



Rizzetta & Company

Encore Community Development District

Board of Supervisors' Meeting April 4, 2019

**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 Christine Burdick Billi Johnson-Griffin Julia Jackson Teresa Morning	Chairman Assistant Secretary 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

March 27, 2019

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, April 4, 2019 at 4:00 p.m.** at the office of Tampa Housing Authority, located at 5301 W. Cypress Street, Tampa, Florida 33607. The following is the agenda for the meeting:

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on February 7, 2019.....Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for January 2019 & February 2019.....Tab 2
 - C. Consideration of Chiller Fund Operations & Maintenance Expenditures for January 2019 & February 2019.....Tab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of Street Light Pole Banners ProposalTab 4
 - B. Consideration of Resolution 2019-01, Designating Officers of the DistrictTab 5
- 5. STAFF REPORTS**
 - A. Field Services Manager
 1. Presentation of February 2019 & March 2019 Field Services Reports.....Tab 6
 2. Consideration of Landscape Enhancement ProposalTab 7
 - B. District Counsel
 - C. District Engineer
 - D. Chiller System Manager – Trane.....Tab 8
 - E. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

With Warm Regards,

Christine Perkins

Christine Perkins
District Manager

Tab 1

MINUTES OF MEETING

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

ENCORE
COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of the Encore Community Development District was held on **Thursday, February 7, 2019 at 4:05 p.m.** at the office of Tampa Housing Authority, located at 5301 W. Cypress Street, Tampa, Florida, 33607.

Present and constituting a quorum were:

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.
Greg Woodcock	District Engineer; Cardno (via phone)
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.
Leroy Moore	Chief Operating Officer; Tampa Housing Authority (via phone)
Derek Carter	Account Manager; Trane
Tim Bowersox	Account Manager, Yellowstone
Teresa Morning	Resident

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular
Meeting held on December 6, 2018**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson, with all in favor, the Board of Supervisors approved the minutes of the Regular meeting held on December 6, 2018, as presented for the Encore Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
November 2018 & December 2018**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November 2018 (\$37,556.54) & December 2018 (\$45,462.05) as presented for the Encore Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Chiller Fund
Operation and Maintenance
Expenditures for November 2018 &
December 2018**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson, with all in favor, the Board of Supervisors approved the Chiller Fund Operation and Maintenance Expenditures for November 2018 (\$45,929.52) & December 2018 (\$41,242.23) as presented for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion of District Website ADA
Compliance**

1. Consideration of Proposal for Website ADA Compliance Services
2. Master Service Agreement for ADA Site Compliance

Ms. Perkins presented a proposal from ADASC pertaining to ADA remediation for the District's current website. Discussion ensued pertaining to ADA compliance standards, recent litigation experienced by other entities, feedback from the District's insurer, as well as Ms. Kilinski's ongoing discussions on finalizing any potential agreement terms.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson, with all in favor, the Board of Supervisors approved Option #2 of the proposal for Website ADA Compliance Services as well as the Master Service Agreement in substantial form, subject to revisions/negotiations by District Counsel with ADASC and final review by the Chairman in the amount of (\$3,900.00) for the Encore Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion of Board Supervisor
Appointments for Vacant**

Ms. Teresa Morning, a resident of the Encore CDD, submitted her qualifications to the Board for consideration and review for one of the current vacant Board seats (Exhibit A). Ms. Morning discussed her personal and professional background, her involvement within the community, and her desire to serve the District.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Burdick, with all in favor, the Board of Supervisors approved to appoint Teresa Morning to seat #5 for the Encore Community Development District.

Ms. Perkins, a Notary of the State of Florida, Administered the Oath of Office to Ms. Morning. Ms. Morning elected to receive compensation for her role as a Board Supervisor.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

1. Presentation of the December 2018 & January 2019 Field Inspection Report

Mr. Toborg reviewed the December 2018 & January 2019 Field Inspection Reports to the Board. Discussion ensued relating to staking of palm trees, TPPD injections, and two proposals (Exhibit B) submitted by Yellowstone for annuals as well as installing pringle podocarpus. Ms. Perkins requested a revised annuals proposal be submitted that delineated the annual count and cost per one rotation. The Board tabled the pringle podocarpus proposal until the next meeting.

B. District Counsel

Ms. Kilinski had no report.

C. District Engineer

Mr. Woodcock had no report.

D. Chiller System Manager – Trane

1. Presentation of November 2018 & December 2018 Energy Analysis Report

Mr. Carter reviewed the November 2018 & December 2018 Energy Analysis Report for the Board, remarking that everything was running very well. The Board had no questions on the report.

E. District Manager

Ms. Perkins noted that the next regularly scheduled Board of Supervisors meeting will be held on April 4, 2019 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

There were no Supervisor Requests.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors adjourned the meeting at 4:52 p.m. for the Encore Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Encore CDD

EXHIBIT TO 02-07-2019 MINUTES:

Exhibit A - Ms. Mornings Letter of Interest & Resume

Exhibit B - Yellowstone Landscape Enhancement Proposals

LETTER OF INTEREST

Ashley Christensen
Administrative Assistant
Rizzetta & Company
9428 Camden Field Parkway, Riverview, Florida 33578

January 31, 2019

Dear Ms. Christensen:

Please accept my letter of interest to serve on the Encore Board. Attached, you will find a copy of my resume highlighting my work ethics in Corporate America, and community advocacy.

I am currently a licensed Realtor in the state of Florida. Prior to real estate, I spent nearly 30 years in the banking industry. I started my career with the Federal Reserve Bank of Los Angeles, earning a spot on the management team. I later relocated to Florida, where I would balance 16.9 years of service with Bank of America: building customer relationships through a need based approach matching product and service to grow household wallet share, in the banking centers. Later, I transferred to a middle market support line of business, as a Treasury Management Implementation Coordinator.

This year, I have been appointed to serve a 2 year term as the local Greater Tampa Realtors Association's key contact for District 61 – working closely with our Florida State House Representative Dianne Hart. Received the 2019 nomination to serve as a Grievance Panel Member, responsible to review, investigate or arbitrate complaints filed with the Association in accordance with the Code of Ethics & Standard of Practice; Member of Governmental Affairs, a link between the Greater Tampa REALTORS® and locally elected governmental and key appointed officials; Member of Affordable Housing Opportunities subcommittee, to promote compliance with the Federal, State and local fair housing laws and regulations. To assist the community to obtain affordable home ownership; Member of Realtors Political Action Committee advocating for call to action related issues; 2018 Professional Standards Ethics Hearing Panel Member, to enforce a professional standard of practice to protect the public from predators; Serving a second term as the 1st Vice **President of Women's** Planning Council Ministry; an active member of Florida Realtors® and The National Association of Realtors®; Member of National Association of Real Estate Brokers (NAREB); NAREB Youth Program Chair Volunteer; **Women's Council** NAREB. Please feel free to contact me to discuss the opportunity to serve the District.

In closing, I am a citizen of the United States, and at least 18 years of age; I am a legal resident of the state of Florida and of the district, and a registered voter with the supervisor of elections in Hillsborough County.

Sincerely,

Teresa Morning

Tampa, Florida | 386-334-2349 | tmmorning@yahoo.com

FEDERAL RESERVE BANK OF LOS ANGELES January 1984 - October 1991

SUPERVISOR, Automated Clearing House (ACH NACHA)

Supervised the operational functions of the Federal Reserve Bank's electronic payment services for member and correspondent banks, with a volume accountability of 2 million clients. Assisted in the conversion of the ACH NACHA process from a DOS to an MVS Operation System. Established test and acceptance data criteria, and trained users. Other vital duties included successfully contributed to a Federal Examiner audit review responsible for key controls and compliance. Analyzed, secured, and defined mainframe access for user capability. Facilitated direct control of the Integrated Accounting Systems functions through staff coordination. Worked closely with the programmers in a test environment troubleshooting for test data defects and programming errors prior to live date. Hand off leads to ADP payroll specialist of existing and new business clients of the bank or through networking for potential clients.

AREA OF OTHER FOCUS & EXPERTISE: Certificate in Community Real Estate Development: Successfully completed the extensive course work and group simulations demonstrating the understanding of the Community Real Estate Development analysis process hosted by USF Florida Institute of Government. Classroom knowledge of how to create a pro forma for affordable housing, rental units through mix use projects to service non-profit and for profit economic development initiatives.

EDUCATION AND PROFESSIONAL TRAINING

GTAR Real Estate Training: FHA203k, 1031 Exchange; Affordable Housing & Solutions; MyFlorida Regional MLS Matrix; Florida Housing Finance Corporation's First Time Home Buyer/Down Payment Assistance Program

Jan 2013 - January 2014 - Hillsborough Community College - 63 Hour Florida Real Estate Sales Associate Licensed Course

August 2010 - Community Real Estate Development at University of South Florida Institute of Government

Adelphi University, Garden City, New York; Bachelor of Arts Degree

University California of Los Angeles, General Business Management Studies Certificate Program

American Institution of Banking (AIB) General Banking

ACHIEVEMENTS

2014-2015 Women's Council of the National Association of Real Estate Brokers (WC of NAREB®) Member- Bay Area Chapter; 2014 (GTAR) Greater Tampa Association of REALTORS®, Inc. Member; Serving member on GTAR RPAC; International Council, Affordable Housing; Fair Housing Committees; Florida Association of Realtors and the National Association Realtors; 2011-2012 Vice President East Tampa Community Action Group; 2010 -2012 (NCNW) National Council of Negro Women 1st Vice President & Program Chair; 2010 Outstanding Women of the Community Award; 2009 First Baptist Church of College Hill Women Planning Council; 2010 NCNW at University of South Florida Mentor Certificate of Recognition Award; 2007 & Current - National Council of Women, NCNW Executive Board Member-at-Large; appointed to Audit & Recertification, Nominating, By-Laws, Education and Program Committees; National Institute of Health/ NCNW Section Facilitator, Media Youth Smart Initiative for 2008-2010; Black Professional Group Education and Health Initiative, a Bank of America Diversity Affinity Group; 2007 -2005 - American Cancer Society, Team Lead; 2006 American Cancer Society -Relay for Life, Team Lead; 2000 - Hillsborough County Schools Volunteer Mentor Program; 1992 Hillsborough Community College Outreach Program -Saturday's Children; 1990 Federal Reserve Merit Award for Exceptional Performance; 1985- Alpha Kappa Alpha Sorority Member.

*References: Excellent professional references available upon request.



Proposal #5142

Date: 02/07/2019

From: Tim Bowersox

Proposal For

Rizzetta & Company, Inc.

9428 Camden Field Pkwy
Riverview, FL 33578

main:
mobile:

Location

1004 N Nebraska Ave

Tampa, FL 33602

Property Name: Encore CDD

Pringle Podocarpus Install

Terms: Net 30

Proposal #2 per Field inspection-

Install a row of Dwarf Pringles Podocarpus around the 4 palms that currently have Firecracker Plant.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	20.00	\$49.00	\$980.00
Irrigation labor	2.00	\$49.00	\$98.00
Pringles Podocarpus, 3 gal.	48.00	\$21.25	\$1,020.00
Pine Bark Mulch	60.00	\$9.22	\$553.13

Client Notes

Signature

x

SUBTOTAL \$2,651.13

SALES TAX \$0.00

TOTAL \$2,651.13

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: _____

Tim Bowersox
Office:

Title: _____

Date: _____



Proposal #5143

Date: 02/07/2019

From: Tim Bowersox

Proposal For

Rizzetta & Company, Inc.

9428 Camden Field Pkwy
Riverview, FL 33578

main:
mobile:

Location

1004 N Nebraska Ave

Tampa, FL 33602

Property Name: Encore CDD

2019 Annual Rotation

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Annual Rotation	4.00	\$1,080.00	\$4,320.00

Client Notes

Please see the price per rotation to install 4 Standard Annual Rotations in the selected beds on the property.

Price per Standard Annual is \$1.50 per plant. Thank you.

Signature

x

SUBTOTAL \$4,320.00

SALES TAX \$0.00

TOTAL \$4,320.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Tim Bowersox

Office:

Tab 2 A

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures January 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2019 through January 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$17,201.27**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2019 Through January 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cardno, Inc.	001448	512739	Engineering Services Through 12/14/18	\$ 392.00
Egis Insurance Advisors LLC	001449	8377	TECO Utility Bond 2019	\$ 3,254.00
Hopping Green & Sams	001450	104420	General/Monthly Legal Services 11/18	\$ 119.50
Hopping Green & Sams	001455	104931	General/Monthly Legal Services 12/18	\$ 425.00
IPFS Corporation	001456	GAA-836199 02/19	General/POL Liability Ins FY18/19 Pmt 4 of 10	\$ 1,032.85
M.C. Building Services, LLC	001451	4305	Electrical Maintenance 12/18	\$ 85.00
M.C. Building Services, LLC	001457	4339	Electrical Maintenance 01/19	\$ 1,502.50
Rizzetta & Company, Inc.	001452	INV0000037411	District Management Fees 01/19	\$ 3,957.91
Rizzetta Technology Services	001453	INV0000003981	Website Hosting Service 01/19	\$ 100.00
TECO	001454	Summary 12/18	Electric Summary 12/18	\$ 1,128.51
Yellowstone Landscape	001460	INV-0000244874	Monthly Landscape Maint/Trash Removal 01/19	<u>\$ 5,204.00</u>
Report Total				<u>\$ 17,201.27</u>



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

INVOICE

EFT Remittance:
Account Name: Cardno, Inc.
Bank Name: HSBC Bank USA, NA
ABA Number: 123006389
Account Number: 447007033
Email Notification: payments.infra@cardno.com
Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 200, Lone Tree, CO 80124

Phone: 720 257 5800 Fax: 720 257 5801

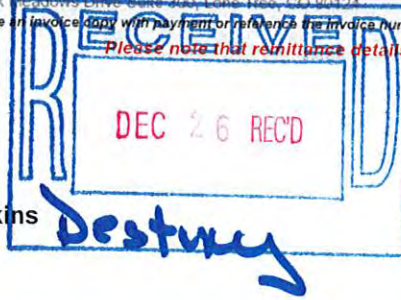
www.cardno.com

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

Please note that remittance details have changed

Encore CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Attention: Christine Perkins



Invoice # : 512739
Project : 0202414631
Project Name : Encore CDD
Invoice Group : **
Invoice Date : 12/19/2018

For Professional Services Rendered through: 12/14/2018

Salaries

Rate Schedule Labor	405.00	
Total Salaries		405.00

Expenses

Regular Expenses	54.50	
Total Expenses		54.50
Current Invoice		459.50

Total this Invoice	459.50
Amount Due This Invoice **	459.50

DEC 27 2018

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

D/M approval CP Date 1/2/19

Date entered DEC 28 2018

Fund 401 GL 51300 OC 3103 \$67.50

Check# 001 51300 3103 \$392.00

Phase : **** -- TBE Labor & Expenses - NTE

Rate Schedule Labor

<u>Class / Employee Name</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Project Manager				
Woodcock, Gregory J.	10/22/2018	0.50	135.00	67.50
Coordiante with Corey Clark regading landscape plan for Trio. Coordiane3t with PRMG and Christine regarding chiller rate study.				
	10/23/2018	2.00	135.00	270.00
Trio punchlist preparation.				
	10/24/2018	0.50	135.00	67.50
Finalize punchlist and exhibit for Trio and send to group.				
		3.00		405.00
Rate Schedule Labor				405.00

Regular Expenses

<u>Vendor Name</u>	<u>Doc Nbr</u>	<u>Date</u>	<u>Cost</u>	<u>Multiplier</u>	<u>Amount</u>
MILEAGE					
Woodcock, Gregory J.	187293	10/18/2018	54.50	1.00	54.50
Tempo Review; 100 Miles @0.545 Per Mile					
Regular Expenses					54.50

Total Phase : **** -- TBE Labor & Expenses - NTE

Labor : 405.00
Expense : 54.50

Total Project: 0202414631 -- Encore CDD

459.50



Encore Community Development District
c/o Rizzetta & Company
9428 Camden Field Pkwy
Riverview, FL 33578

INVOICE

Customer	Encore Community Development District
Acct #	758
Date	12/17/2018
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 3,254.00
Payment Amount	
Payment for:	Invoice#8377
5260028	

Thank You

Please detach and return with payment



Customer: Encore Community Development District

Invoice	Effective	Transaction	Description	Amount
8377	01/01/2019	New business	Policy #5260028 01/01/2019-01/01/2020 Surtec Insurance Company TECO Tampa Electric - New business Due Date: 1/16/2019 <div style="text-align: right; color: red;">RECEIVED</div> <div style="text-align: right; color: blue;">DEC 26 2018</div> Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>CP</u> Date <u>1/2/19</u> Date entered <u>DEC 28 2018</u> Fund <u>001</u> GL <u>53900</u> OC <u>4503</u> Check # _____	3,254.00
				Total
				\$ 3,254.00

Thank You

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

Remit Payment To: Egis Insurance Advisors, LLC	(321)320-7665	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	cbitner@egisadvisors.com	12/17/2018



TAMPA ELECTRIC

SURETY BOND

SURETY BOND, given by Encore Community Development District as Principal and SureTec Insurance Company as Surety a
Texas corporation having a currently effective certificate of authority to transact a surety business in the
 State of Florida.

Insurance Reference No. _____ Bond Number 5260028

BACKGROUND

The Principal is in need of and has made application to Tampa Electric Company, herein referred to as "Company", of Tampa, Florida, of electric utility services. Company, pursuant to its rules and regulations has required the Principal, as security for the payment of electric utility and related service charges, to deposit in cash an amount fixed by Company or in lieu thereof, to post a suitable security bond in Company's favor in a like amount. The Principal has elected to furnish, in lieu of a cash deposit, this bond in the amount stated herein.

NOW THEREFORE, the Principal and the Surety jointly and severally bind themselves, their successors, assigns, and legal representatives to Company in the sum of One Hundred Thirty Thousand One Hundred Sixty Dollars DOLLARS
 (\$ 130,160.00).

This bond is subject to the following provision:

1. If the Principal shall promptly pay all indebtedness incurred as a result of electric utility service and or related service charges provided by Company at any time from the commencement of such services until such services is terminated as set forth in paragraph 4 below, then this obligation shall be null and void.
2. The Surety under this bond is liable for any and all defaults and obligations of the Principal, which liability shall not exceed the total of the penal sum of the bond herein above set out, exclusive of any costs and expenses incurred by Company in enforcing its rights under this Surety Bond.
3. If the Principal has incurred indebtedness to Company for electric utility service and/or related service charges provided prior to the date of the execution of this bond, the liability of the Surety under this bond for all defaults and obligations of the Principal shall be retroactive to the date of the commencement of the service.
4. In all cases, it shall be the duty of the Principal to give fifteen (15) days notice of termination of electric service in writing and delivered to the Credit Department, Tampa Electric Company, Post Office Box 111, Tampa, Florida 33601-0111, by certified or registered mail. It is expressly understood and agreed by all parties that both the Principal and Surety shall remain liable for any electric service provided and/or related service charges and payment of any and all reflecting such electrical usage and/or related service charges, until the above requirements have been satisfied.
5. In addition to all other amounts payable hereunder, the Surety shall pay all costs, expenses including attorney's fees incurred by Company in enforcing its rights under the Surety Bond, including those costs, expenses, and attorneys' fees incurred by Company in appellate proceedings.
6. The liability of the Surety under this bond shall not be discharged or affected by an extension of time granted to the Principal for the satisfaction of any indebtedness incurred as a result of electric utility service provided by Company and/or related service charges.
7. Surety may be released from further liability under this bond only giving the Company written notice of expiration, nonrenewal, termination or cancellation of the bond (the "Notice") at least 45 days but not more than 90 days prior to the effective date of such Notice. The Notice shall be deemed to be effective only when received by the Company and delivered in the manner set forth in paragraph 8 hereof. Upon receipt of the Notice, the Surety is discharged and released of any further liability, it being understood and agreed, however, that the Principal and Surety will be jointly and severally liable for all amounts accruing up to the effective date of the Notice, as limited by the provisions of paragraph 2 hereof.
8. The Notice shall be deemed to have been duly given if delivered registered or certified mail addressed to: Credit Department, Tampa Electric Company, Post Office Box 111, Tampa, Florida 33601-0111.
9. The term of this bond will be from the 1st day of January, 2019, and shall remain in effect until Notice is received by the Company as set forth in paragraph 7 above. This bond may not be amended by the Surety without the express written consent of the Company. Endorsements or continuation notices, or similar notices of unilateral action issued by the Surety, are ineffective to modify or amend the provisions of this bond.

IN WITNESS WHEREOF, we the Principal and Surety, have hereunto set out hands and seals this 5th day of
December, 2018.

ATTEST:

ATTEST:

CLAIMS ADDRESS

Encore Community Development District
 Principal

BY:

Surety
SureTec Insurance Company

Surety

BY:

D. Barton Leek, Attorney in Fact

1330 Post Oak Blvd #1100, Houston, TX 77054

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

D. Barton Leek

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for:

Principal: Encore Community Development District
Obligee: TECO Tampa Electric
Amount: \$ 130,160.00

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)


In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 6th day of April, A.D. 2017.

State of Texas
 County of Harris

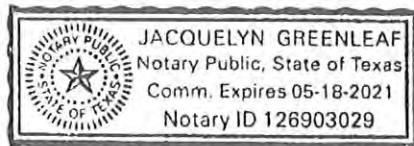
SS:



SURETEC INSURANCE COMPANY

By: 
 John Knox, Jr., President

On this 6th day of April, A.D. 2017 before me personally came John Knox, Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.




 Jacquelyn Greenleaf, Notary Public
 My commission expires May 18, 2021

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 1st day of January, 2019, A.D.


 M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
 For verification of the authority of this power you may call (713) 812-0800 any business day between 8:00 am and 5:00 pm CST.

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

December 17, 2018

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

Bill Number 104420
Billed through 11/30/2018

General Counsel/Monthly Meeting

ENCORE 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

11/01/18	JLK	Review financials.	0.10 hrs
11/09/18	APA	Prepare attorney response to auditor inquiry letter fiscal year end 2018.	0.30 hrs
11/16/18	JLE	Review auditor request letter and draft response; follow-up regarding the same.	0.20 hrs
Total fees for this matter			\$119.50

MATTER SUMMARY

Papp, Annie M. - Paralegal	0.30 hrs	125 /hr	\$37.50
Earlywine, Jere L.	0.20 hrs	285 /hr	\$57.00
Kilinski, Jennifer L.	0.10 hrs	250 /hr	\$25.00

TOTAL FEES \$119.50

TOTAL CHARGES FOR THIS MATTER \$119.50

BILLING SUMMARY

Papp, Annie M. - Paralegal	0.30 hrs	125 /hr	\$37.50
Earlywine, Jere L.	0.20 hrs	285 /hr	\$57.00
Kilinski, Jennifer L.	0.10 hrs	250 /hr	\$25.00

TOTAL FEES \$119.50

TOTAL CHARGES FOR THIS BILL \$119.50

Please include the bill number on your check.

Date Rec'd Rizzetta & Co., Inc. **DEC 17 2018**
D/M approval CP Date 1/2/19
Date entered DEC 28 2018
Fund 001 GL 51400 OC 3107
Check # _____

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

January 17, 2019

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

Bill Number 104931
Billed through 12/31/2018

General Counsel/Monthly Meeting

ENCORE 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

12/06/18 JLK Prepare for board meeting; attend board meeting via phone; draft letter for prospective board members and transmit same. 1.70 hrs

Total fees for this matter \$425.00

MATTER SUMMARY

Kilinski, Jennifer L. 1.70 hrs 250 /hr \$425.00

TOTAL FEES \$425.00

TOTAL CHARGES FOR THIS MATTER \$425.00

BILLING SUMMARY

Kilinski, Jennifer L. 1.70 hrs 250 /hr \$425.00

TOTAL FEES \$425.00

TOTAL CHARGES FOR THIS BILL \$425.00

Please include the bill number on your check.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JAN 23 2019

D/M approval CP Date 1/29/19

Date entered JAN 25 2019

Fund 001 GL 51400 OC 3107

Check #

IPFS CORPORATION

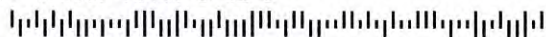
P.O. BOX 412086
KANSAS CITY, MO 64141-2086
PHONE: (800)584-9969 - FAX: (770)225-2866
ipfs.com

JAN 18 2019

Date Rec'd Rizzetta & Co., Inc.

D/M approval CP Date 1/29/18Date entered JAN 24 2019Fund 001 GL 51300 OC 4501 → 238.31Check# 001 53900 4503 → 794.54
401 53900 4503 → 2940.27

AB 01 014413 78119 B 42 B



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

NOTICE OF PAYMENT DUE

DATE MAILED	ACCOUNT NUMBER	DUE DATE
01/14/19	GAA-836199	02/01/19

FOR QUESTIONS, PLEASE CALL: (800)584-9969

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown.

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

CURRENT BALANCE	PAYMENT DUE
\$27,811.84	\$3,973.12

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Kindly disregard the past due payment amount if this has already been paid. A notice of intent to cancel (NOI) may have been previously issued and if so that NOI remains in full force and effect and your insurance policies may be cancelled if the past due payment is not paid by the date noted in the NOI. This additional reference to your past due payment is as a courtesy only and does not in any way change the due date of such payment as reflected in your agreement with IPFS.

Make payments, view account information or register for eForms at ipfs.com.

First time users please use access code **L99JE82M** to register.

DETACH HERE

Written notations on this coupon will NOT be received.
To ensure proper credit, include coupon with payment.

PREBIL (10/16) Copyright 2018 IPFS Corporation

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

For any overnight or priority
delivery, please mail to:
IPFS CORPORATION
1055 BROADWAY
11TH FLOOR
KANSAS CITY, MO 64105

Make payments, view account information or
register for eForms at ipfs.com.
First time users please use access code
L99JE82M to register.
For questions, please call (800)584-9969

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
4	GAA-836199	02/01/19

PAYMENT DUE: \$3,973.12
OUTSTANDING FEES DUE: \$198.66
PAST DUE AMOUNT: \$0.00

PAYMENT DUE**\$4,171.78**

IF RECEIVED AFTER 02/06/19

A LATE FEE WILL APPLY

\$198.66

PLEASE PAY THIS AMOUNT

\$4,370.44

MAKE CHECK PAYABLE AND REMIT TO:

IPFS CORPORATION
P.O. Box 730223
Dallas, TX 75373-0223

GAA08361995 00004370442

014413 1/1

M.C. Building Services LLC

917 W. Virginia Ave

Tampa, FL 33603

8132440238

mlcermeno@gmail.com

INVOICE**BILL TO**

Encore CDD

9428 Camden Field Parkway
riverview, Floirda 33578**SHIP TO**

Encore CDD

Tampa, Florida

INVOICE # 4305**DATE** 12/17/2018**DUE DATE** 01/01/2019**TERMS** Net 15

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/17/2018	16 Electrical & Lighting: 16 Electrical & Lighting 12/5/18: programmed time clock.	1	85.00	85.00

BALANCE DUE

\$85.00**RECEIVED****DEC 17 2018**

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

D/M approval CP Date 1/2/19Date entered DEC 28 2018Fund 001 GL 54100 OC 4619

Check # _____

Thank you for allowing us to be of service.

M.C. Building Services LLC

917 W. Virginia Ave
Tampa, FL 33603
8132440238
mlcermeno@gmail.com

INVOICE

BILL TO

Encore CDD
9428 Camden Field Parkway
Riverview, Florida 33578

SHIP TO

Encore CDD
Tampa, Florida

INVOICE # 4339

DATE 01/21/2019

DUE DATE 02/05/2019

TERMS Net 15

SHIP DATE

01/15/2019

DATE	ACTIVITY	QTY	RATE	AMOUNT
01/21/2019	16 Electrical & Lighting: 16 Electrical & Lighting Labor: Identify pole lights not working. Removed and replaced 18 lamps 100 watt MH bulbs. in Pole lights.	1	1,502.50	1,502.50

BALANCE DUE

\$1,502.50

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JAN 21 2019

D/M approval CP Date 1/21/19

Date entered JAN 29 2019

Fund 001 GL 54100 OC 4619

Check # _____

Thank you for allowing us to be of service.

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

Invoice

Date	Invoice #
1/1/2019	INV0000037411

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
January	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 DEC 19 2018</p> <p>Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>CP</u> Date <u>1/2/19</u> Date entered <u>DEC 28 2018</u> Fund <u>001</u> GL <u>51300</u> OC <u>*</u> Check # <u>401</u> <u>51300</u> <u>4201</u> <u>001</u> <u>53900</u> <u>4658</u></p>			
Subtotal			\$4,312.91
Total			\$4,312.91

Rizzetta Technology Services

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
1/1/2019	INV0000003981

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
January		00201

Description	Qty	Rate	Amount
Email Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
<div style="text-align: right;">RECEIVED Date Rec'd Rizzetta & Co., Inc. DEC 19 2018 D/M approval <u>CP</u> Date <u>1/2/19</u> Date entered <u>DEC 28 2018</u> Fund <u>001</u> GL <u>51300</u> OC <u>5103</u> Check # _____</div>			
Subtotal			\$100.00
Total			\$100.00

Encore CDD
TECO Summary 11/18
Period Covered: 11/30/18 - 12/31/18

<u>Account Number</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Location</u>	<u>GL Account</u>
211006275021	01/07/19	01/28/19	\$ 99.00	1302 Nebraska Av N	4301
211006277597	01/07/19	01/28/19	\$ 215.26	1200 Nebraska Av N	4301
211006277886	01/07/19	01/28/19	\$ 138.48	1008 Nebraska Av N	4301
211006277001	01/07/19	01/28/19	\$ 171.30	1200 Nebraska Av N	4301
211006275344	01/07/19	01/28/19	\$ 98.57	1101 Scott St E #A	4301
211006275609	01/07/19	01/28/19	\$ 148.18	1199 Scott St E #B	4301
211006276102	01/07/19	01/28/19	\$ 134.06	1231 Scott St E	4301
211006276375	01/07/19	01/28/19	\$ 63.07	1261 Scott St E	4301
211006276698	01/07/19	01/28/19	\$ 60.59	1261 Scott St E Chr Lights	4307
TOTAL			<u>\$ 1,128.51</u>		

53100	*	4301	\$ 1,067.92	Utility
53100		4307	\$ 60.59	Street Lights

TOTAL \$ 1,128.51

RECEIVED

JAN 10 2019

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

D/M approval CP Date 1/14/19
 JAN 14 2019

Date entered _____

Fund 001 GL 53100 OC *

Check # _____

Statement Date: 01/07/2019

Account: 211006275021

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



Current month's charges:	\$110.55
Total amount due:	\$99.00
Payment Due By:	01/28/2019

Your Account Summary

Previous Amount Due	\$165.75
Payment(s) Received Since Last Statement	-\$165.75
Miscellaneous Credits	-\$11.55
Credit balance after payments and credits	-\$11.55
Current Month's Charges	\$110.55
Total Amount Due	\$99.00

Date Rec'd Rizzetta & Co., Inc. JAN 10 2019

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.



Go paperless for perks!

Goodbye clutter. Hello convenience. Paperless Billing is free, secure and a good way to help the environment.

Learn more and sign up > tecoupport.com/paperlessbilling

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:	\$110.55
Total amount due:	\$99.00
Payment Due By:	01/28/2019
Amount Enclosed	\$ <u>99.00</u>

650148505542

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: 01/07/2019
Current month's charges due 01/28/2019



Details of Charges – Service from 12/04/2018 to 12/31/2018

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
1000057697	12/31/2018	1,915		964		951 kWh	1	28 Days

Basic Service Charge		\$18.14
Energy Charge	951 kWh @ \$0.06011/kWh	\$57.16
Fuel Charge	951 kWh @ \$0.02719/kWh	\$25.86
Florida Gross Receipt Tax		\$2.59
Electric Service Cost		\$103.75
Franchise Fee		\$6.80

Total Electric Cost, Local Fees and Taxes

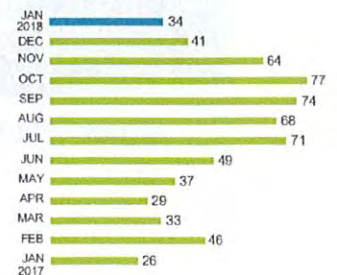
\$110.55

Total Current Month's Charges

\$110.55

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$11.55

Total Current Month's Credits

-\$11.55

Important Messages

Annual Deposit Interest Credit

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

Important information about your deposit interest

Per the Florida Public Service Commission (FPSC) tariff requirements, Tampa Electric pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record is more than six months old (per the FPSC) receives a deposit interest credit on this bill.

NEW YEAR. LOWER RATES.

Beginning in January, commercial and industrial customers will see bills drop by about 8 to 10 percent, depending on usage. Those are the lowest rates in 13 years. And that's a great start to a new year.

Visit tampaelectric.com/rates to learn more.

MORE POWER TO YOU



Statement Date: 01/07/2019

Account: 211006277597

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



Current month's charges:	\$228.46
Total amount due:	\$215.26
Payment Due By:	01/28/2019

Your Account Summary

Previous Amount Due	\$218.27
Payment(s) Received Since Last Statement	-\$218.27
Miscellaneous Credits	-\$13.20
Credit balance after payments and credits	-\$13.20
Current Month's Charges	\$228.46
Total Amount Due	\$215.26

Date Rec'd Rizzetta & Co., Inc. JAN 10 2019

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.



Go paperless for perks!

Goodbye clutter. Hello convenience. Paperless Billing is
free, secure and a good way to help the environment.

Learn more and sign up > tecoupport.com/paperlessbilling

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:	\$228.46
Total amount due:	\$215.26
Payment Due By:	01/28/2019

Amount Enclosed \$ 215.26

650148505549

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

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

All Other Correspondence

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

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

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

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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:

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- 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.)

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

Account: 211006277597
Statement Date: 01/07/2019
Current month's charges due 01/28/2019



Details of Charges – Service from 11/30/2018 to 12/31/2018

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	12/31/2018	37,148		34,961		2,187 kWh	1	32 Days

Basic Service Charge		\$18.14
Energy Charge	2,187 kWh @ \$0.06011/kWh	\$131.46
Fuel Charge	2,187 kWh @ \$0.02719/kWh	\$59.46
Florida Gross Receipt Tax		\$5.36
Electric Service Cost		\$214.42
Franchise Fee		\$14.04

Total Electric Cost, Local Fees and Taxes

\$228.46

Total Current Month's Charges

\$228.46

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$13.20

Total Current Month's Credits

-\$13.20

Important Messages

Annual Deposit Interest Credit

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

Important information about your deposit interest

Per the Florida Public Service Commission (FPSC) tariff requirements, Tampa Electric pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record is more than six months old (per the FPSC) receives a deposit interest credit on this bill.

NEW YEAR. LOWER RATES.

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Visit tampaelectric.com/rates to learn more.

MORE POWER TO YOU



Statement Date: 01/07/2019

Account: 211006277886

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



Current month's charges:	\$146.43
Total amount due:	\$138.48
Payment Due By:	01/28/2019

Your Account Summary

Previous Amount Due	\$146.66
Payment(s) Received Since Last Statement	-\$146.66
Miscellaneous Credits	-\$7.95
Credit balance after payments and credits	-\$7.95
Current Month's Charges	\$146.43
Total Amount Due	\$138.48

Date Rec'd Rizzetta & Co., Inc. JAN 10 2019

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.



Go paperless for perks!

Goodbye clutter. Hello convenience. Paperless Billing is free, secure and a good way to help the environment.

Learn more and sign up > tecoupport.com/paperlessbilling

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:	\$146.43
Total amount due:	\$138.48
Payment Due By:	01/28/2019

Amount Enclosed \$ 138.48

650148505550

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

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

6501485055502110062778860000000138481

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.

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Account: 211006277886
Statement Date: 01/07/2019
Current month's charges due 01/28/2019



Details of Charges – Service from 11/30/2018 to 12/31/2018

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	12/31/2018	87,147		85,820		1,327 kWh	1	32 Days

Basic Service Charge		\$18.14
Energy Charge	1,327 kWh @ \$0.06011/kWh	\$79.77
Fuel Charge	1,327 kWh @ \$0.02719/kWh	\$36.08
Florida Gross Receipt Tax		\$3.44
Electric Service Cost		\$137.43
Franchise Fee		\$9.00

Total Electric Cost, Local Fees and Taxes

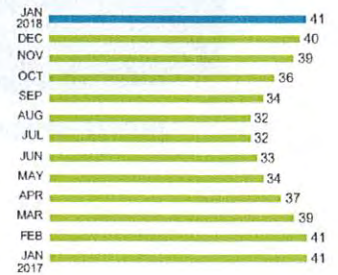
\$146.43

Total Current Month's Charges

\$146.43

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$7.95

Total Current Month's Credits

-\$7.95

Important Messages

Annual Deposit Interest Credit

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MORE POWER TO YOU



Statement Date: 01/07/2019

Account: 211006277001

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



Current month's charges:	\$176.10
Total amount due:	\$171.30
Payment Due By:	01/28/2019

Your Account Summary

Previous Amount Due	\$136.85
Payment(s) Received Since Last Statement	-\$136.85
Miscellaneous Credits	-\$4.80
Credit balance after payments and credits	-\$4.80
Current Month's Charges	\$176.10
Total Amount Due	\$171.30

Date Rec'd Rizzetta & Co., Inc. JAN 10 2019
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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Learn more and sign up > tecoupport.com/paperlessbilling

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277001

Current month's charges:	\$176.10
Total amount due:	\$171.30
Payment Due By:	01/28/2019
Amount Enclosed	\$ <u>171.30</u>

650148505548

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

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

6501485055482110062770010000000171300

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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813-275-3909

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All Other Correspondence

Tampa Electric
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Tampa, FL 33601-0111

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

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

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

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Account: 211006277001
Statement Date: 01/07/2019
Current month's charges due 01/28/2019



Details of Charges – Service from 11/30/2018 to 12/31/2018

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	12/31/2018	85,487		83,849		1,638 kWh	1	32 Days

Basic Service Charge		\$18.14
Energy Charge	1,638 kWh @ \$0.06011/kWh	\$98.46
Fuel Charge	1,638 kWh @ \$0.02719/kWh	\$44.54
Florida Gross Receipt Tax		\$4.13
Electric Service Cost		\$165.27
Franchise Fee		\$10.83

Total Electric Cost, Local Fees and Taxes

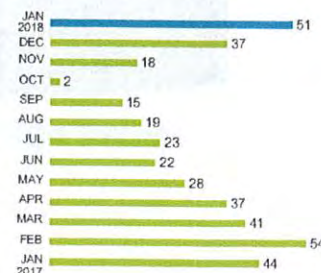
\$176.10

Total Current Month's Charges

\$176.10

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$4.80

Total Current Month's Credits

-\$4.80

Important Messages

Annual Deposit Interest Credit

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MORE POWER TO YOU



Statement Date: 01/07/2019

Account: 211006275344

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



Current month's charges:	\$103.97
Total amount due:	\$98.57
Payment Due By:	01/28/2019

Your Account Summary

Previous Amount Due	\$160.70
Payment(s) Received Since Last Statement	-\$160.70
Miscellaneous Credits	-\$5.40
Credit balance after payments and credits	-\$5.40
Current Month's Charges	\$103.97
Total Amount Due	\$98.57

Date Rec'd Rizzetta & Co., Inc. JAN 10 2019
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: 211006275344

Current month's charges:	\$103.97
Total amount due:	\$98.57
Payment Due By:	01/28/2019
Amount Enclosed	\$ <u>98.57</u>

650148505543

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

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

6501485055432110062753440000000098575

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: 211006275344
Statement Date: 01/07/2019
Current month's charges due 01/28/2019



Details of Charges – Service from 11/30/2018 to 12/31/2018

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

Rate Schedule: General Service - Non Demand

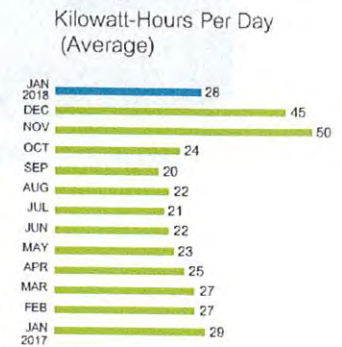
Meter Location: # A

00000027-0000581-Page 9 of 38

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G21904	12/31/2018	61,930		61,048		882 kWh	1	32 Days

Basic Service Charge		\$18.14
Energy Charge	882 kWh @ \$0.06011/kWh	\$53.02
Fuel Charge	882 kWh @ \$0.02719/kWh	\$23.98
Florida Gross Receipt Tax		\$2.44
Electric Service Cost		\$97.58
Franchise Fee		\$6.39
Total Electric Cost, Local Fees and Taxes		\$103.97
Total Current Month's Charges		\$103.97

Tampa Electric Usage History



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$5.40

Total Current Month's Credits - \$5.40

Important Messages

Annual Deposit Interest Credit

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MORE POWER TO YOU



Statement Date: 01/07/2019

Account: 211006275609

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



Current month's charges:	\$157.78
Total amount due:	\$148.18
Payment Due By:	01/28/2019

Your Account Summary

Previous Amount Due	\$151.91
Payment(s) Received Since Last Statement	-\$151.91
Miscellaneous Credits	-\$9.60
Credit balance after payments and credits	-\$9.60
Current Month's Charges	\$157.78
Total Amount Due	\$148.18

Date Rec'd Rizzetta & Co., Inc. JAN 10 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Report a streetlight

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See reverse side for more information

Account: 211006275609

Current month's charges:	\$157.78
Total amount due:	\$148.18
Payment Due By:	01/28/2019

Amount Enclosed \$ 148.18

650148505544

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

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

6501485055442110062756090000000148184

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.

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

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

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

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

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

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

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

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

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

Account: 211006275609
Statement Date: 01/07/2019
Current month's charges due 01/28/2019



Details of Charges – Service from 11/30/2018 to 12/31/2018

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	12/31/2018	97,967		96,521		1,446 kWh	1	32 Days

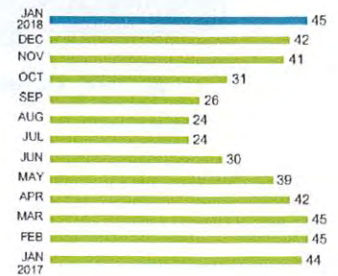
Basic Service Charge		\$18.14
Energy Charge	1,446 kWh @ \$0.06011/kWh	\$86.92
Fuel Charge	1,446 kWh @ \$0.02719/kWh	\$39.32
Florida Gross Receipt Tax		\$3.70
Electric Service Cost		\$148.08
Franchise Fee		\$9.70
Total Electric Cost, Local Fees and Taxes		\$157.78

Total Current Month's Charges

\$157.78

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$9.60

Total Current Month's Credits

-\$9.60

Important Messages

Annual Deposit Interest Credit

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Important information about your deposit interest

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NEW YEAR. LOWER RATES.

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Visit tampaelectric.com/rates to learn more.

MORE POWER TO YOU



Statement Date: 01/07/2019

Account: 211006276102

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



Current month's charges:	\$142.61
Total amount due:	\$134.06
Payment Due By:	01/28/2019

Your Account Summary

Previous Amount Due	\$142.22
Payment(s) Received Since Last Statement	-\$142.22
Miscellaneous Credits	-\$8.55
Credit balance after payments and credits	-\$8.55
Current Month's Charges	\$142.61

Total Amount Due **\$134.06**

Date Rec'd Rizzetta & Co., Inc. JAN 10 2019

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.



Go paperless for perks!

Goodbye clutter. Hello convenience. Paperless Billing is free, secure and a good way to help the environment.

Learn more and sign up > tecousupport.com/paperlessbilling

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:	\$142.61
Total amount due:	\$134.06
Payment Due By:	01/28/2019

Amount Enclosed \$ 134.06

650148505545

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

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813-223-0800 (Hillsborough County)
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711

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Tampa Electric
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Tampa, FL 33601-0111

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Account: 211006276102
Statement Date: 01/07/2019
Current month's charges due 01/28/2019



Details of Charges – Service from 11/30/2018 to 12/31/2018

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	12/31/2018	90,807		89,520		1,287 kWh	1	32 Days

Basic Service Charge		\$18.14
Energy Charge	1,287 kWh @ \$0.06011/kWh	\$77.36
Fuel Charge	1,287 kWh @ \$0.02719/kWh	\$34.99
Florida Gross Receipt Tax		\$3.35
Electric Service Cost		\$133.84
Franchise Fee		\$8.77

Total Electric Cost, Local Fees and Taxes

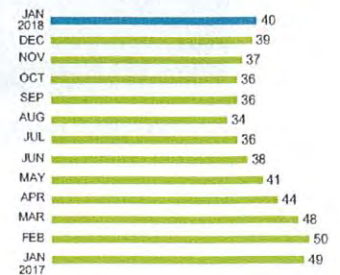
\$142.61

Total Current Month's Charges

\$142.61

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$8.55

Total Current Month's Credits

-\$8.55

Important Messages

Annual Deposit Interest Credit

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Important information about your deposit interest

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Visit tampaelectric.com/rates to learn more.

MORE POWER TO YOU



Statement Date: 01/07/2019

Account: 211006276375

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



Current month's charges:	\$67.72
Total amount due:	\$63.07
Payment Due By:	01/28/2019

Your Account Summary

Previous Amount Due	\$73.29
Payment(s) Received Since Last Statement	-\$73.29
Miscellaneous Credits	-\$4.65
Credit balance after payments and credits	-\$4.65
Current Month's Charges	\$67.72
Total Amount Due	\$63.07

Date Rec'd Rizzetta & Co., Inc. JAN 10 2019

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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Go paperless for perks!

Goodbye clutter. Hello convenience. Paperless Billing is free, secure and a good way to help the environment.

Learn more and sign up > tecoupport.com/paperlessbilling

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



See reverse side for more information

Account: 211006276375

Current month's charges:	\$67.72
Total amount due:	\$63.07
Payment Due By:	01/28/2019
Amount Enclosed	\$ <u>63.07</u>

650148505546

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

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Mail Payments to
TECO

P.O. Box 31318
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Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

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Account: 211006276375
Statement Date: 01/07/2019
Current month's charges due 01/28/2019



Details of Charges – Service from 11/30/2018 to 12/31/2018

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	12/31/2018	43,677		43,175		502 kWh	1	32 Days

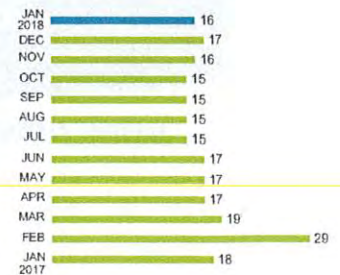
Basic Service Charge		\$18.14
Energy Charge	502 kWh @ \$0.06011/kWh	\$30.18
Fuel Charge	502 kWh @ \$0.02719/kWh	\$13.65
Florida Gross Receipt Tax		\$1.59
Electric Service Cost		\$63.56
Franchise Fee		\$4.16
Total Electric Cost, Local Fees and Taxes		\$67.72

Total Current Month's Charges

\$67.72

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$4.65

Total Current Month's Credits

-\$4.65

Important Messages

Annual Deposit Interest Credit

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MORE POWER TO YOU



Statement Date: 01/07/2019

Account: 211006276698

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



Current month's charges:	\$148.81
Total amount due:	\$139.51
Payment Due By:	01/28/2019

Your Account Summary

Previous Amount Due	\$60.59
Payment(s) Received Since Last Statement	-\$60.59
Miscellaneous Credits	-\$9.30
Credit balance after payments and credits	-\$9.30
Current Month's Charges	\$148.81
Total Amount Due	\$139.51

Date Rec'd Rizzetta & Co., Inc. JAN 10 2019

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Report a streetlight

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See reverse side for more information

Account: 211006276698

Current month's charges:	\$148.81
Total amount due:	\$139.51
Payment Due By:	01/28/2019
Amount Enclosed	\$ 139.51

650148505547

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

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

6501485055472110062766980000000139519

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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(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: 01/07/2019
Current month's charges due 01/28/2019



Details of Charges – Service from 11/30/2018 to 12/31/2018

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	12/31/2018	25,731	24,379		1,352 kWh	1	32 Days

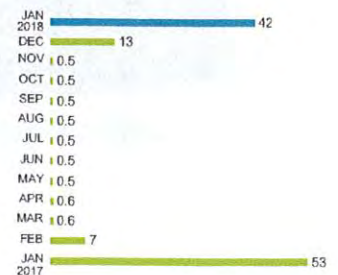
Basic Service Charge		\$18.14
Energy Charge	1,352 kWh @ \$0.06011/kWh	\$81.27
Fuel Charge	1,352 kWh @ \$0.02719/kWh	\$36.76
Florida Gross Receipt Tax		\$3.49
Electric Service Cost		\$139.66
Franchise Fee		\$9.15
Total Electric Cost, Local Fees and Taxes		\$148.81

Total Current Month's Charges

\$148.81

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$9.30

Total Current Month's Credits

-\$9.30

Important Messages

Annual Deposit Interest Credit

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

Important information about your deposit interest

Per the Florida Public Service Commission (FPSC) tariff requirements, Tampa Electric pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record is more than six months old (per the FPSC) receives a deposit interest credit on this bill.

NEW YEAR. LOWER RATES.

Beginning in January, commercial and industrial customers will see bills drop by about 8 to 10 percent, depending on usage. Those are the lowest rates in 13 years. And that's a great start to a new year.

Visit tampaelectric.com/rates to learn more.

MORE POWER TO YOU





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

Invoice

Invoice: INV-0000244874
Invoice Date: January 1, 2019

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: January 31, 2019
Invoice Amount: \$5,204.00
Month of Service: January 2019

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. JAN 23 2019

D/M approval CP Date 1/29/19

Date entered JAN 25 2019

Fund 001 GL 53900 OC 4604 → 4790.75

Check # 4609 → 221.75
4652 → 191.50

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

Tab 2 B

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures February 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2019 through February 28, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$17,287.06**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2019 Through February 28, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Billi J. Griffin	001468	BG020719	Board of Supervisors Meeting 02/07/19	\$ 200.00
Cardno, Inc.	001464	510070	Engineering Services Through 9/14/18	\$ 823.75
Christine M. Burdick	001467	CB020719	Board of Supervisors Meeting 02/07/19	\$ 200.00
IPFS Corporation	001469	GAA-836199 03/19	General/POL Liability Ins FY18/19 Pmt 5 of 10	\$ 1,032.85
Office Dynamics	001465	00028015	Bind & Ship 5 Agenda Booklets 01/19	\$ 268.90
Rizzetta & Company, Inc.	001461	INV0000037937	District Management Fees 02/19	\$ 3,957.91
Rizzetta Technology Services	001462	INV0000004067	Website Hosting Service 02/19	\$ 100.00
TECO	001471	Summary 01/19	Electric Summary 01/19	\$ 1,200.27
Teresa Morning	001470	TM020719	Board of Supervisors Meeting 02/07/19	\$ 200.00
Times Publishing Company	001463	732772 01/25/19	Legal Advertising 01/19	\$ 92.00
Yellowstone Landscape	001466	INV-0000247549	Removal & Install of Palms	\$ 3,721.38
Yellowstone Landscape	001466	INV-0000248312	Irrigation Repairs 01/19	\$ 286.00
Yellowstone Landscape	001473	TM 4552	Monthly Landscape Maint 02/19	<u>\$ 5,204.00</u>
Report Total				<u>\$ 17,287.06</u>

**ENCORE CDD
SUPERVISOR PAY REQUEST**

Meeting Date: February 7, 2019

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

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:05 PM	
Meeting End Time:	4:52 PM	
Total Meeting Time:	47 Minutes	

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

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

DM Signature: Christine Perkins

RECEIVED

FEB 11 2019

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

D/M approval CP Date 2/18/19

Date entered FEB 18 2019

Fund 001 GL 51100 OC 1101

Check # _____



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

INVOICE

EFT Remittance:
Account Name: Cardno, Inc.
Bank Name: HSBC Bank USA, NA
ABA Number: 123006389
Account Number: 447007033
Email Notification: payments.infra@cardno.com
Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com
Please include an invoice copy with payment or reference the invoice number(s) and project number(s) on your remittance.
Please note that remittance details have changed

Encore CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614
Attention: Christine Perkins

Invoice #: 510070
Project: 0202414631
Project Name: Encore CDD
Invoice Group: **
Invoice Date: 9/21/2018

For Professional Services Rendered through: 9/14/2018

Total Salaries 1,228.75

Total Expenses 55.59

Current Invoice 1,284.34

Total this Invoice 1,284.34

Amount Due This Invoice ** 1,284.34

RECEIVED

FEB 6 2019

Date Rec'd by State & Co., Inc.

Date Approval CP Date 2/8/19

Date entered FEB 0 8 2019

Fund 461 51300 003103 → 460.59

Check # 001 - 51300 - 3103 → 823.75

Phase : **** -- TBE Labor & Expenses - NTE

Rate Schedule Labor

<u>Class / Employee Name</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Engineer				
Kostakis, Vasili	5/24/2018	0.50	65.00	32.50
Inspection certification form upload				
Project Manager				
Woodcock, Gregory J.	6/7/2018	2.25	135.00	303.75 (401)
Prepare for and attend Conference Call with Jennifer. Coordinate with Chill Rate Study Consultant and CDD meeting preparation and attend by conference call. General CDD correspondence				
	6/25/2018	0.25	135.00	33.75 (401)
Coordinate with Rob Ori and Christine regarding Chiller Rate Study and Rob attending the August Meeting to answer any questions.				
	7/10/2018	1.50	135.00	202.50
Review broken curb email and photos and send to site masters to obtain a proposal for removal and replacement. Coordinate with Jennifer and contractor for vault maintenance regarding payment and contract moving forward.				
	7/25/2018	0.50	135.00	67.50 (401)
Coordinate with Rob (Chiller Rate Study) regarding meeting and preparation for the meeting				
	8/2/2018	1.00	135.00	135.00
Prepare for and attend CDD meeting via conference call.				
	8/21/2018	1.25	135.00	168.75
Coordinate with staff regarding vault maintenance contractor information and contract information.				
	8/28/2018	0.50	135.00	67.50
Coordinate with Christine and Cardno staff regarding landscape regualtions and tree removal.				
	9/6/2018	0.75	135.00	101.25
Coordiante with Sitemasters and Christine regarnig curb repair proposal and work schedule.				
	9/13/2018	0.25	135.00	33.75
Coordiante with site masters regarding curb repair schedule.				
		8.25		1,113.75
Burke, Thomas F.	5/24/2018	0.50	165.00	82.50
WMD O&M certification form submittal				
Total: Project Manager		8.75		1,196.25

Rate Schedule Labor

1,228.75

Regular Expenses

<u>Vendor Name</u>	<u>Doc Nbr</u>	<u>Date</u>	<u>Cost</u>	<u>Multiplier</u>	<u>Amount</u>
MILEAGE					
Woodcock, Gregory J.	167830	5/16/2018	55.59	1.00	55.59 (401)
Encore Vault Swfwmd Cert; 102 Miles @0.545 Per Mile					

Regular Expenses

55.59

Total Phase : **** -- TBE Labor & Expenses - NTE

Labor : 1,228.75
Expense : 55.59

Total Project: 0202414631 -- Encore CDD

1,284.34

IPFS CORPORATION
P.O. BOX 412086
KANSAS CITY, MO 64141-2086
PHONE: (800)584-9969 - FAX: (770)225-2866
ipfs.com

NOTICE OF PAYMENT DUE

DATE MAILED	ACCOUNT NUMBER	DUE DATE
02/11/19	GAA-836199	03/01/19

FOR QUESTIONS, PLEASE CALL: (800)584-9969

Date Rec'd Rizzetta & Co., Inc. FEB 15 2019

D/M approval CP Date 2/18/19

Date entered FEB 18 2019

Fund 001 GL 51300 OC 4501 → 238.31

Check# 001 53900 4503 → 794.54

401 - 53900 4503 → 2940.27

401 - 53900 - 4503 → 198.66

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown.

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

AB 01 012649 94939 B 37 B



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

CURRENT BALANCE	PAYMENT DUE
\$23,838.72	\$3,973.12

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Kindly disregard the past due payment amount if this has already been paid. A notice of intent to cancel (NOI) may have been previously issued and if so that NOI remains in full force and effect and your insurance policies may be cancelled if the past due payment is not paid by the date noted in the NOI. This additional reference to your past due payment is as a courtesy only and does not in any way change the due date of such payment as reflected in your agreement with IPFS.

Make payments, view account information or register for eForms at ipfs.com.

First time users please use access code **L99JE82M** to register.

DETACH HERE

Written notations on this coupon will NOT be received.
To ensure proper credit, include coupon with payment.

PREBIL (10/16) Copyright 2018 IPFS Corporation

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

For any overnight or priority delivery, please mail to:
IPFS CORPORATION
1055 BROADWAY
11TH FLOOR
KANSAS CITY, MO 64105

Make payments, view account information or register for eForms at ipfs.com.
First time users please use access code **L99JE82M** to register.
For questions, please call (800)584-9969

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
5	GAA-836199	03/01/19

PAYMENT DUE: \$3,973.12
OUTSTANDING FEES DUE: \$198.66
PAST DUE AMOUNT: \$0.00

PAYMENT DUE

\$4,171.78

IF RECEIVED AFTER 03/06/19

A LATE FEE WILL APPLY

\$198.66

PLEASE PAY THIS AMOUNT

\$4,370.44

MAKE CHECK PAYABLE AND REMIT TO:

IPFS CORPORATION
P.O. Box 730223
Dallas, TX 75373-0223

GAA08361995 00004370442

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 #: 00028015

Date: 1/30/19

Page: 1

DATE	DESCRIPTION	AMOUNT
	5 Agenda booklets 61 color copies, 183 Black & white copies, 10 tabs and coil bound with clear front and Green Back	\$172.80
	UPS to 5 locations	\$96.10
<p>Date Rec'd Rizzetta & Co., Inc. FEB 06 2019</p> <p>D/M approval <u>CP</u> Date 2/8/19</p> <p>Date entered FEB 08 2019</p> <p>Fund 001 GL 51300 OC 4803</p> <p>Check#</p>		
Terms net 30 days. Payment not received within thirty days of date billed will result in an additional charge of 1.5% per month and in addition, the customer is responsible for costs of collection including reasonable attorneys fees incurred in the collection process.		Sales Tax: \$0.00 Total Amount: \$268.90 Amount Applied: \$0.00 Balance Due: \$268.90

Terms: Net 10

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

Invoice

Date	Invoice #
2/1/2019	INV0000037937

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
February		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 * → 833.33 *** 401-51300-3201 → 355.00	1.00	\$1,188.33	\$1,188.33
Field Services 4658 **	1.00	\$600.00	\$600.00
<p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>JAN 24 2019</u></p> <p>D/M approval <u>CP</u> Date <u>1/29/19</u></p> <p style="text-align: center;">JAN 24 2019</p> <p>Date entered _____</p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>*</u></p> <p>Check # <u>001 53900 **</u></p> <p style="margin-left: 40px;"><u>401 51300 ***</u></p>			
Subtotal			\$4,312.91
Total			\$4,312.91

Rizzetta Technology Services
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
2/1/2019	INV0000004067

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
February		00201

Description	Qty	Rate	Amount
EMail Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
		Subtotal	\$100.00
		Total	\$100.00

RECEIVED

JAN 24 2019

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

D/M approval CP Date 1/29/19

Date entered JAN 24 2019

Fund 001 GL 51300 OC 5103

Check # _____

Encore CDD
TECO Summary 11/18
Period Covered: 01/01/19-01/31/19

Account Number	Invoice Date	Due Date	Amount	Location	GL Account
211006275021	02/05/19	02/26/19	\$ 116.37	1302 Nebraska Av N	4301
211006277597	02/05/19	02/26/19	\$ 228.38	1200 Nebraska Av N	4301
211006277886	02/05/19	02/26/19	\$ 141.75	1008 Nebraska Av N	4301
211006277001	02/05/19	02/26/19	\$ 176.48	1200 Nebraska Av N	4301
211006275344	02/05/19	02/26/19	\$ 139.93	1101 Scott St E #A	4301
211006275609	02/05/19	02/26/19	\$ 157.86	1199 Scott St E #B	4301
211006276102	02/05/19	02/26/19	\$ 144.13	1231 Scott St E	4301
211006276375	02/05/19	02/26/19	\$ 60.18	1261 Scott St E	4301
211006276698	02/05/19	02/26/19	\$ 35.19	1261 Scott St E Chr Lights	4307
TOTAL			\$ 1,200.27		

53100	★ 4301	\$ 1,165.08	Utility
53100	★ 4307	\$ 35.19	Street Lights
TOTAL		\$ 1,200.27	

RECEIVED

FEB 11 2019

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval CP Date 2/18/19
Date entered FEB 18 2019
Fund 001 GL 53100 OC 4301
Check # 53100 4307 ★

Statement Date: 02/05/2019

Account: 211006275021

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



Current month's charges:	\$116.37
Total amount due:	\$116.37
Payment Due By:	02/26/2019

Your Account Summary

Previous Amount Due	\$99.00
Payment(s) Received Since Last Statement	-\$99.00
Current Month's Charges	\$116.37
Total Amount Due	\$116.37

Date Rec'd Rizzetta & Co., Inc. FEB 08 2019
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.



Helping neighbors in need

Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills. Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006275021

Current month's charges:	\$116.37
Total amount due:	\$116.37
Payment Due By:	02/26/2019
Amount Enclosed	\$

650148521991

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: 02/05/2019
Current month's charges due 02/26/2019



Details of Charges – Service from 01/01/2019 to 01/30/2019

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

Rate Schedule: General Service - Non Demand

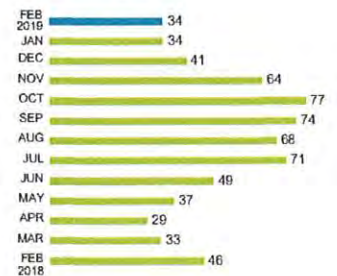
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000057697	01/30/2019	2,927		1,915		1,012 kWh	1	30 Days

Basic Service Charge		\$18.14
Energy Charge	1,012 kWh @ \$0.06011/kWh	\$60.83
Fuel Charge	1,012 kWh @ \$0.02719/kWh	\$27.52
Florida Gross Receipt Tax		\$2.73
Electric Service Cost		\$109.22
Franchise Fee		\$7.15
Total Electric Cost, Local Fees and Taxes		\$116.37

Total Current Month's Charges

\$116.37

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Important Messages

Fuel sources we use to serve you

For the 12-month period ending December 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 77%, Coal 17%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

Register now for help during emergencies

Tampa Electric knows some of our customers have special needs which can be aided through local governmental agencies. Such needs could be caused by a community-wide emergency. Each county we serve allows its residents to pre-register with a local response team that provides aid to persons who require special assistance during evacuations and sheltering because of disabilities.

For more information, please call the special-needs registry in your area:

(813) 307-8063 (Hillsborough County)

(727) 847-2411 (Pasco County)

(863) 298-7027 (Polk County)

(727) 464-3800 (Pinellas County)

Make staying safe in emergencies a top priority.

Medical Watch

Tampa Electric's Medical Watch program identifies residential customers who use electrically powered, life-sustaining equipment.

The objective of the Medical Watch program is to encourage customers to notify Tampa Electric of their situations so that special procedures can be implemented when:

- Disconnection of customer electric service is required in response to electric bill non-payment;
- Planned service interruptions must occur for power line equipment maintenance.

To qualify, the patient residing at the customer of record's address must:

- Be dependent upon electrically powered medical equipment to sustain life;
- Be certified as eligible by his or her Florida-licensed attending physician.

Participation in the Medical Watch program does not provide priority restoration. The program does not automatically extend service payment options nor does it guarantee uninterrupted electric service.

Note: Customers are solely responsible for any backup equipment or power supply. Tampa Electric recommends that customers have a well-planned course of action in the event of a power outage or interruption of service.

Call Tampa Electric to apply for participation in the Medical Watch program:

(813) 225-5051 (Hillsborough County)

(863) 298-6051 (Polk County)

1-888-223-0800 (All other counties and out-of-state)



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

Statement Date: 02/05/2019

Account: 211006277597

Past Due – Pay Immediately \$78.92

Current month's charges: \$228.38

Total amount due: \$307.30

Payment Due By: 02/26/2019

Your Account Summary

Previous Amount Due	\$215.26
Payment(s) Received Since Last Statement	-\$136.34
Past Due – Pay Immediately	\$78.92
Current Month's Charges	\$228.38
Total Amount Due	\$307.30

Date Rec'd Rizzetta & Co., Inc. FEB 08 2019

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



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



Helping neighbors in need

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277597

Past Due – Pay Immediately \$78.92

Current month's charges: \$228.38

Total amount due: \$307.30

Payment Due By: 02/26/2019

Amount Enclosed \$

650148521998

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.

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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.

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Account: 211006277597
Statement Date: 02/05/2019
Current month's charges due 02/26/2019



Details of Charges – Service from 01/01/2019 to 01/31/2019

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	01/31/2019	39,334		37,148		2,186 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	2,186 kWh @ \$0.06011/kWh	\$131.40
Fuel Charge	2,186 kWh @ \$0.02719/kWh	\$59.44
Florida Gross Receipt Tax		\$5.36
Electric Service Cost		\$214.34
Franchise Fee		\$14.04
Total Electric Cost, Local Fees and Taxes		\$228.38

Total Current Month's Charges **\$228.38**

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)


Important Messages

Fuel sources we use to serve you

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(727) 464-3800 (Pinellas County)

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Statement Date: 02/05/2019

Account: 211006277886

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

Current month's charges:	\$141.75
Total amount due:	\$141.75
Payment Due By:	02/26/2019

Your Account Summary

Previous Amount Due	\$138.48
Payment(s) Received Since Last Statement	-\$138.48
Current Month's Charges	\$141.75
Total Amount Due	\$141.75

Date Rec'd Rizzetta & Co., Inc. FEB 08 2019

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:	\$141.75
Total amount due:	\$141.75
Payment Due By:	02/26/2019
Amount Enclosed	\$

650148521999

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

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

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Tampa, FL 33631-3318

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Account: 211006277886
Statement Date: 02/05/2019
Current month's charges due 02/26/2019



Details of Charges – Service from 01/01/2019 to 01/31/2019

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

Rate Schedule: General Service - Non Demand

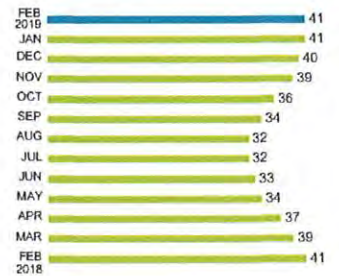
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E75290	01/31/2019	88,425		87,147		1,278 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	1,278 kWh @ \$0.06011/kWh	\$76.82
Fuel Charge	1,278 kWh @ \$0.02719/kWh	\$34.75
Florida Gross Receipt Tax		\$3.33
Electric Service Cost		\$133.04
Franchise Fee		\$8.71
Total Electric Cost, Local Fees and Taxes		\$141.75

Total Current Month's Charges

\$141.75

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)


Important Messages

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Statement Date: 02/05/2019

Account: 211006277001

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



Current month's charges:	\$176.48
Total amount due:	\$176.48
Payment Due By:	02/26/2019

Your Account Summary

Previous Amount Due	\$171.30
Payment(s) Received Since Last Statement	-\$171.30
Current Month's Charges	\$176.48
Total Amount Due	\$176.48

Date Rec'd Rizzetta & Co., Inc. FEB 08 2019
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:	\$176.48
Total amount due:	\$176.48
Payment Due By:	02/26/2019

Amount Enclosed \$

650148521997

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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Account: 211006277001
Statement Date: 02/05/2019
Current month's charges due 02/26/2019



Details of Charges – Service from 01/01/2019 to 01/31/2019

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

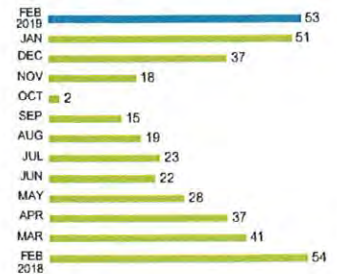
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C21227	01/31/2019	87,129		85,487		1,642 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	1,642 kWh @ \$0.06011/kWh	\$98.70
Fuel Charge	1,642 kWh @ \$0.02719/kWh	\$44.65
Florida Gross Receipt Tax		\$4.14
Electric Service Cost		\$165.63
Franchise Fee		\$10.85
Total Electric Cost, Local Fees and Taxes		\$176.48

Total Current Month's Charges
\$176.48

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Kilowatt-Hours Per Day
(Average)


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Statement Date: 02/05/2019
Account: 211006275344

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



Current month's charges:	\$139.93
Total amount due:	\$139.93
Payment Due By:	02/26/2019

Your Account Summary

Previous Amount Due	\$98.57
Payment(s) Received Since Last Statement	-\$98.57
Current Month's Charges	\$139.93
Total Amount Due	\$139.93

Date Rec'd Rizzetta & Co., Inc. FEB 08 2019
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: 211006275344

Current month's charges:	\$139.93
Total amount due:	\$139.93
Payment Due By:	02/26/2019
Amount Enclosed	\$

650148521992

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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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.

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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: 02/05/2019
Current month's charges due 02/26/2019



Details of Charges – Service from 01/01/2019 to 01/31/2019

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

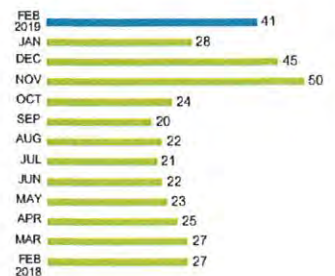
Rate Schedule: General Service - Non Demand

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G21904	01/31/2019	63,189		61,930		1,259 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	1,259 kWh @ \$0.06011/kWh	\$75.68
Fuel Charge	1,259 kWh @ \$0.02719/kWh	\$34.23
Florida Gross Receipt Tax		\$3.28
Electric Service Cost		\$131.33
Franchise Fee		\$8.60
Total Electric Cost, Local Fees and Taxes		\$139.93
Total Current Month's Charges		\$139.93

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Important Messages

Fuel sources we use to serve you

For the 12-month period ending December 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 77%, Coal 17%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

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(727) 464-3800 (Pinellas County)

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To qualify, the patient residing at the customer of record's address must:

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Participation in the Medical Watch program does not provide priority restoration. The program does not automatically extend service payment options nor does it guarantee uninterrupted electric service.

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(863) 298-6051 (Polk County)

1-888-223-0800 (All other counties and out-of-state)



Statement Date: 02/05/2019

Account: 211006275609

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



Current month's charges:	\$157.86
Total amount due:	\$157.86
Payment Due By:	02/26/2019

Your Account Summary

Previous Amount Due	\$148.18
Payment(s) Received Since Last Statement	-\$148.18
Current Month's Charges	\$157.86
Total Amount Due	\$157.86

Date Rec'd Rizzetta & Co., Inc. FEB 08 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____



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



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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:	\$157.86
Total amount due:	\$157.86
Payment Due By:	02/26/2019
Amount Enclosed	\$

650148521993

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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711

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TECO

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Account: 211006275609
Statement Date: 02/05/2019
Current month's charges due 02/26/2019



Details of Charges – Service from 01/01/2019 to 01/31/2019

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

Rate Schedule: General Service - Non Demand

Meter Location: # B

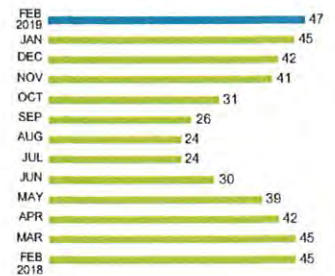
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G49889	01/31/2019	99,414		97,967		1,447 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	1,447 kWh @ \$0.06011/kWh	\$86.98
Fuel Charge	1,447 kWh @ \$0.02719/kWh	\$39.34
Florida Gross Receipt Tax		\$3.70
Electric Service Cost		\$148.16
Franchise Fee		\$9.70
Total Electric Cost, Local Fees and Taxes		\$157.86

Total Current Month's Charges

\$157.86

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)


Important Messages

Fuel sources we use to serve you

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Statement Date: 02/05/2019
Account: 211006276102

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



Current month's charges: \$144.13
Total amount due: \$144.13
Payment Due By: 02/26/2019

Your Account Summary

Previous Amount Due \$134.06
Payment(s) Received Since Last Statement -\$134.06
Current Month's Charges \$144.13
Total Amount Due **\$144.13**

Date Rec'd Rizzetta & Co., Inc. FEB 08 2019
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: \$144.13
Total amount due: \$144.13
Payment Due By: 02/26/2019
Amount Enclosed \$

650148521994

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

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

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
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Account: 211006276102
Statement Date: 02/05/2019
Current month's charges due 02/26/2019


Details of Charges – Service from 01/01/2019 to 01/31/2019

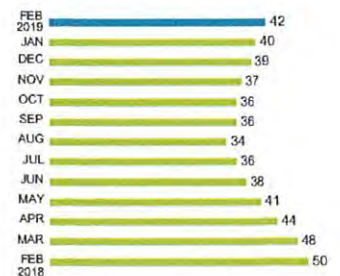
Service for: 1231 SCOTT ST E, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G96759	01/31/2019	92,110		90,807		1,303 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	1,303 kWh @ \$0.06011/kWh	\$78.32
Fuel Charge	1,303 kWh @ \$0.02719/kWh	\$35.43
Florida Gross Receipt Tax		\$3.38
Electric Service Cost		\$135.27
Franchise Fee		\$8.86
Total Electric Cost, Local Fees and Taxes		\$144.13

Total Current Month's Charges
\$144.13
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 Kilowatt-Hours Per Day
(Average)

Important Messages
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Statement Date: 02/05/2019
Account: 211006276375

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

Current month's charges:	\$60.18
Total amount due:	\$60.18
Payment Due By:	02/26/2019

Your Account Summary

Previous Amount Due	\$63.07
Payment(s) Received Since Last Statement	-\$63.07
Current Month's Charges	\$60.18
Total Amount Due	\$60.18

Date Rec'd Rizzetta & Co., Inc. FEB 08 2019

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:	\$60.18
Total amount due:	\$60.18
Payment Due By:	02/26/2019
Amount Enclosed	\$

650148521995

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Your payment options are:

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

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

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

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

Account: 211006276375
 Statement Date: 02/05/2019
 Current month's charges due 02/26/2019



Details of Charges – Service from 01/01/2019 to 01/31/2019

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	01/31/2019	44,100		43,677		423 kWh	1	31 Days

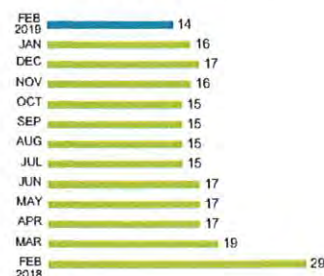
Basic Service Charge		\$18.14
Energy Charge	423 kWh @ \$0.06011/kWh	\$25.43
Fuel Charge	423 kWh @ \$0.02719/kWh	\$11.50
Florida Gross Receipt Tax		\$1.41
Electric Service Cost		\$56.48
Franchise Fee		\$3.70
Total Electric Cost, Local Fees and Taxes		\$60.18

Total Current Month's Charges

\$60.18

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Fuel sources we use to serve you

For the 12-month period ending December 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 77%, Coal 17%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

Register now for help during emergencies

Tampa Electric knows some of our customers have special needs which can be aided through local governmental agencies. Such needs could be caused by a community-wide emergency. Each county we serve allows its residents to pre-register with a local response team that provides aid to persons who require special assistance during evacuations and sheltering because of disabilities.

For more information, please call the special-needs registry in your area:

(813) 307-8063 (Hillsborough County)

(727) 847-2411 (Pasco County)

(863) 298-7027 (Polk County)

(727) 464-3800 (Pinellas County)

Make staying safe in emergencies a top priority.

Medical Watch

Tampa Electric's Medical Watch program identifies residential customers who use electrically powered, life-sustaining equipment.

The objective of the Medical Watch program is to encourage customers to notify Tampa Electric of their situations so that special procedures can be implemented when:

- Disconnection of customer electric service is required in response to electric bill non-payment;
- Planned service interruptions must occur for power line equipment maintenance.

To qualify, the patient residing at the customer of record's address must:

- Be dependent upon electrically powered medical equipment to sustain life;
- Be certified as eligible by his or her Florida-licensed attending physician.

Participation in the Medical Watch program does not provide priority restoration. The program does not automatically extend service payment options nor does it guarantee uninterrupted electric service.

Note: Customers are solely responsible for any backup equipment or power supply. Tampa Electric recommends that customers have a well-planned course of action in the event of a power outage or interruption of service.

Call Tampa Electric to apply for participation in the Medical Watch program:

(813) 225-5051 (Hillsborough County)

(863) 298-6051 (Polk County)

1-888-223-0800 (All other counties and out-of-state)



Statement Date: 02/05/2019
Account: 211006276698

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

Current month's charges: \$35.19
Total amount due: \$35.19
Payment Due By: 02/26/2019

Your Account Summary

Previous Amount Due	\$139.51
Payment(s) Received Since Last Statement	-\$139.51
Current Month's Charges	\$35.19
Total Amount Due	\$35.19

Date Rec'd Rizzetta & Co., Inc. FEB 08 2019
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.



Helping neighbors in need

Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills. Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006276698

Current month's charges: \$35.19
Total amount due: \$35.19
Payment Due By: 02/26/2019
Amount Enclosed \$

650148521996

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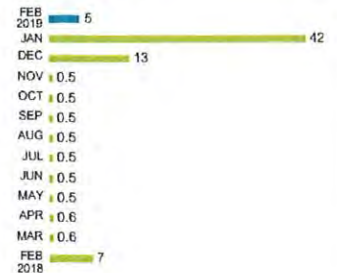
Service for: 1261 SCOTT ST E, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C23391	01/31/2019	25,892		25,731		161 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	161 kWh @ \$0.06011/kWh	\$9.68
Fuel Charge	161 kWh @ \$0.02719/kWh	\$4.38
Florida Gross Receipt Tax		\$0.83
Electric Service Cost		\$33.03
Franchise Fee		\$2.16

Total Electric Cost, Local Fees and Taxes
\$35.19
Total Current Month's Charges
\$35.19
Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

Important Messages
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1-888-223-0800 (All other counties and out-of-state)



Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: BOS Meeting** was published in **Tampa Bay Times: 1/25/19**, 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 01/25/2019.

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

LEGAL NOTICE

ENCORE COMMUNITY DEVELOPMENT DISTRICT REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on February 7, 2019 at 4:00 p.m. at the Tampa Housing Authority, located at 5301 West Cypress Street, Tampa, Florida 33607. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

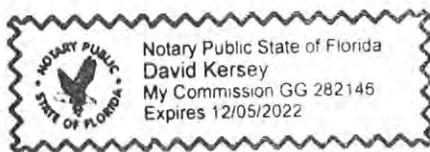
Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the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

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

Encore Community Development District
Christine Perkins, District Manager

1/25/2019

732772-1





YELLOWSTONE
LANDSCAPE

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

Invoice

Invoice: INV-0000247549
Invoice Date: January 31, 2019

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: 10141160.201.00016
Project Name: Sylvester Palm Repl w Bis
Encore CDD - ENH

Invoice Due Date: March 2, 2019
Invoice Amount: \$3,721.38

Description	Quantity	Price	Total Price
Removal & Install Of Palm Tree	1.00	3,721.38	\$3,721.38

Invoice Total \$3,721.38

RECEIVED

FEB 07 2019

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

D/M approval CP Date 2/8/19

Date entered FEB 08 2019

Fund 001 GL 53900 OC 4650

Check # _____

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



Enhancement Proposal

Job Name:	Sylvester Palm Replacement with Blsmark -Report Item #15	Proposal #	
Property Name:	Encore CDD	Date:	December 5, 2018
Client:	Encore Community Development District		
Address:	c/o Rizzetta & Company Inc. 9428 Camden Field Parkway		
City/State/Zip:	Riverview, FL 33578		
Phone:	813-533.2950		

NOTES: Christine Perkins

Yellowstone Landscape will complete the work described below:

Description

Report Item # 15 . Remove dead Sylvester and replace with new 12'-14' OA 4'-6' GW Bismarckia Palm.

Project Pricing Summary

Materials & Labor	3,721.38
Equipment	-
Site & Additional Services	-
Total Price	\$ 3,721.38

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:

Christine Perkins District Manager

Tim Boverox

Date: 12/6/18

Date: December 5, 2018

Internal Use Only	
Project Number:	District: <u>San Antonio</u>
PO Reference: <u>10141160.201.00016</u>	Date Work Completed: <u>1-16-19</u>



YELLOWSTONE
LANDSCAPE

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

Invoice

Invoice: INV-0000248312
Invoice Date: January 31, 2019

Account: 22443
PO Number:

Bill To:

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

Riverview, FL 33578

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

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

Invoice Due Date: March 2, 2019
Invoice Amount: \$286.00

Description	Quantity	Price	Total Price
Irrigation Repairs Per Proposal	1.00	286.00	\$286.00

Invoice Total \$286.00

RECEIVED

FEB 07 2019

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

D/M approval CP Date 2/8/19

FEB 08 2019

Date entered _____

Fund 001 GL 53900 OC 4614

Check # _____



Excellence in Commercial Landscaping

Post Office Box 849 || Bunnell FL 32110

Tel 386.437.6211 || Fax 386.586.1286

Invoice

Invoice: TM 4552
Invoice Date: February 15, 2019

PO Number:

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Encore CDD
Terms: Net 30

Invoice Due Date: March 17, 2019

Invoice Amount: \$5,204.00

Description	Current Amount
Monthly Landscape Maintenance February 2019	\$5,204.00

Invoice Total \$5,204.00

IN COMMERCIAL LANDSCAPING

RECEIVED

FEB 21 2019

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

D/M approval CP Date 2/26/19

Date entered FEB 22 2019

Fund 001 GL 53900 OC 4604 → 4790.75

Check # _____ 4609 → 221.75

4652 → 191.50

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

Tab 3 A

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY, RIVERVIEW FL 33578

**Operation and Maintenance Expenditures
January 2019
For Board Approval
Chiller Fund**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2019 through January 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$44,827.44**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

January 1, 2019 Through January 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cardno, Inc.	001268	512739	Engineering Services Through 12/14/18	\$ 67.50
City of Tampa Utilities	001272	0506703-001=8 12/18	1237 E Harrison St 12/18	\$ 479.73
City of Tampa Utilities	001272	0506703-002=5 12/18	1304 N Nebraska Ave 12/18	\$ 56.71
Frontier Florida LLC	001270	813-223-7101-092412-5 01/19	Acct 813-223-7101-092412-5 01/19	\$ 588.35
IPFS Corporation	001273	GAA-836199 02/19	General/POL Liability Ins FY18/19 Pmt 4 of 10	\$ 2,940.27
Rizzetta & Company, Inc.	001269	INV0000037411	District Management Fees 01/19	\$ 355.00
Tampa Bay Trane	001275	210118	HVAC Asset Management Contract 12/18	\$ 14,000.00
Tampa Bay Trane	001275	212762	Select Quarterly/Bill Qtrly Contract From 01/01/19	\$ 14,000.00
TECO	001271	211006277308 12/18	1200 Nebraska Av N 12/18	<u>\$ 12,339.88</u>
Report Total				<u>\$ 44,827.44</u>



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

INVOICE

EFT Remittance:
Account Name: Cardno, Inc.
Bank Name: HSBC Bank USA, NA
ABA Number: 123006389
Account Number: 447007033
Email Notification: payments.infra@cardno.com
Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 200, Lone Tree, CO 80124

Phone: 720 257 5800 Fax: 720 257 5801

www.cardno.com

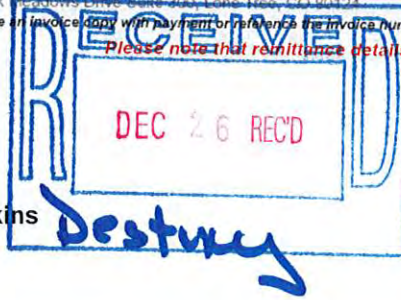
Please include in invoice copy with payment or reference the invoice number(s) and project number(s) on your remittance.

Please note that remittance details have changed

Encore CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Attention: Christine Perkins

Invoice # : 512739
Project : 0202414631
Project Name : Encore CDD
Invoice Group : **
Invoice Date : 12/19/2018



For Professional Services Rendered through: 12/14/2018

Salaries

Rate Schedule Labor	405.00	
Total Salaries		405.00

Expenses

Regular Expenses	54.50	
Total Expenses		54.50
Current Invoice		459.50

Total this Invoice	459.50
Amount Due This Invoice **	459.50

DEC 27 2018

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

D/M approval CP Date 1/2/19

Date entered DEC 28 2018

Fund 401 GL 51300 OC 3103 \$67.50

Check# 001 51300 3103 \$392.00

Phase : **** -- TBE Labor & Expenses - NTE

Rate Schedule Labor

<u>Class / Employee Name</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Project Manager				
Woodcock, Gregory J.	10/22/2018	0.50	135.00	67.50
Coordiante with Corey Clark regading landscape plan for Trio. Coordiane3t with PRMG and Christine regarding chiller rate study.				
	10/23/2018	2.00	135.00	270.00
Trio punchlist preparation.				
	10/24/2018	0.50	135.00	67.50
Finalize punchlist and exhibit for Trio and send to group.				
		3.00		405.00
Rate Schedule Labor				405.00

Regular Expenses

<u>Vendor Name</u>	<u>Doc Nbr</u>	<u>Date</u>	<u>Cost</u>	<u>Multiplier</u>	<u>Amount</u>
MILEAGE					
Woodcock, Gregory J.	187293	10/18/2018	54.50	1.00	54.50
Tempo Review; 100 Miles @0.545 Per Mile					
Regular Expenses					54.50

Total Phase : **** -- TBE Labor & Expenses - NTE

Labor : 405.00
Expense : 54.50

Total Project: 0202414631 -- Encore CDD

459.50



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

Amount Now Due

\$479.73

Make Check Payable:
City of Tampa Utilities

Your Account Number

0506703-001=8



BILL DATE: 01/22/2019

PAY NEW CHARGES BY: 02/06/2019



111
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

05067030018 0000047973

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: 01/22/2019

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

SERVICE TO: 01/07/2019

Amount Now Due

\$479.73

Your Account Number

0506703-001=8

Water Customer Class

LARGE INDUSTRIAL

Water Usage History

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

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
010111234 WTR	00089 H	00089	32	00	00
010111234 WTR	4062 P	4061	32	01	00
012024493 WTR	0099	0099	32	00	00
012011270 WTR	00826	00826	29	00	00
017063414 WTR	2183	2086	32	97	72

LAST BILLING		578.64
LESS PAYMENTS		578.64CR
WATER MINIMUM CHARGE		16.50
WATER SUBTOTAL	16.50	
UTILITY TAX 10%		1.65
WASTEWATER CHARGE	98.0 @ 4.71	461.58

JAN 25 2019
Date Rec'd Rizzetta & Co., Inc.
D/M approval CP Date 1/29/19
Date entered JAN 5 2019
Fund 401 GL 53600 OC 4301
Check# _____

See Reverse Side for
additional information

Pay This Amount

\$479.73

PLEASE PAY BY DUE DATE OF 02/06/2019



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

Amount Now Due

\$56.71

Make Check Payable:
City of Tampa Utilities

Your Account Number

0506703-002=5



BILL DATE: 01/14/2019

PAY NEW CHARGES BY: 02/06/2019



118
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

05067030025 0000005671

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



ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

BILL DATE: 01/14/2019

Service For:

ENCORE COMMUNITY DEVELOPMENT
1304 N NEBRASKA AVE

SERVICE TO: 01/07/2019

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
010061898 WTR	0331	0330	32	01	00

LAST BILLING				93.63
LESS PAYMENTS				93.63CR
WATER TIER 1 CHARGE		1.0 @	2.43	2.43
TBW PASS-THROUGH		1.0 @	0.00	0.00
WATER SUBTOTAL	2.43			
UTILITY TAX 10%				0.24
WASTEWATER CHARGE		1.0 @	4.71	4.71
SOLID-WASTE COMMERCIAL CHARGE				49.33

Amount Now Due

\$56.71

Your Account Number

0506703-002=5

Water Customer Class

SMALL COMMERCIAL

Water Usage History

Months	Gallons (1000's)
JAN	0
DEC	4
NOV	1
OCT	2
SEP	1
AUG	0
JUL	1
JUN	0
MAY	0
APR	0
MAR	3
FEB	0
JAN	0

Date Rec'd Rizzetta & Co., Inc. JAN 18 2019

D/M approval CP Date 1/29/19
JAN 24 2019

Date entered _____

Fund 401 GL 53600 OC 4301

Check# _____

See Reverse Side for additional information

Pay This Amount

\$56.71

PLEASE PAY BY DUE DATE OF 02/06/2019

Date Rec'd Rizzetta & Co., Inc. JAN 08 2019
 D/M approval CP Date 1/14/19
 Date entered JAN 14 2019
 Fund 401 GL 57200 OC 4102
 Check# _____

Account Summary

New Charges Due Date	1/25/19
Billing Date	1/01/19
Account Number	813-223-7101-092412-5
PIN	3297
Previous Balance	287.55
Payments Received Thru 1/01/19	.00
Balance Forward	287.55
New Charges	300.80
Total Amount Due	\$588.35

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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

Frontier
COMMUNICATIONS

P.O. Box 5157, Tampa, FL 33675

AB 01 001340 06850 B 7 A



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

PAYMENT STUB

Total Amount Due **\$588.35**

New Charges Due Date 1/25/19

Account Number 813-223-7101-092412-5

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

Amount Enclosed \$ **588.35**

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

FRONTIER
 PO BOX 740407
 CINCINNATI OH 45274-0407



109070813223710109241200000287550000588355

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.

CURRENT BILLING SUMMARY

Local Service from 01/01/19 to 01/31/19

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
Other Charges-Detailed Below		13.31
Federal Excise Tax		.73
Federal USF Recovery Charge		4.88
FCA Long Distance - Federal USF Surcharge		4.00
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		241.88
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		1.72
FL State Communications Services Tax		-2.00
FL State Gross Receipts Tax		-1.02
City Communications Services Tax		-2.36
Total Non Basic Charges		53.49
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 300.80

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Late Payment Fee		1/01	13.31
1 Business High Speed Internet Fee	AUTOCH	1/01	3.99
1 Frontier Road Work Recovery Surcharge			
	AUTOCH	1/01	1.25
Additional Line Discount	AUTOCH	1/01	-30.00
Solutions Bundle Discount	AUTOCH	1/01	-22.00
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	1/01	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	1/01	3.99
813/223-7101 Subtotal			-25.15
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	1/01	4.31
813/223-7960 Subtotal			4.31
Partial Month Charges			
FiOS Internet Bus 99 MO	PROMOTION	1/01 1/31	-25.00
813/223-7101 Subtotal			-25.00
Subtotal			-45.84

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 \$361.58 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 Carrier Cost Recovery Surcharge will increase to \$4.99. Questions? Please contact customer service.



IPFS CORPORATION

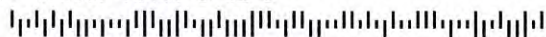
P.O. BOX 412086
 KANSAS CITY, MO 64141-2086
 PHONE: (800)584-9969 - FAX: (770)225-2866
 ipfs.com

JAN 18 2019

Date Rec'd Rizzetta & Co., Inc.

D/M approval CP Date 1/29/18Date entered JAN 24 2019Fund 001 GL 51300 OC 4501 → 238.31Check# 001 53900 4503 → 794.54
401 53900 4503 → 2940.27

AB 01 014413 78119 B 42 B



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

NOTICE OF PAYMENT DUE

DATE MAILED	ACCOUNT NUMBER	DUE DATE
01/14/19	GAA-836199	02/01/19

FOR QUESTIONS, PLEASE CALL: (800)584-9969

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown.

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

CURRENT BALANCE	PAYMENT DUE
\$27,811.84	\$3,973.12

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Kindly disregard the past due payment amount if this has already been paid. A notice of intent to cancel (NOI) may have been previously issued and if so that NOI remains in full force and effect and your insurance policies may be cancelled if the past due payment is not paid by the date noted in the NOI. This additional reference to your past due payment is as a courtesy only and does not in any way change the due date of such payment as reflected in your agreement with IPFS.

Make payments, view account information or register for eForms at ipfs.com.

First time users please use access code **L99JE82M** to register.

DETACH HERE

Written notations on this coupon will NOT be received.
 To ensure proper credit, include coupon with payment.

PREBIL (10/16) Copyright 2018 IPFS Corporation

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

For any overnight or priority
 delivery, please mail to:
 IPFS CORPORATION
 1055 BROADWAY
 11TH FLOOR
 KANSAS CITY, MO 64105

Make payments, view account information or
 register for eForms at ipfs.com.
 First time users please use access code
L99JE82M to register.
 For questions, please call (800)584-9969

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
4	GAA-836199	02/01/19

PAYMENT DUE: \$3,973.12
 OUTSTANDING FEES DUE: \$198.66
 PAST DUE AMOUNT: \$0.00

PAYMENT DUE**\$4,171.78**

IF RECEIVED AFTER 02/06/19

A LATE FEE WILL APPLY

\$198.66

PLEASE PAY THIS AMOUNT

\$4,370.44

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. Box 730223
Dallas, TX 75373-0223

GAA08361995 00004370442

014413 1/1

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

Invoice

Date	Invoice #
1/1/2019	INV0000037411

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
January	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 DEC 19 2018</p> <p>Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>CP</u> Date <u>1/2/19</u> Date entered <u>DEC 28 2018</u> Fund <u>001</u> GL <u>51300</u> OC <u>*</u> Check # <u>401</u> <u>51300</u> <u>4201</u> <u>001</u> <u>53900</u> <u>4658</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

210118

INVOICE DATE

12/05/2018

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: 12/01/2018	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. DEC 13 2018
D/M approval CP Date 12/11/18
Date entered DEC 28 2018
Fund 401 GL 57200 OC 4306
Check# _____

Sub Total
14,000.00

Sales Tax
0.00

TOTAL AMOUNT DUE ---->

14,000.00

1969-2018
49
YEARS OF
EXCELLENCE
Tampa Bay Trane
www.tampabaytrane.com

To view our current terms and conditions follow the link below

http://www.tampabaytrane.com/Terms-Conditions/Service_TC.pdf

YOUR EQUIPMENT HAS BEEN SERVICED USING PROPER RECOVERY AND RECLAMATION PROCEDURES TO PRESERVE THE ENVIRONMENT AND 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

212762

INVOICE DATE

01/09/2019

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: 01/01/2019	14,000.00

MONTHLY BILLING ON (2) CVHF1070, (3) COOLING TOWERS, (8) PUMPS, (9) VFDs, (2) EXHAUST FANS, (1) BCHC012, (1) LPCAA3, (3) JTR200 AND CONTROLS

Date Rec'd Rizzetta & Co., Inc. JAN 15 2019
D/M approval JR Date 1/22
Date entered JAN 18 2019
Fund 401 GL 53900 OC 4306
Check# _____

Sub Total
14,000.00

Sales Tax
0.00

TOTAL AMOUNT DUE ---->

14,000.00



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: 01/09/2019

Account: 211006277308

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

Current month's charges:	\$12,826.33
Total amount due:	\$12,339.88
Payment Due By:	01/30/2019

Your Account Summary

Previous Amount Due	\$22,415.21
Payment(s) Received Since Last Statement	-\$22,415.21
Miscellaneous Credits	-\$486.45
Credit balance after payments and credits	-\$486.45
Current Month's Charges	\$12,826.33
Total Amount Due	\$12,339.88

Date Rec'd Rizzetta & Co., Inc. JAN 15 2019
D/M approval gr Date 1/22
JAN 18 2019
Date entered _____
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.



Go paperless for perks!

Goodbye clutter. Hello convenience. Paperless Billing is free, secure and a good way to help the environment.

Learn more and sign up > tecoupport.com/paperlessbilling

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:	\$12,826.33
Total amount due:	\$12,339.88
Payment Due By:	01/30/2019

Amount Enclosed \$

681012660762

00002489 01 AV 0 37 33578 FTECO101091923205110 00000 02 01000000 011 02 9204 003



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

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

6810126607622110062773080000012339885

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Your payment options are:

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

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

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

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

Account: 211006277308
 Statement Date: 01/09/2019
 Current month's charges due 01/30/2019

Details of Charges – Service from 12/05/2018 to 01/04/2019

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	01/04/2019	4,308		3,909		119,700 kWh	300.0000	31 Days
C10615	01/04/2019	3.12		0		934.8 kW	300.0000	31 Days

Basic Service Charge		\$30.24
Energy Charge	119,700 kWh @ \$0.06494/kWh	\$7,773.32
Fuel Charge	119,700 kWh @ \$0.02719/kWh	\$3,254.64
Capacity Charge	119,700 kWh @ \$0.00075/kWh	\$89.78
Energy Conservation Charge	119,700 kWh @ \$0.00272/kWh	\$325.58
Environmental Cost Recovery	119,700 kWh @ \$0.00220/kWh	\$263.34
Florida Gross Receipt Tax		\$300.95
Electric Service Cost		\$12,037.85
Franchise Fee		\$788.48

Total Electric Cost, Local Fees and Taxes

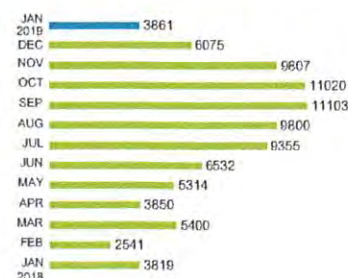
\$12,826.33

Total Current Month's Charges

\$12,826.33

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$486.45

Total Current Month's Credits

-\$486.45

Important Messages

Annual Deposit Interest Credit

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



Important information about your deposit interest

Per the Florida Public Service Commission(FPSC) tariff requirements, Tampa Electric pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record is more than six months old (per the FPSC) receives a deposit interest credit on this bill.

NEW YEAR. LOWER RATES.

Beginning in January, commercial and industrial customers will see bills drop by about 8 to 10 percent, depending on usage. Those are the lowest rates in 13 years. And that's a great start to a new year.

Visit tampaelectric.com/rates to learn more.

MORE POWER TO YOU



TEC120618



Tab 3 B

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY, RIVERVIEW FL 33578

**Operation and Maintenance Expenditures
February 2019
For Board Approval
Chiller Fund**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2019 through February 28, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$28,384.40**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

February 1, 2019 Through February 28, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cardno, Inc.	001277	510070	Engineering Services Through 9/14/18	\$ 460.59
City of Tampa Utilities	001282	0506703-001=8 01/19	1237 E Harrison St 01/19	\$ 333.72
City of Tampa Utilities	001282	0506703-002=5 01/19	1304 N Nebraska Ave 01/19	\$ 56.71
Frontier Florida LLC	001278	813-223-7101-092412-5 02/19	Acct 813-223-7101-092412-5 02/19	\$ 2.65
IPFS Corporation	001279	GAA-836199 03/19	General/POL Liability Ins FY18/19 Pmt 5 of 10	\$ 3,138.93
Rizzetta & Company, Inc.	001276	INV0000037937	District Management Fees 02/19	\$ 355.00
Tampa Bay Trane	001280	214834	HVAC Asset Management Contract 02/19	\$ 14,000.00
TECO	001281	211006277308 01/19	1200 Nebraska Av N 01/19	<u>\$ 10,036.80</u>
Report Total				<u>\$ 28,384.40</u>



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

INVOICE

EFT Remittance:
Account Name: Cardno, Inc.
Bank Name: HSBC Bank USA, NA
ABA Number: 123006389
Account Number: 447007033
Email Notification: payments.infra@cardno.com
Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124

Phone: 720 257 5800 Fax: 720 257 5801

www.cardno.com

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

Please note that remittance details have changed

Encore CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614
Attention: Christine Perkins

Invoice #: 510070
Project: 0202414631
Project Name: Encore CDD
Invoice Group: **
Invoice Date: 9/21/2018

For Professional Services Rendered through: 9/14/2018

Total Salaries 1,228.75

Total Expenses 55.59

Current Invoice 1,284.34

Total this Invoice 1,284.34

Amount Due This Invoice ** 1,284.34

RECEIVED

FEB 6 2019

Date Rec'd by State & Co., Inc.

Date Approval CP Date 2/8/19

Date entered FEB 0 8 2019

Fund 461 51300 003103 → 460.59

Check # 001 - 51300 - 3103 → 823.75

Phase : **** -- TBE Labor & Expenses - NTE

Rate Schedule Labor

<u>Class / Employee Name</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Engineer				
Kostakis, Vasili	5/24/2018	0.50	65.00	32.50
Inspection certification form upload				
Project Manager				
Woodcock, Gregory J.	6/7/2018	2.25	135.00	303.75 (401)
Prepare for and attend Conference Call with Jennifer. Coordinate with Chill Rate Study Consultant and CDD meeting preparation and attend by conference call. General CDD correspondence				
	6/25/2018	0.25	135.00	33.75 (401)
Coordinate with Rob Ori and Christine regarding Chiller Rate Study and Rob attending the August Meeting to answer any questions.				
	7/10/2018	1.50	135.00	202.50
Review broken curb email and photos and send to site masters to obtain a proposal for removal and replacement. Coordinate with Jennifer and contractor for vault maintenance regarding payment and contract moving forward.				
	7/25/2018	0.50	135.00	67.50 (401)
Coordinate with Rob (Chiller Rate Study) regarding meeting and preparation for the meeting				
	8/2/2018	1.00	135.00	135.00
Prepare for and attend CDD meeting via conference call.				
	8/21/2018	1.25	135.00	168.75
Coordinate with staff regarding vault maintenance contractor information and contract information.				
	8/28/2018	0.50	135.00	67.50
Coordinate with Christine and Cardno staff regarding landscape regualtions and tree removal.				
	9/6/2018	0.75	135.00	101.25
Coordiante with Sitemasters and Christine regarnig curb repair proposal and work schedule.				
	9/13/2018	0.25	135.00	33.75
Coordiante with site masters regarding curb repair schedule.				
		8.25		1,113.75
Burke, Thomas F.	5/24/2018	0.50	165.00	82.50
WMD O&M certification form submittal				
Total: Project Manager		8.75		1,196.25

Rate Schedule Labor

1,228.75

Regular Expenses

<u>Vendor Name</u>	<u>Doc Nbr</u>	<u>Date</u>	<u>Cost</u>	<u>Multiplier</u>	<u>Amount</u>
MILEAGE					
Woodcock, Gregory J.	167830	5/16/2018	55.59	1.00	55.59 (401)
Encore Vault Swfwmd Cert; 102 Miles @0.545 Per Mile					

Regular Expenses

55.59

Total Phase : **** -- TBE Labor & Expenses - NTE

Labor : 1,228.75
Expense : 55.59

Total Project: 0202414631 -- Encore CDD

1,284.34



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

Amount Now Due

\$333.72

Make Check Payable:
City of Tampa Utilities

Your Account Number

0506703-001=8



BILL DATE: 02/14/2019

PAY NEW CHARGES BY: 03/07/2019



187
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

05067030018 0000033372

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: 02/14/2019

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

SERVICE TO: 02/05/2019

Amount Now Due

\$333.72

Your Account Number

0506703-001=8

Water Customer Class

LARGE INDUSTRIAL

Water Usage History

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

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
010111234 WTR	00089 H	00089	29	00	00
010111234 WTR	4062 P	4062	29	00	00
012024493 WTR	0099	0099	31	00	00
012011270 WTR	00826	00826	31	00	00
017063414 WTR	2250	2183	31	67	50

LAST BILLING	479.73
LESS PAYMENTS	479.73CR
WATER MINIMUM CHARGE	16.50
WATER SUBTOTAL	16.50
UTILITY TAX 10%	1.65
WASTEWATER CHARGE	315.57

Date Rec'd Rizzetta & Co., Inc. FEB 20 2019

D/M approval CP Date 2/21/19

Date entered FEB 22 2019

Fund 401 GL 53600 OC 4301 → 333.72

Check# _____

See Reverse Side for additional information

Pay This Amount → \$333.72

PLEASE PAY BY DUE DATE OF 03/07/2019



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

Amount Now Due

\$56.71

Make Check Payable:
City of Tampa Utilities

Your Account Number

0506703-002=5



BILL DATE: 02/13/2019

PAY NEW CHARGES BY: 03/07/2019



111
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

05067030025 0000005671

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



ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

BILL DATE: 02/13/2019

Service For:

ENCORE COMMUNITY DEVELOPMENT
1304 N NEBRASKA AVE

SERVICE TO: 02/05/2019

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
010061898 WTR	0332	0331	29	01	00

LAST BILLING				56.71
LESS PAYMENTS				56.71CR
WATER TIER 1 CHARGE		1.0 @	2.43	2.43
TBW PASS-THROUGH		1.0 @	0.00	0.00
WATER SUBTOTAL	2.43			
UTILITY TAX 10%				0.24
WASTEWATER CHARGE		1.0 @	4.71	4.71
SOLID-WASTE COMMERCIAL CHARGE				49.33

Amount Now Due

\$56.71

Your Account Number

0506703-002=5

Water Customer Class

SMALL COMMERCIAL

Water Usage History

Months	Gallons (1000's)
FEB	0
JAN	0
DEC	4
NOV	1
OCT	2
SEP	1
AUG	0
JUL	1
JUN	0
MAY	0
APR	0
MAR	3
FEB	0

Date Rec'd Rizzetta & Co., Inc. FEB 20 2019

D/M approval CP Date 2/26/19

Date entered FEB 22 2019

Fund 401 GL 53600 OC 4301

Check#

See Reverse Side for
additional information

Pay This Amount

\$56.71

PLEASE PAY BY DUE DATE OF 03/07/2019

Date Rec'd Rizzetta & Co., Inc. FEB 12 2019
D/M approval CP Date 2/18/19
Date entered FEB 18 2019
Fund 401 GL 57200 OC 4102
Check# _____

Account Summary

New Charges Due Date	2/25/19
Billing Date	2/01/19
Account Number	813-223-7101-092412-5
PIN	3297
Previous Balance	588.35
Payments Received Thru 1/22/19	-875.90
Thank you for your payment!	
Balance Forward	-287.55
New Charges	290.20
Total Amount Due	\$2.65

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To Pay Your Bill

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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

2.6



P.O. Box 5157, Tampa, FL 33675

AB 01 006223 38573 B 24 A



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

PAYMENT STUB
Total Amount Due

\$2.65

New Charges Due Date 2/25/19

Account Number 813-223-7101-092412-5

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

Amount Enclosed \$ _____

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

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



009009813223710109241200000000000000000002655

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.

CURRENT BILLING SUMMARY

Local Service from 02/01/19 to 02/28/19

813/223-7101.0

Charge

Qty Description		
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		4.88
FCA Long Distance - Federal USF Surcharge		4.00
FL State Communications Services Tax		9.86
FL State Gross Receipts Tax		5.06
City Communications Services Tax		13.28
2 FL Telecommunications Relay Service		.20
2 Hillsborough County 911 Surcharge		.80
Total Basic Charges		230.21
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		1.72
FL State Communications Services Tax		-2.00
FL State Gross Receipts Tax		-1.02
City Communications Services Tax		-2.69
Total Non Basic Charges		53.16
Toll/Other		
Other Charges-Detailed Below		4.99
FCA Long Distance - Federal USF Surcharge		1.00
FL State Communications Services Tax		.29
FL State Gross Receipts Tax		.15
City Communications Services Tax		.40
Total Toll/Other		6.83

TOTAL 290.20

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	2/01	3.99
1 Frontier Road Work Recovery Surcharge			
	AUTOCH	2/01	1.25
Additional Line Discount	AUTOCH	2/01	-30.00
Solutions Bundle Discount	AUTOCH	2/01	-22.00
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	2/01	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	2/01	4.99
813/223-7101 Subtotal			-37.46
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	2/01	4.31
813/223-7960 Subtotal			4.31
Partial Month Charges			
FiOS Internet Bus 99 MO	PROMOTION	2/01 2/28	-25.00
813/223-7101 Subtotal			-25.00
Subtotal			-58.15

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 \$2.65 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.

As of January 1, 2019, the Carrier Cost Recovery Surcharge was increased to \$4.99. Questions? Please contact customer service.

16503



IPFS CORPORATION
P.O. BOX 412086
KANSAS CITY, MO 64141-2086
PHONE: (800)584-9969 - FAX: (770)225-2866
ipfs.com

NOTICE OF PAYMENT DUE

DATE MAILED	ACCOUNT NUMBER	DUE DATE
02/11/19	GAA-836199	03/01/19

FOR QUESTIONS, PLEASE CALL: (800)584-9969

Date Rec'd Rizzetta & Co., Inc. FEB 15 2019

D/M approval CP Date 2/18/19

Date entered FEB 18 2019

Fund 001 GL 51300 OC 4501 → 238.31

Check# 001 53900 4503 → 794.54

401 - 53900 4503 → 2940.27

401 - 53900 - 4503 → 198.66

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown.

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

AB 01 012649 94939 B 37 B



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

CURRENT BALANCE	PAYMENT DUE
\$23,838.72	\$3,973.12

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Kindly disregard the past due payment amount if this has already been paid. A notice of intent to cancel (NOI) may have been previously issued and if so that NOI remains in full force and effect and your insurance policies may be cancelled if the past due payment is not paid by the date noted in the NOI. This additional reference to your past due payment is as a courtesy only and does not in any way change the due date of such payment as reflected in your agreement with IPFS.

Make payments, view account information or register for eForms at ipfs.com.

First time users please use access code **L99JE82M** to register.

DETACH HERE

Written notations on this coupon will NOT be received.
To ensure proper credit, include coupon with payment.

PREBIL (10/16) Copyright 2018 IPFS Corporation

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

For any overnight or priority delivery, please mail to:
IPFS CORPORATION
1055 BROADWAY
11TH FLOOR
KANSAS CITY, MO 64105

Make payments, view account information or register for eForms at ipfs.com.
First time users please use access code **L99JE82M** to register.
For questions, please call (800)584-9969

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
5	GAA-836199	03/01/19

PAYMENT DUE: \$3,973.12
OUTSTANDING FEES DUE: \$198.66
PAST DUE AMOUNT: \$0.00

PAYMENT DUE

\$4,171.78

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. Box 730223
Dallas, TX 75373-0223

IF RECEIVED AFTER 03/06/19
A LATE FEE WILL APPLY
PLEASE PAY THIS AMOUNT

\$198.66

\$4,370.44

GAA08361995 00004370442

012649 1/1

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

Invoice

Date	Invoice #
2/1/2019	INV0000037937

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number	
February		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* → 833.33 *** 401-51300-3201 → 355.00	1.00	\$1,188.33	\$1,188.33	
Field Services 4658**	1.00	\$600.00	\$600.00	
<p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>JAN 24 2019</u></p> <p>D/M approval <u>CP</u> Date <u>1/29/19</u></p> <p style="text-align: center;">JAN 24 2019</p> <p>Date entered _____</p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>*</u></p> <p>Check # <u>001 53900 **</u></p> <p><u>401 51300 ***</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

214834

INVOICE DATE

02/08/2019

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: 02/01/2019	14,000.00

MONTHLY BILLING ON (2) CVHF1070, (3) COOLING TOWERS, (8) PUMPS, (9) VFDs, (2) EXHAUST FANS, (1) BCHC012, (1) LPCAA3, (3) JTR200 AND CONTROLS

Date Rec'd Rizzetta & Co., Inc. **FEB 13 2019**
D/M approval CP Date 2/18/19
Date entered **FEB 18 2019**
Fund 401 GL 57200 OC 4306
Check# _____

Sub Total
14,000.00

Sales Tax
0.00

TOTAL AMOUNT DUE ---->

14,000.00



To view our current terms and conditions follow the link below

http://www.tampabaytrane.com/Terms-Conditions/Service_TC.pdf

YOUR EQUIPMENT HAS BEEN SERVICED USING PROPER RECOVERY AND RECLAMATION PROCEDURES TO PRESERVE THE ENVIRONMENT AND CONSERVE REFRIGERANTS FOR FUTURE USE.

Statement Date: 02/07/2019

Account: 211006277308

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

Current month's charges:	\$10,036.80
Total amount due:	\$10,036.80
Payment Due By:	02/28/2019

Your Account Summary

Previous Amount Due	\$12,339.88
Payment(s) Received Since Last Statement	-\$12,339.88
Current Month's Charges	\$10,036.80
Total Amount Due	\$10,036.80

Date Rec'd Rizzetta & Co., Inc. FEB 12 2019
D/M approval CP Date 2/18/19
Date entered FEB 18 2019
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.



Helping neighbors in need

Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills. Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277308

Current month's charges:	\$10,036.80
Total amount due:	\$10,036.80
Payment Due By:	02/28/2019
Amount Enclosed	\$ _____

672370708536

00005919 01 AV 0 38 33578 FTECO102071923505910 00000 01 01000000 003 02 5919 002



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

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

6723707085362110062773080000010036801

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Your payment options are:

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

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

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

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

Account: 211006277308
Statement Date: 02/07/2019
Current month's charges due 02/28/2019

Details of Charges – Service from 01/05/2019 to 02/04/2019

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

Rate Schedule: General Service-Demand - Optional

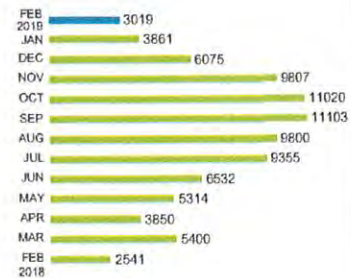
Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
C10615	02/04/2019	4,620	4,308	93,600 kWh	300.0000	31 Days
C10615	02/04/2019	3.04	0	910.5 kW	300.0000	31 Days

Basic Service Charge		\$30.24
Energy Charge	93,600 kWh @ \$0.06494/kWh	\$6,078.38
Fuel Charge	93,600 kWh @ \$0.02719/kWh	\$2,544.98
Capacity Charge	93,600 kWh @ \$0.00075/kWh	\$70.20
Energy Conservation Charge	93,600 kWh @ \$0.00272/kWh	\$254.59
Environmental Cost Recovery	93,600 kWh @ \$0.00220/kWh	\$205.92
Florida Gross Receipt Tax		\$235.49
Electric Service Cost		\$9,419.80
Franchise Fee		\$617.00
Total Electric Cost, Local Fees and Taxes		\$10,036.80

Total Current Month's Charges
\$10,036.80

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

Fuel sources we use to serve you

For the 12-month period ending December 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 77%, Coal 17%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



Register now for help during emergencies

Tampa Electric knows some of our customers have special needs which can be aided through local governmental agencies. Such needs could be caused by a community-wide emergency. Each county we serve allows its residents to pre-register with a local response team that provides aid to persons who require special assistance during evacuations and sheltering because of disabilities.

For more information, please call the special-needs registry in your area:

(813) 307-8063 (Hillsborough County)

(727) 847-2411 (Pasco County)

(863) 298-7027 (Polk County)

(727) 464-3800 (Pinellas County)

Make staying safe in emergencies a top priority.

Medical Watch

Tampa Electric's Medical Watch program identifies residential customers who use electrically powered, life-sustaining equipment.

The objective of the Medical Watch program is to encourage customers to notify Tampa Electric of their situations so that special procedures can be implemented when:

- Disconnection of customer electric service is required in response to electric bill non-payment;
- Planned service interruptions must occur for power line equipment maintenance.

To qualify, the patient residing at the customer of record's address must:

- Be dependent upon electrically powered medical equipment to sustain life;
- Be certified as eligible by his or her Florida-licensed attending physician.

Participation in the Medical Watch program does not provide priority restoration. The program does not automatically extend service payment options nor does it guarantee uninterrupted electric service.

Note: Customers are solely responsible for any backup equipment or power supply. Tampa Electric recommends that customers have a well-planned course of action in the event of a power outage or interruption of service.

Call Tampa Electric to apply for participation in the Medical Watch program:

(813) 225-5051 (Hillsborough County)

(863) 298-6051 (Polk County)

1-888-223-0800 (All other counties and out-of-state)



Tab 4

CLIENT	Rizzetta & Company
PROJECT	ENCORE!®
CONTENTS	Lamp post banner estimate
DATE	2:11:2019



TOBACCO-FREE COMMUNITY

In partnership with the
Florida Department of Health – Hillsborough County

**HEALTH
+ LIFE
IN HARMONY**



DESCRIPTION	DESCRIPTION	HOURS/ UNITS	RATE	AMOUNT	INITIAL FOR ACCEPTANCE
Design	Services for file management (unarchive job, transmit files, review proofs) if client requests an exact reprint. Any design changes will be require a separate estimate.	2.5	\$150	\$375	
Production	Production of 5'x2' full color, two-sided banners with pole pockets on top and bottom	16	\$195	\$3,120	
Pole hardware	Replacement pole banner hardware kits (arms, brackets), if needed	16	\$80	\$1,280	
Installation	Installation of banners and hardware	16	\$65	\$1,040	
TOTAL				\$5,815	

Entity Name

Printed Name of Person Authorizing this Proposal

Date

Billing Address

City

State

Zip Code

Phone Number

Email Address

- + A 33% non refundable deposit is required to initiate project development, with progress billings assessed every 30 days proportionate to the percentage of the project's completion, until the balance of work has been completed.
- + Shipping charges (if applicable) will be billed to the client at cost with no additional mark up.
- + All design charges include up to 3 rounds of standard revisions (unless otherwise specified) and digital proofs will be provided as PDF files.
- + These prices do not include sales tax (if applicable).
- + TERMS: Unless otherwise provided, payment in full shall be net cash (10) days from the date of invoice. Progress billings generated every 30 days until the project balance has been paid in full.
- + BREACH: In the event customer breaches any terms of this contract, customer shall pay all costs which Prismatic incurs in enforcing any terms of this contract, including a reasonable attorney's fee, which shall include all costs and attorney's fees incurred as a result of any appeal of a judgement or order relating to enforcement by Prismatic of this contract. Any action of law, suit in equity or judicial proceeding for the enforcement of this contract or any provision thereof, by either party hereto, shall be instituted only in the courts of Orange County, Florida.
- + All rates are subject to change. The proposed estimate is valid for 30 days from this document's issue date.
- + Past due accounts over 60 days will revert to payment in full upon delivery.
- + Project cancellations will result in creative charges billed to-date at our normal rate of \$150.00/hour.
- + Bounced checks will result in a NSF (Non Sufficient Funds) fee.
- + Past due invoices are subject to late fees equal to 2% of the total invoice amount.
- + Photography, text, fonts and/or any other media that we are to use based upon client direction must be supplied to us digitally.
- + This proposal and all job related communications both verbal, electronic and written are considered confidential and privileged.
- + Along with receipt of deposit payment, the proposal acceptance form must be signed and faxed or mailed back to us in order to initiate project development.

Tab 5

RESOLUTION 2019-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ENCORE
COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND
REMOVING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, Encore Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint and remove Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 4th DAY OF APRIL, 2019.

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

Tab 6

ENCORE

FIELD INSPECTION REPORT



February 12 & March 22, 2019
Rizzetta & Company
John R Toborg– Sr. Field Services Manager



Rizzetta & Company
Professionals in Community Management

Eastern Promenade, Reed, Ella

General Updates, Recent & Upcoming Maintenance Events

- ❑ During the month of March, all Ornamentals, Palms and Specialty Plant Material shall receive applications of 8-0-10, 8-2-12+4Mg & 8-0-10 fertilizer, respectively.
- ❑ The next inoculation of OTC will take place in the middle of March.

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.

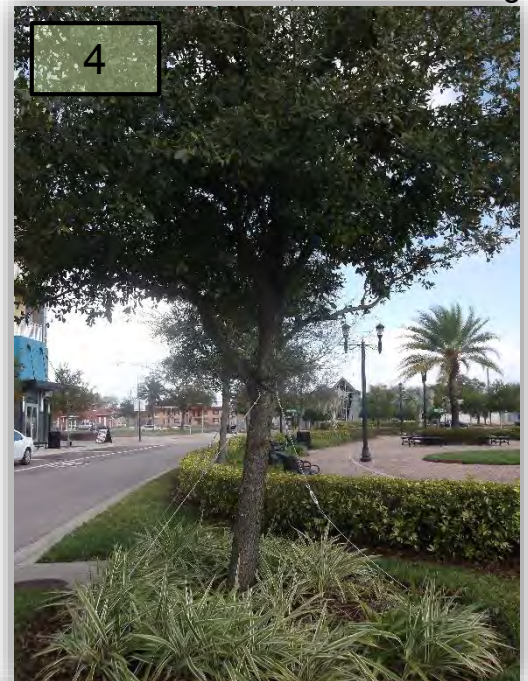
February 12, 2019

1. The newly planted Bismarck on the eastern-most promenade on Ray Charles needs to have its crown cut loose from being bundled together. **Has irrigation been augmented to water this tree in throughout its grow-in period?** (Pic 1)



2. The newly staked Oak (second south of Ray Charles on Blanche Armwood east side) needs to have its drip tubing pinned back below the mulch.
3. It appears turf that was edged was simply thrown back into the turf, maybe explaining why the turf appeared to be "chunked up" in the past. This needs to be disposed of when it is trimmed. (Pic 3>)

4. Was a machine used to straighten the Oak on the north side of the Reed promenade? Even though it has been re-staked, it still is leaning. (Pic 4)



Ray Charles Promenade, Ella, Chiller Park, Blanche Armwood

5. What is the status of the turf opposite the doggie station on the SE corner of the Ella promenade? Was this not to be replaced as well? (Pic 5)



6. Treat dollar weed and other broadleaf weeds in the area where the Christmas Tree sits.
7. Remove weeds from the ROW planters all along Harrison.
8. There are also weeds beginning to appear in the ROW planters on the east side of Governor.
9. There is no indication any of the dead growth in the African Iris has been removed in the Hank Ballard medians.
10. There are a lot of dead weeds remaining in Chiller Park that have been previously sprayed. These need to be hand removed.
11. Although some of the weeds in Chiller Park have been sprayed, other, rather tall, weeds remain and need to be hand pulled. Additionally, all Palm saplings (there are many) need to be removed from this park.
12. We need to cut the Oleander back to a rejuve cut early March in Chiller Park. (Pic 12>)

13. Where tall invasive grasses were cut along the rear wall of Chiller Park, these clippings need to be removed.
14. Remove Palm saplings form the north ROW of Harrison approaching Nebraska.
15. I think it is safe to remove the Bismarck Palm stakes that were installed nearly a year ago.
16. Although the beds on the east side of Blanche Armwood north of Ray Charles are not in great shape as they were previously planted, but then fenced in, we need to keep these beds as neat and weed-free as possible until further direction is given regarding their enhancements or future construction activities.



Ray Charles Promenade, Ella

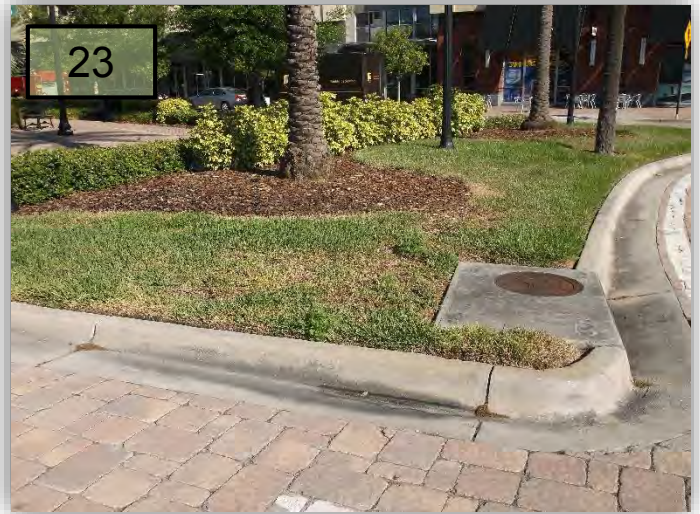
March 22, 2019

17. Eradicate the dollar weed in the Dwarf Asian Jasmine at the east Ray Charles promenade near Nebraska.
18. Also make sure there is always a clear-cut line on the back side of the Jasmine beds to keep them from encroaching into other plants.
19. Lift the street trees on Blanche Armwood north of Ray Charles.
20. In my opinion, the Sylvester Palms are being pruned too tightly. These are being trimmed at nearly a 11:1 - "V" shape, when the spec calls for nothing above a 9:3 be removed. Green (or even yellowing) fronds should not be removed as they create food for the palm to use. (Pic 20)



21. Top the Firecracker Plant in the round planters in all promenades.
22. The spring mix of annuals have been installed under the six palms on the center roundabout and will look excellent once they fill out. (Pic 22>)

23. I would still like to see sod replaced on the SE corner of the Ella promenade. Other areas were replaced ... this was not. Additionally, there is new herbicide damage in the landscape bed in the background. (Pic 23)



24. On the same promenade as above, remove three (3) Flax Lily remaining under an Oak tree.
25. Treat the dollar weed in the circle on the Ella promenade.
26. In February's report, I asked Yellowstone to Install and Invoice a small patch of turf in the inner circle of the Ella promenade. This has not been done yet.
27. All weeds in all paver joints need to be eradicated.
28. Inspect a single browning Dw. India Hawthorn on the NW corner of the Ella promenade and provide a treatment program.



Tempo, Harrison & Central, Chiller Park

29. Remove single Flax Lilies on the east end of the Tempo promenade.

35. There remain a lot of weeds in Chiller Park.

30. Trees in the western end of the Tempo promenade need to be lifted. Remove all Palm saplings here also.

31. There remains an unfinished strip along the northern side of the Tempo promenade. It is unclear who will finish this off and when. (Pic 31)



32. Remove suckers from the Oak trunks south of Harrison on Central.

33. Most all Harrison ROW planters need to have weeds eradicated as well as in the paver areas. They are too large to spray and need to be hand pulled. (Pic 33>)

34. I think a couple of the East Palatka Hollies on the east side of Governor could stand to have a few of their lowest limbs pruned off the tree. Although it may cause the tree to look a bit lop-sided for a while, these limbs are within 3' of the sidewalk and will grow into the direction of the sidewalk.



Proposals

1. I think we need to go ahead and patch in some replacement turf where the Christmas Tree sits. This turf will probably not recover for quite some time. (Install & Invoice)



Tab 7



Proposal #5142

Date: 02/07/2019

From: Tim Bowersox

Proposal For

Rizzetta & Company, Inc.

9428 Camden Field Pkwy
Riverview, FL 33578

main:
mobile:

Location

1004 N Nebraska Ave

Tampa, FL 33602

Property Name: Encore CDD

Pringle Podocarpus Install

Terms: Net 30

Proposal #2 per Field inspection-

Install a row of Dwarf Pringles Podocarpus around the 4 palms that currently have Firecracker Plant.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	20.00	\$49.00	\$980.00
Irrigation labor	2.00	\$49.00	\$98.00
Pringles Podocarpus, 3 gal.	48.00	\$21.25	\$1,020.00
Pine Bark Mulch	60.00	\$9.22	\$553.13

Client Notes

Signature

x

SUBTOTAL \$2,651.13

SALES TAX \$0.00

TOTAL \$2,651.13

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: _____

Tim Bowersox
Office:

Title: _____

Date: _____

Tab 8A

Central Energy Plant Report

January, 2019

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



Christine Perkins, 813-533-2950

CPerkins@rizzetta.com

Terrance Brady, 813-341-9101

terrance.brady@thafi.com

Ashley Christensen, 813-533-2950

AChristensen@rizzetta.com

Heather Mattiza, 813-533-2950

HMattiza@rizzetta.com

SECTION 1: Energy Use Summary

SECTION 2: Key Performance Trends

SECTION 3: Utility Rates

SECTION 4: Plant Failures

SECTION 5: Action Items



BUILDING PERFORMANCE

- ↑ Analyzes data and equipment behavior to see what's happening in your building
- ↑ Uncovers hidden information and opportunities for improvement
- ↑ Provides ongoing analysis and recommended actions for improvement from Trane building professionals



ENERGY ASSESSMENT

- ✓ Provides a baseline of building performance to help you see the potential for improvement
- ✓ Utilizes advanced tools and expertise of Trane professionals to help you visualize and measure building energy data
- ✓ Transforms data into meaningful information, so you can identify and monetize impactful energy projects for sustained results



ENERGY PERFORMANCE

- ⚡ Monitors utilities and analyzes how your building systems are using energy in real time
- ⚡ Aggregates all building energy data using powerful visualizations and robust analytics, for proactive insights
- ⚡ Provides a centralized view for tracking and reporting building information and key performance indicators



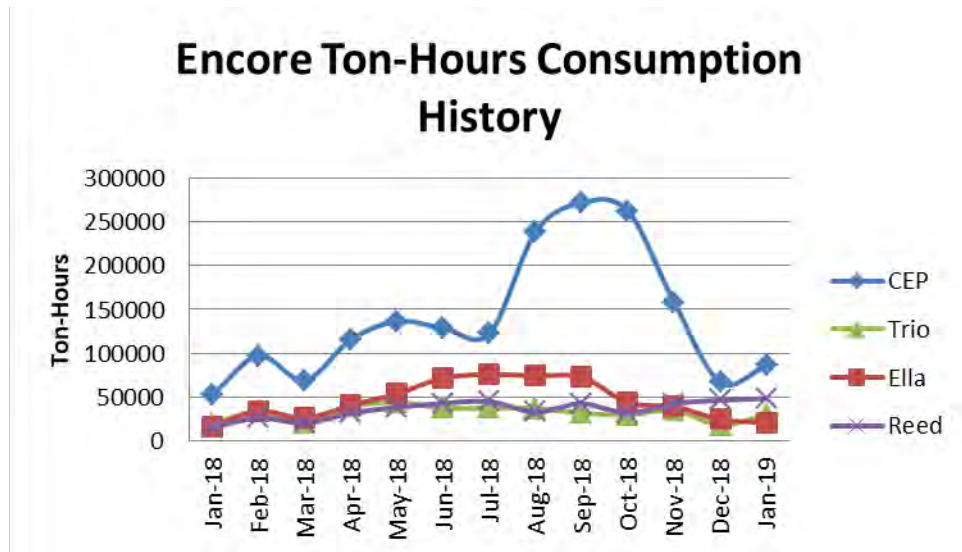
ACTIVE MONITORING

- 👁 Provides 24/7 support and continuous monitoring of your building systems
- 👁 Proactively detects problems to keep your critical systems up and running
- 👁 Resolves issues quickly or initiates action to resolve the issue, with analysis of each alarm by Trane building professionals

SECTION 1: Energy Use Summary**Encore CEP Energy Trend**

- CEP total kWh consumption increased by .22%, and the total cooling degree days increased 9% from the previous month.
- The performance metrics (page 3) indicate a CEP efficiency of 1.25 kW/ton. This is an increase in efficiency compared to last month. This can be attributed to an increase in plant loading.
- The load factor had an increase from December. The load factor was calculated at 15.8%. This is below 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 basically unchanged from the previous month. 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

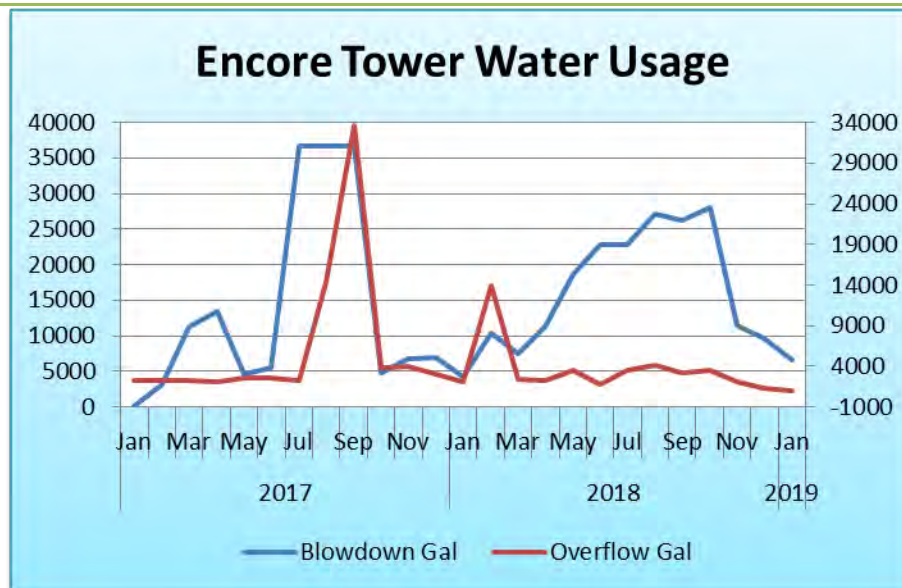
Trio: 30,169 Ton Hours
 Ella: 20,735 Ton Hours
 Reed: 48,328 Ton Hours
 CEP: 86,183 Ton Hours

CEP Metrics

kW per Ton: 1.25 kW/ton
 Load Factor: 15.8%
 kWh: 108,068 kWh

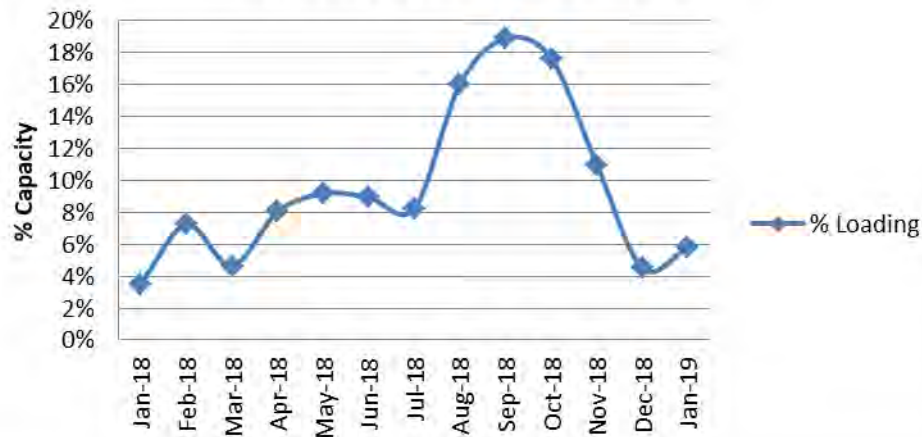
SECTION 2: Key Performance Trends

	This Period	Year-to-date	Comments
Plant Efficiency (kW/ton)	1.25	Best: 0.99 (May) Worst: 1.77 (Mar) Avg: 1.24	This period was slightly above average efficiency.
Plant Loading Capacity	6%	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	19.7%	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	2.8	2.4 (Jan 2018)	On average, the plant can run over 1 day on the ice tanks.
Maximum Days on Ice Tanks	55.2	4.8 (Jan 2017)	Longer cycles between ice regeneration occurs during cooler months.
Tower Conductivity Blow Down Gallons	6,656	6,656	See graph of water usage below
Tower Overflow/softener Blow Down Gallons	900	900	See graph of water usage below
Average CHW Supply Temperature	40.6	40	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	69.5	79.7	Condenser water temperature setpoint was raised.



Blowdown water meter was replaced in September of 2016. Meter was replaced again in May, and October 2017 due to meter plugging up.

Encore Plant Loading



- Plant loading increased 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
CHILLED WATER LEAVING TEMP SENSOR	Invalid reading, Mike Poirson investigating.

Tab 8B

Central Energy Plant Report

February, 2019

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



Christine Perkins, 813-533-2950

CPerkins@rizzetta.com

Terrance Brady, 813-341-9101

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SECTION 1: Energy Use Summary

SECTION 2: Key Performance Trends

SECTION 3: Utility Rates

SECTION 4: Plant Failures

SECTION 5: Action Items



BUILDING PERFORMANCE

- ↑ Analyzes data and equipment behavior to see what's happening in your building
- ↑ Uncovers hidden information and opportunities for improvement
- ↑ Provides ongoing analysis and recommended actions for improvement from Trane building professionals



ENERGY ASSESSMENT

- ✓ Provides a baseline of building performance to help you see the potential for improvement
- ✓ Utilizes advanced tools and expertise of Trane professionals to help you visualize and measure building energy data
- ✓ Transforms data into meaningful information, so you can identify and monetize impactful energy projects for sustained results



ENERGY PERFORMANCE

- ⚡ Monitors utilities and analyzes how your building systems are using energy in real time
- ⚡ Aggregates all building energy data using powerful visualizations and robust analytics, for proactive insights
- ⚡ Provides a centralized view for tracking and reporting building information and key performance indicators



ACTIVE MONITORING

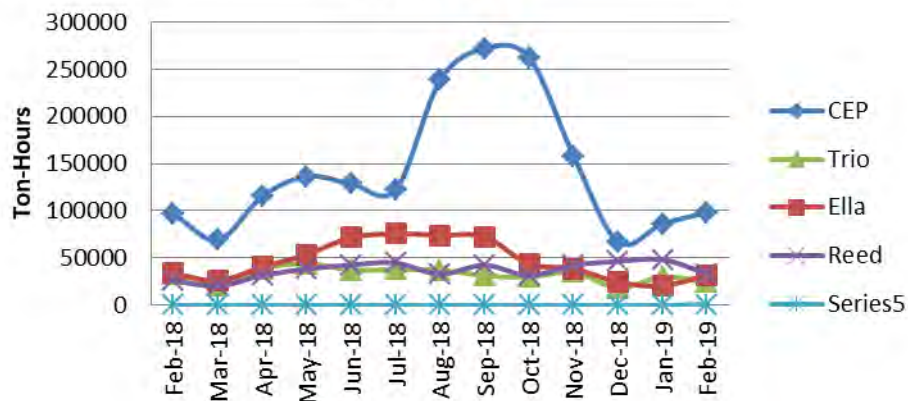
- 👁 Provides 24/7 support and continuous monitoring of your building systems
- 👁 Proactively detects problems to keep your critical systems up and running
- 👁 Resolves issues quickly or initiates action to resolve the issue, with analysis of each alarm by Trane building professionals

SECTION 1: Energy Use Summary**Encore CEP Energy Trend**

- CEP total kWh consumption increased by .41%, and the total cooling degree days increased 252% from the previous month.
- The performance metrics (page 3) indicate a CEP efficiency of 1.56 kW/ton. This is a decrease in efficiency compared to last month. This can be attributed to February only having 28 days.
- The load factor had an increase from December. The load factor was calculated at 22.9%. This is below 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 increased from the previous month. 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.

Encore Ton-Hours Consumption History



SYSTEM PERFORMANCE METRICS

Ton-Hour Consumption

Trio: 24,592 Ton Hours
 Ella: 32,090 Ton Hours
 Reed: 33,485 Ton Hours
 Tempo: 00,441 Ton Hours
 CEP: 98,294 Ton Hours

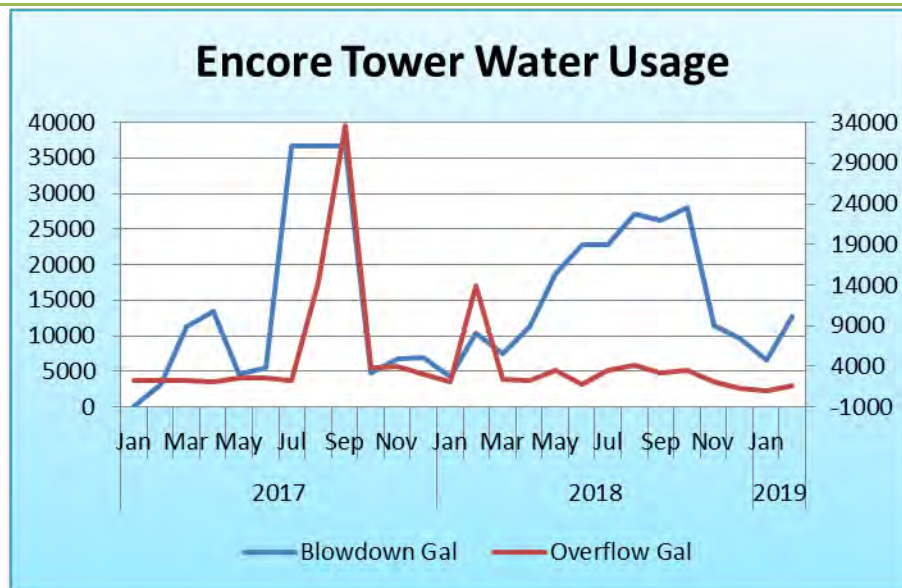
CEP Metrics

kW per Ton: 1.56 kW/ton
 Load Factor: 22.9%
 kWh: 152,902 kWh

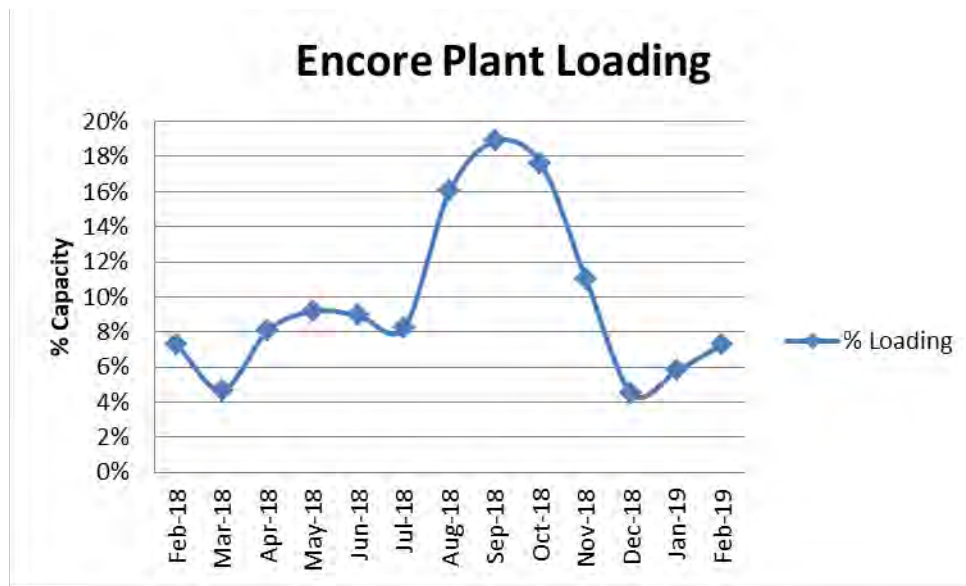
Please note, Tempo reading is for
 3days, February 26 27, & 28.

SECTION 2: Key Performance Trends

	This Period	Year-to-date	Comments
Plant Efficiency (kW/ton)	1.56	Best: 0.99 (May) Worst: 1.77 (Mar) Avg: 1.24	This period was slightly above average efficiency.
Plant Loading Capacity	7%	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	22%	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	1.7	2.4 (Jan 2018)	On average, the plant can run over 1 day on the ice tanks.
Maximum Days on Ice Tanks	75.7	4.8 (Jan 2017)	Longer cycles between ice regeneration occurs during cooler months.
Tower Conductivity Blow Down Gallons	12,795	19,451	See graph of water usage below
Tower Overflow/softener Blow Down Gallons	1,550	2,450	See graph of water usage below
Average CHW Supply Temperature	42.4	40	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	69.5	75.0	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.



- Plant loading increased 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
CHILLED WATER LEAVING TEMP SENSOR	Invalid reading, Mike Poirson investigating.

