18	\$ 64.10
City of Tampa Utilities	001252	0506703-002=5 09/18	1304 N Nebraska Ave 09/18	\$ 71.48
Frontier Florida LLC	001250	813-223-7101-092412-5 10/18	Acct 813-223-7101-092412-5 10/18	\$ 287.55
Rizzetta & Company, Inc.	001248	INV0000035401	District Management Fees 10/18	\$ 355.00
Tampa Bay Trane	001246	202497	HVAC Asset Management Contract 09/18	\$ 14,000.00
Tampa Bay Trane	001251	204905	HVAC Asset Management Contract 10/18	\$ 14,000.00
TECO	001247	211006277308 08/18	1200 Nebraska Av N 08/18	\$ 43,492.45
TECO	001249	211006277308 09/18	1200 Nebraska Av N 09/18	\$ 38,094.24
TECO	001247	211006278348 08/18	1004 Nebraska Ave N C 08/18	\$ 189.69
Report Total				<u>\$ 113,105.95</u>



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

Amount Now Due

\$1,294.56

Make Check Payable:
City of Tampa Utilities

Your Account Number

0506703-001=8



BILL DATE: 09/14/2018

PAY NEW CHARGES BY: 10/05/2018



279
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

05067030018 0000129456

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: 09/14/2018

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

SERVICE TO: 09/05/2018

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
010111234 WTR	00087 H	00087	28	00	00
010111234 WTR	4057 P	4057	28	00	00
012024493 WTR	0098	0098	32	00	00
012011270 WTR	00826	00826	31	00	00
017063414 WTR	1428	1156	32	271	202

LAST BILLING		1,087.32
LESS PAYMENTS		1,087.32CR
WATER MINIMUM CHARGE		16.50
WATER SUBTOTAL	16.50	
UTILITY TAX 10%		1.65
WASTEWATER CHARGE	271.0 @ 4.71	1,276.41

Amount Now Due

\$1,294.56

Your Account Number

0506703-001=8

Water Customer Class

LARGE INDUSTRIAL

Water Usage History

Months	Gallons (1000's)
SEP	0
AUG	0
JUL	3
JUN	0
MAY	0
APR	0
MAR	0
FEB	0
JAN	0
DEC	2
NOV	0
OCT	2
SEP	0

Date Rec'd Rizzetta & Co., Inc. SEP 19 2018

D/M approval CP Date 9/21/18

Date entered SEP 20 2018

Fund 401 GL 53600 OC 4301

Check# _____

See Reverse Side for additional information

Pay This Amount

\$1,294.56

PLEASE PAY BY DUE DATE OF 10/05/2018



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

Amount Now Due

\$1,256.88

Make Check Payable:
City of Tampa Utilities

Your Account Number

0506703-001=8



BILL DATE: 10/11/2018

PAY NEW CHARGES BY: 11/02/2018



124
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

05067030018 0000125688

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: 10/11/2018

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

SERVICE TO: 10/04/2018

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
010111234 WTR	00087 H	00087	32	00	00
010111234 WTR	4057 P	4057	32	00	00
012024493 WTR	0098	0098	29	00	00
012011270 WTR	00826	00826	30	00	00
017063414 WTR	1691	1428	29	263	196

LAST BILLING				1,294.56
LESS PAYMENTS				1,294.56CR
WATER MINIMUM CHARGE				16.50
WATER SUBTOTAL	16.50			
UTILITY TAX 10%				1.65
WASTEWATER CHARGE		263.0 @	4.71	1,238.73

Amount Now Due

\$1,256.88

Your Account Number

0506703-001=8

Water Customer Class

LARGE INDUSTRIAL

Water Usage History

Months	Gallons (1000's)
OCT	0
SEP	0
AUG	0
JUL	3
JUN	0
MAY	0
APR	0
MAR	0
FEB	0
JAN	0
DEC	2
NOV	0
OCT	2

Date Rec'd Rizzetta & Co., Inc. OCT 16 2018
D/M approval CP Date 10/19/18
Date entered OCT 18 2018
Fund 401 GL 53600 OC 4301
Check# _____

See Reverse Side for
additional information

Pay This Amount

\$1,256.88

PLEASE PAY BY DUE DATE OF 11/02/2018



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: 09/14/2018

PAY NEW CHARGES BY: 10/05/2018



280
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: 09/14/2018

Service For:

ENCORE COMMUNITY DEVELOPMENT
1304 N NEBRASKA AVE

SERVICE TO: 09/05/2018

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
010061898 WTR	0319	0317	28	02	01

LAST BILLING				56.71
LESS PAYMENTS				56.71CR
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)
SEP	1
AUG	0
JUL	1
JUN	0
MAY	0
APR	0
MAR	3
FEB	0
JAN	0
DEC	0
NOV	13
OCT	0
SEP	0

SEP 19 2018
Date Rec'd Rizzetta & Co., Inc. _____
D/M approval CP Date 9/21/18
Date entered SEP 20 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 10/05/2018



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

Amount Now Due

\$71.48

Make Check Payable:
City of Tampa Utilities

Your Account Number

0506703-002=5



BILL DATE: 10/11/2018

PAY NEW CHARGES BY: 11/02/2018



125
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

05067030025 0000007148

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: 10/11/2018

Service For:

ENCORE COMMUNITY DEVELOPMENT
1304 N NEBRASKA AVE

SERVICE TO: 10/04/2018

Amount Now Due

\$71.48

Your Account Number

0506703-002=5

Water Customer Class

SMALL COMMERCIAL

Water Usage History

Months	Gallons (1000's)
OCT	2
SEP	1
AUG	0
JUL	1
JUN	0
MAY	0
APR	0
MAR	3
FEB	0
JAN	0
DEC	0
NOV	13
OCT	0

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
010061898 WTR	0322	0319	30	03	02

LAST BILLING		64.10
LESS PAYMENTS		64.10CR
WATER TIER 1 CHARGE	3.0 @ 2.43	7.29
TBW PASS-THROUGH	3.0 @ 0.00	0.00
WATER SUBTOTAL	7.29	
UTILITY TAX 10%		0.73
WASTEWATER CHARGE	3.0 @ 4.71	14.13
SOLID-WASTE COMMERCIAL CHARGE		49.33

Date Rec'd Rizzetta & Co., Inc. OCT 16 2018
D/M approval CP Date 10/19/18
Date entered OCT 18 2018
Fund 401 GL 53600 OC 4301
Check# _____

See Reverse Side for
additional information

Pay This Amount  **\$71.48**

PLEASE PAY BY DUE DATE OF 11/02/2018

Date Rec'd Rizzetta & Co., Inc. OCT 10 2018
D/M approval CP Date 10/11/18
Date entered OCT 11 2018
Fund 401 GL 53900 OC 4102
Check# _____

Account Summary

New Charges Due Date	10/25/18
Billing Date	10/01/18
Account Number	813-223-7101-092412-5
PIN	3297
Previous Balance	286.18
Payments Received Thru 9/26/18	-286.18
Thank you for your payment!	
Balance Forward	.00
New Charges	287.55
Total Amount Due	\$287.55

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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

1,6



P.O. Box 5157, Tampa, FL 33675

AV 01 007398 19647A 42 A**5DGT



ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578-0519

PAYMENT STUB

Total Amount Due **\$287.55**

New Charges Due Date 10/25/18

Account Number 813-223-7101-092412-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$ **287.55**

To change your billing address, call 1-800-921-8102

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



9090078132237101092412000000000000000287555

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 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.

JRRENT BILLING SUMMARY

cal Service from 10/01/18 to 10/31/18

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		7.44
2 Federal Subscriber Line Charge		16.96
Federal Excise Tax		.73
Federal USF Recovery Charge		4.90
FCA Long Distance - Federal USF Surcharge		4.02
FL State Communications Services Tax		9.86
FL State Gross Receipts Tax		5.06
City Communications Services Tax		11.64
2 FL Telecommunications Relay Service		.20
2 Hillsborough County 911 Surcharge		.80
Total Basic Charges		228.61
Non Basic Charges		
FiOS Internet for Business 25/25		119.99
Other Charges-Detailed Below		-38.14
Partial Month Charges-Detailed Below		-25.00
Federal Excise Tax		.30
FCA Long Distance - Federal USF Surcharge		1.74
FL State Communications Services Tax		-2.00
FL State Gross Receipts Tax		-1.02
City Communications Services Tax		-2.36
Total Non Basic Charges		53.51
Toll/Other		
Other Charges-Detailed Below		3.99
FCA Long Distance - Federal USF Surcharge		.80
FL State Communications Services Tax		.24
FL State Gross Receipts Tax		.12
City Communications Services Tax		.28
Total Toll/Other		5.43

TOTAL 287.55

ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	10/01	3.99
1 Frontier Road Work Recovery Surcharge			
	AUTOCH	10/01	1.25
Additional Line Discount	AUTOCH	10/01	-30.00
Solutions Bundle Discount	AUTOCH	10/01	-22.00
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	10/01	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	10/01	3.99
813/223-7101 Subtotal			-38.46
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	10/01	4.31
813/223-7960 Subtotal			4.31
Partial Month Charges			
FiOS Internet Bus 99 MO	PROMOTION	10/01 10/31	-25.00
813/223-7101 Subtotal			-25.00
Subtotal			-59.15

RCUIT ID DETAIL

3/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 \$188.57 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 October 1, 2018, both the Federal Universal Service Fund (USF) Surcharge and the Frontier Long Distance (USF) surcharge are increasing to 20.1%. Questions? Please contact customer service.

Beginning with this bill, the Frontier Road Work Recovery Surcharge increased to \$1.25. Questions? Please contact customer service.

Beginning with your next bill, pay per use features Busy Redial, Call Return, Call Trace, and 3-Way Calling will increase by up to \$0.75 per use. Questions? Please contact customer service.

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

Invoice

Date	Invoice #
10/1/2018	INV0000035401

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
October		Upon Receipt	00201
Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$2,274.58	\$2,274.58
Administrative Services 3100	1.00	\$250.00	\$250.00
Accounting Services 3201 - 401 \$355.00	1.00	\$1,188.33	\$1,188.33
Field Services 4658 - 001 \$833.33	1.00	\$600.00	\$600.00
<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">OCT 05 2018</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>CP</u> Date <u>10/8/18</u></p> <p>Date entered <u>OCT 05 2018</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>X</u></p> <p>Check # <u>53900</u> <u>4658</u></p> <p style="margin-left: 40px;"><u>401</u> <u>51300</u> <u>3201</u></p>			
Subtotal			\$4,312.91
Total			\$4,312.91

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

202497

INVOICE DATE

09/11/2018

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: 09/01/2018	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

Date Rec'd Rizzetta & Co., Inc. SEP 14 2018
D/M approval CP Date 9/21/18
Date entered SEP 20 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

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.

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

204905

INVOICE DATE

10/03/2018

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: 10/01/2018	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

Date Rec'd Rizzetta & Co., Inc. OCT 10 2018
D/M approval CP Date 10/11/18
Date entered OCT 11 2018
Fund 4.01 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
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 CON-SERVE REFRIGERANTS FOR FUTURE USE.

Statement Date: 09/10/2018

Account: 211006277308

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

Current month's charges:	\$43,492.45
Total amount due:	\$43,492.45
Payment Due By:	10/01/2018

Your Account Summary

Previous Amount Due	\$33,391.20
Payment(s) Received Since Last Statement	-\$33,391.20
Current Month's Charges	\$43,492.45
Total Amount Due	\$43,492.45

Date Rec'd Rizzetta & Co., Inc. SEP 14 2018
D/M approval CP Date 9/21/18
Date entered SEP 20 2018
Fund 401 GL 53100 OC 4301
Check# _____

Report a streetlight

*It's easy to request a streetlight
or area light repair at
tampaelectric.com/reportlight.*



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



Stay in the know while you're on the go!

Our free Power Updates service makes it easy to get restoration updates by text, email or phone.

Learn more at tampaelectric.com/powerupdates.

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:	\$43,492.45
Total amount due:	\$43,492.45
Payment Due By:	10/01/2018

Amount Enclosed \$

676074342382



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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Account: 211006277308
Statement Date: 09/10/2018
Current month's charges due 10/01/2018

Details of Charges – Service from 08/02/2018 to 09/04/2018

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
C10615	09/04/2018	377,493 kWh	919.5 kW	34 Days
C28259				

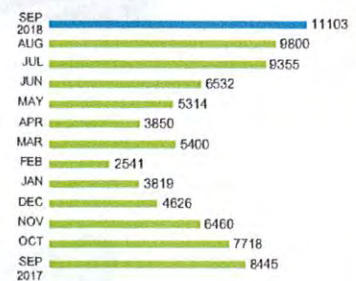
Basic Service Charge		\$33.24
Energy Charge	377,493 kWh @ \$0.06812/kWh	\$25,714.82
Fuel Charge	377,493 kWh @ \$0.03132/kWh	\$11,823.08
Capacity Charge	377,493 kWh @ \$0.00047/kWh	\$177.42
Energy Conservation Charge	377,493 kWh @ \$0.00201/kWh	\$758.76
Environmental Cost Recovery	377,493 kWh @ \$0.00342/kWh	\$1,291.03
Florida Gross Receipt Tax		\$1,020.47
Electric Service Cost		\$40,818.82
Franchise Fee		\$2,673.63
Total Electric Cost, Local Fees and Taxes		\$43,492.45

Total Current Month's Charges

\$43,492.45

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important information about your rates

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TEC081518

Keep your business moving with Zap Cap Systems®

Nearly 2,000 commercial businesses rely on Zap Cap Systems® to protect electro-mechanical and motor-driven equipment – even lighting and HVAC systems.

- Minimize downtime and lost revenue due to equipment shut downs and restarts
- Reduce maintenance costs for equipment and site electrical systems
- Extend the operational and service longevity of your equipment

How does it work?

Choose protection against transient voltage surges carried by power lines to your facility, battery back-up to ride through momentary power outages, or both. The complete system is designed to reduce unwanted, detrimental surges to a safe level and includes commercial-grade surge protection, uninterruptible power supply (UPS), installation and maintenance.

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For more information, or to view our new payment locations, visit us at tampaelectric.com/pay-in-person after Oct. 1, 2018.



TE072618



Statement Date: 10/09/2018

Account: 211006277308

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

Current month's charges:	\$38,094.24
Total amount due:	\$38,094.24
Payment Due By:	10/30/2018

Your Account Summary

Previous Amount Due	\$43,492.45
Payment(s) Received Since Last Statement	-\$43,492.45
Current Month's Charges	\$38,094.24
Total Amount Due	\$38,094.24

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

D/M approval CP Date 10/16/18

Date entered _____

Fund 401 GL 53100 OC 4301

Check# _____



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

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



Go Green with Sun Select

Our Sun Select program makes it easy for you to directly support the use of solar to produce electricity.

Visit tampaelectric.com/sunselect to learn how you can join others who purchase one or more "solar blocks" each month.

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:	\$38,094.24
Total amount due:	\$38,094.24
Payment Due By:	10/30/2018
Amount Enclosed	\$ <u>38094.24</u>

688420022017

00000016 01 AV 0 37 33578 FTECO110091823204410 00000 02 01000000 005 02 6833 002



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

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



tampaelectric.com

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
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Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
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Tampa, FL 33601-0111

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Account: 211006277308
 Statement Date: 10/09/2018
 Current month's charges due 10/30/2018

Details of Charges – Service from 09/05/2018 to 10/04/2018

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

Rate Schedule: General Service-Demand - Optional

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C10615	10/04/2018	2,313		1,211		330,600 kWh	300.0000	30 Days
C10615	10/04/2018	3.11		0		932.7 kW	300.0000	30 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$33.24
Energy Charge	330,600 kWh @ \$0.06812/kWh	\$22,520.47
Fuel Charge	330,600 kWh @ \$0.03132/kWh	\$10,354.39
Capacity Charge	330,600 kWh @ \$0.00047/kWh	\$155.38
Energy Conservation Charge	330,600 kWh @ \$0.00201/kWh	\$664.51
Environmental Cost Recovery	330,600 kWh @ \$0.00342/kWh	\$1,130.65
Florida Gross Receipt Tax		\$893.81
Electric Service Cost		\$35,752.45
Franchise Fee		\$2,341.79

Total Electric Cost, Local Fees and Taxes

\$38,094.24

Total Current Month's Charges

\$38,094.24

Billing Demand

(Kilowatts)



Load Factor

(Percentage)



HERE'S HOW YOUR BUSINESS CAN SAVE.

00000016-0000032- Page 4 of 4

Keep your energy costs under control. Schedule a free **Commercial Energy Audit** to have one of our nationally certified commercial energy analysts evaluate your electric usage and give you no-cost or low-cost suggestions to improve your energy efficiency.

If you choose our **Comprehensive Energy Audit** (minimum cost \$75), we'll sub-meter and monitor* up to two pieces of equipment. Our analyst will evaluate equipment size and operating hours, identify process inefficiencies and more. Once monitoring is complete, we'll recommend steps you can take to maximize your energy efficiency.

You'll earn rebates if you qualify for these programs:

- Add or replace cooling equipment at your facility.
- Replace existing incandescent lamps with high-efficiency compact fluorescent lamps or light-emitting diode lamps within conditioned or non-conditioned space.
- Implement conservation measures that primarily reduce power consumption during peak-demand periods.

Learn more about our energy-saving programs at tampaelectric.com/bizsave. To speak with an energy expert, call **813-275-3909** on weekdays from 8 a.m. to 5 p.m.

*Available on equipment or panels \leq 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 09/10/2018
Account: 211006278348

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

Current month's charges:	\$189.69
Total amount due:	\$189.69
Payment Due By:	10/01/2018

Your Account Summary

Previous Amount Due	\$233.14
Payment(s) Received Since Last Statement	-\$233.14
Current Month's Charges	\$189.69
Total Amount Due	\$189.69

Date Rec'd Rizzetta & Co., Inc. SEP 14 2018
D/M approval CP Date 9/21/18
Date entered SEP 20 2018
Fund 401 GL 53100 OC 4301
Check# _____

Report a streetlight
*It's easy to request a streetlight
or area light repair at*
tampaelectric.com/reportlight.



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



Stay in the know while you're on the go!

Our free Power Updates service makes it easy to get restoration updates by text, email or phone.

Learn more at tampaelectric.com/powerupdates.

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:	\$189.69
Total amount due:	\$189.69
Payment Due By:	10/01/2018
Amount Enclosed	\$ <u>189.69</u>

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

MAIL PAYMENT TO:
TECO
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6760743423832110062783480000000189691

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Account: 211006278348
Statement Date: 09/10/2018
Current month's charges due 10/01/2018

Details of Charges – Service from 08/02/2018 to 09/04/2018

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
C23367	09/04/2018	1,627 kWh	10.37 kW	34 Days
C28278				

Basic Service Charge		\$19.94
Energy Charge	1,627 kWh @ \$0.06311/kWh	\$102.68
Fuel Charge	1,627 kWh @ \$0.03132/kWh	\$50.96
Florida Gross Receipt Tax		\$4.45
Electric Service Cost		\$178.03
Franchise Fee		\$11.66

Total Electric Cost, Local Fees and Taxes

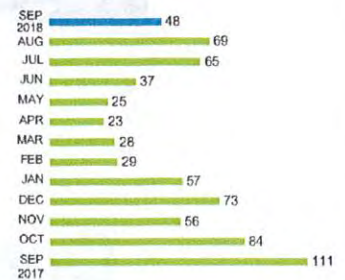
\$189.69

Total Current Month's Charges

\$189.69

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Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



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TEC081518

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TE072618

Tab 4

ENCORE

FIELD INSPECTION REPORT



October 19 & November 20, 2018
Rizzetta & Company
John R Toborg– Sr. Field Services Manager



Rizzetta & Company
Professionals in Community Management

Eastern Promenade, Ella

General Updates, Recent & Upcoming Maintenance Events

- ❑ During the month of October, all Bahia turf shall receive an application of 9-0-24 fertilizer, all Ornamentals shall receive an application of 8-0-10 fertilizer, all Palms shall receive an application of 8-2-12+4Mg fertilizer & all specialty plant material shall receive an application of 8-0-10 fertilizer.
- ❑ During the month of November, all St. Augustine turf shall receive an application of 24-2-11 fertilizer, and all Palms shall receive a final application of 8-2-12+4Mg fertilizer either in November or December.
- ❑ **As of the November inspection, the two Oaks approved to be straightened after the first two have still not been straightened or staked at all.**

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.

October 19, 2018

1. There are several severely stressed spots of turf on the south side of the Ray Charles promenade in front of the Reed. Although, it appears to be chinch bug damage, there were no live chinch bug found upon inspection. Yellowstone to diagnose this problem and provide a treatment program. (Pic 1)



2. There is a drip tube that is cut off at the eastern end of the promenade in front of the Ella. (Pic 2>)

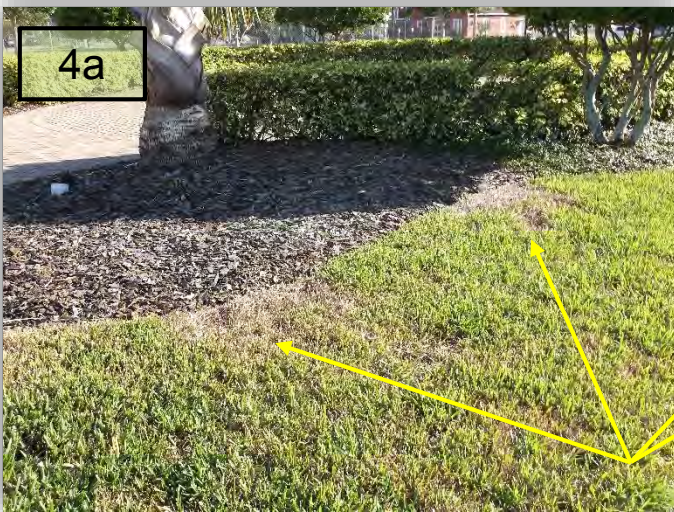


Eastern Promenade, Reed, Ella

3. This photo represents what the Sylvester looks like on the promenade between Blanche Armwood and Nebraska. Symptoms of Lethal Bronzing (fka TPPD) are re-appearing. (Pic 3)



4. There appears to have been some pretty serious damage caused by herbicide spillage or overspray. Crews need to be very vigilant when applying herbicides. This turf should be cut out and replaced. (Pic 4a & b)



7. There is no change to the turf on the south side of the Ella promenade, east end. (Pic 7)



8. Nearly the entire area of turf on the SW side of the Ella promenade is gone. Yellowstone to replace this turf. (Pic 8>)



5. Remove dead plant material (Mammy Croton) on the west end of the Reed promenade.
6. There is also a large amount of turf damage on the north side of the Ella promenade toward the east end. Yellowstone to diagnose and report back their treatment plan. This turf should also be replaced if it does not recover. (Pic 6)



Western Promenade, Hank Ballard, Chiller Park

9. The western promenade at Ray Charles and Central is very full of Palm saplings that need to be removed.
10. Lift the 1st & 2nd street trees on the east side of Central just south of Ray Charles.
11. Reported in previous inspection report, there is little, if any, change to the condition of the African Iris on the triangular island just south of the roundabout as well as the entire Hank Ballard median. (Pic 11>)



12. There is still a LOT of dead material left behind in the Mondo Grass in Chiller Park.
13. Raise the mower blades in Chiller Park as the turf is being scalped.
14. Yellowstone to diagnose the ailing Abelia Grandiflora in the Chiller Park. Most is defoliated. Is there an insect infestation? (Pic 14>)



Eastern Promenade, Reed, Ella

November 20, 2018

15. As updated & noted in Item No. 3 in previous report, the Sylvester on the eastern promenade has now fully succumbed to Lethal Bronzing. Yellowstone to provide a proposal for its complete removal (including stump grinding) and a replacement with a Bismarck Palm *Bismarckia nobilis*, 12'14' OAH, 4-6' gw. (Pic 15)



16. There is no improvement to the problem turf on the eastern promenade.

17. There is also no improvement (it's actually worsened) to the condition of the turf on the promenade in front of the Reed. (Pic 17)



18. Additionally, the turf in front of the Ella has continued to worsen over the past month. This turf needs to be replaced. (Pics 18 a-c>)

19. Dollar weed is now encroaching into spots where turf initially began to fail. This must also be treated.

20. There is now problem turf on the north side of the Ella promenade near Governor. (Pic 20>)



Western Promenade, Harrison, Chiller Park, Blanche Armwood



21. There are still as many palm saplings on the western promenade at Central.

22. Remove dead plant material in the beds along Governor and Ray Charles.

23. The ROW beds along Harrison between Central and Governor need to be weeded.

24. The African Iris continue to fail on Hank Ballard triangular island as well as the median. Yellowstone to provide a proposal to remove ALL African Iris and replace with alternating beds of (105) Chocolate Cherry Loropetalum, 3 Gal., FULL plants, 12" x 16" and (105) Gold Mound, 3 Gal., FULL plants, 12" x 16", all on 24" centers. Proposal needs to include any necessary irrigation retrofitting to provide adequate water. Ornamental grasses may remain.

25. Plumbago in Chiller Park needs to be treated and cut back as it is turning brown.

26. Beds in Chiller Park also need to be weeded and Palm saplings need to be removed.

27. Eradicate and remove weeds in paver joints in Chiller Park.

28. Mondo Grass has continued to decline to the point of not much remaining. Is this being irrigated? (Pic 28>)

29. There may also be chinch bug in the turf along the center pavers. (Pic 29)



30. Remove Palm saplings form the Liriope beds along Blanche Armwood.



Tab 5



Enhancement Proposal

Job Name:	Christmas/Winter Poinsettias	Proposal #	
Property Name:	Encore CDD	Date:	November 6, 2018
Client:	Encore Community Development District		
Address:	c/o Rizzetta & Company Inc. 9428 Camden Field Parkway		
City/State/Zip:	Riverview, FL33578		
Phone:	813-533.2950		

NOTES:

Yellowstone Landscape will complete the work described below:

Description

Removal of current firecracker plant around palms in pavers and Installation of Christmas Poinsettias and Dusty Miller as discussed. There would then need to be 4 rotations of seasonal annual flowers installed annually at a cost of approx. \$875-\$900 per rotation.

Materials & Services	Quantity	Unit Price	Total
tear out			\$ 550.00
4.5" Poinsettias	396	\$ 3.51	\$ 1,389.96
Dusty Miller	288	\$ 1.28	\$ 368.64
TOTAL PRICE			\$ 2,308.60

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:

November 6, 2018

Internal Use Only	
Project Number:	District: San Antonio
PO Reference:	Date Work Completed:

Tab 6

CONTRACT FOR PROFESSIONAL FIELD 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 field management services (hereinafter referred to as "**Contract**") is for the Consultant to provide professional field services to the District pursuant to industry standards and best practices. A detailed description of these services is provided below.

A. STANDARD ON-GOING SERVICES. The Consultant shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. Perform one (1) monthly landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape maintenance and irrigation contracts – should the District desire additional inspections, the Parties agree to negotiate a fee for such additional services in good faith and such additional fee(s) shall be reduced to writing and executed by both Parties;
- ii. Provide the District with one (1) monthly landscape maintenance inspection report, which shall be provided in the District's agenda package and include, among other things, recommended action items;
- iii. Upon request of the District, attend monthly District meetings in person or via phone to review landscape maintenance inspection report;

- iv. Notify landscape maintenance contractors about deficiencies in service or need for additional care;
- v. Monitor the progress of landscape maintenance contractors in accordance with scope of work provided in maintenance contracts with the District, which may be amended from time to time;
- vi. Provide input for preparation of the District's annual budget;
- vii. Upon request, prepare and develop a scope of services for landscape maintenance proposals and oversee bidding process. This service is only to be provided once per fiscal year at no additional charge to the District. Additional requests for this service will require a proposal be presented to the Board and approval by the District prior to conducting such additional services; and
- viii. Obtain landscape maintenance proposals as requested by the District and provide them to the District Manager.

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, attendance at additional meetings, District presentations, and vendor responses. 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 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. 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. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

V. FEES AND EXPENSES; PAYMENT TERMS.

A. FEES AND EXPENSES.

- i. A schedule of fees for the services described in Sections I, II, and III of this Contract is shown in **Exhibit A** 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 A**. 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 A**. 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. 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 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.
- 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 A**. 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, copies, and binding.
- v. Fees for services to be billed on an hourly basis will be billed at the Consultant's current hourly rates at the time of the execution of this Contract, as set forth in **Exhibit A**. The hourly rate for the services may be amended from time to time pursuant to the amendment procedure in this

Contract and in advance of such proposed change. Consultant's current hourly rates are shown in **Exhibit A** to this Contract. Any proposed change shall indicate the new hourly fee for such services.

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 A**.
- ii. **Additional Services.** Additional Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit A**.
- iii. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit A**.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses 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.

- VI. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** 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.
- VII. **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.
- VIII. **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.
- IX. **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, 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.

X. DISAGREEMENTS BETWEEN DISTRICT AND LANDSCAPE CONTRACTOR.

Consultant shall, as necessary, render a written opinion on all claims of District and the landscape contractor relating to the acceptability of the landscape contractor's work or the interpretation of the requirements of the landscape and irrigation contract documents pertaining to the progress of landscape contractor's work.

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 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 at the address noted herein.
- C.** By the Consultant or District, for any reason, upon provision of a minimum of thirty (30) days written 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. 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 invoice date, 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.
- E. 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.
- D. 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.
- E. 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.
- F. 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 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 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, however) 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; 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; and 4) 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 in writing and shall be 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. 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 **Exhibit A**, 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 **Exhibit A**, 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.

(Remainder of this page is left blank intentionally)

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: _____
Witness

Print Name of Witness

ENCORE COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST: _____
Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit A – Schedule of Fees

EXHIBIT A
Schedule of Fees

Standard On-Going Services will be billed monthly in advance pursuant to the following schedule:

MONTHLY

\$600.00

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Principal	\$300.00
Vice President	\$250.00
Chief Financial Officer	\$250.00
Director	\$225.00
Regional District Manager	\$200.00
Financial Services Manager	\$200.00
Accounting Manager	\$200.00
District Manager	\$175.00
Amenity Services Manager	\$175.00
Supervisor, Field Services	\$175.00
Clubhouse Manager	\$175.00
Financial Analyst	\$150.00
Senior Field Services Manager	\$150.00
Senior Accountant	\$150.00
Field Services Manager	\$125.00
Financial Associate	\$100.00
Staff Accountant	\$100.00
Accounting Clerk	\$ 85.00
Administrative Assistant	\$ 85.00

Tab 7

Central Energy Plant Report

October, 2018

Tampa Bay Trane



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

Customer

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



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 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



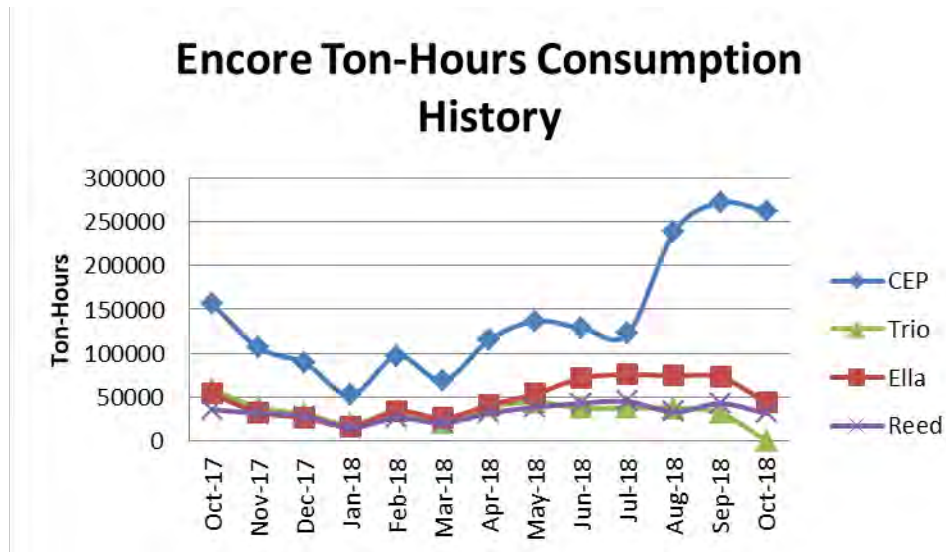
ACTIVE MONITORING

- 👁 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 decreased by 7%, and the total cooling degree days decreased 22% from the previous month.
- The performance metrics (page 3) indicate a CEP efficiency of 1.18 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 a decrease from September. The load factor was calculated at 45.4%. 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 lower than the previous month which can be expected due to a decrease 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

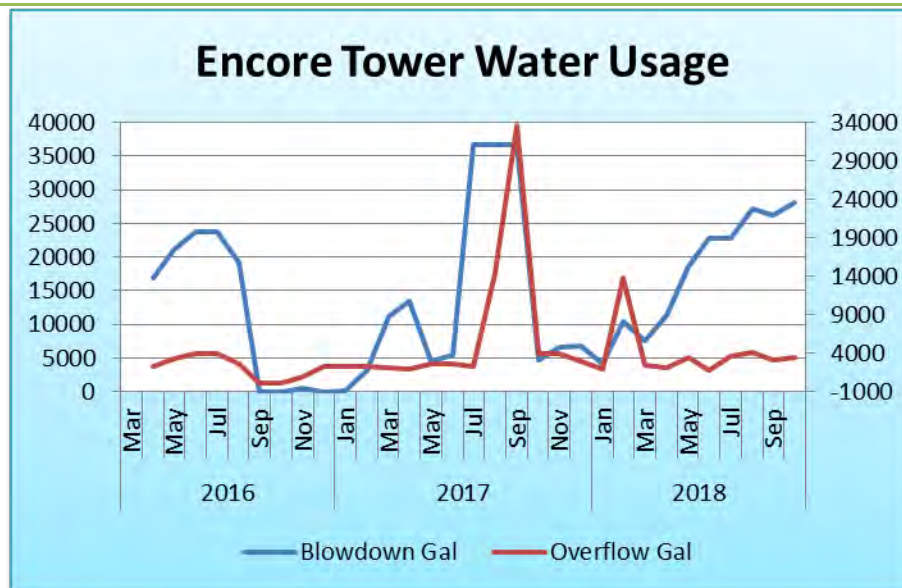
Trio: Meter out for service
 Ella: 43,799 Ton Hours
 Reed: 31,508 Ton Hours
 CEP: 262,255 Ton Hours

CEP Metrics

kW per Ton: 1.18 kW/ton
 Load Factor: 45.4%
 kWh: 309,609 kWh

SECTION 2: Key Performance Trends

	This Period	Year-to-date	Comments
Plant Efficiency (kW/ton)	1.18	Best: 0.99 (May) Worst: 1.77 (Mar) Avg: 1.24	This period was slightly above average efficiency.
Plant Loading Capacity	18%	Low: 4% (Jan 18) Hi: 19% (Sept 18)	Plant has abundant capacity for future load growth
Days Failed to Make Ice	0	5	No plant failures this past month
Minimum Ice Level	14.2%	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	0.7	2.4 (Jan 2018)	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	28,121	178,965	See graph of water usage below
Tower Overflow/softener Blow Down Gallons	3420	39,810	See graph of water usage below
Average CHW Supply Temperature	40	40.4	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	81.5	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 decreased 1% from the previous month. Loading values indicate plenty of excess capacity for future expansion.

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
Trio meter	Meter not working. Removed and sent back for operational check and calibration.