



Rizzetta & Company

Encore Community Development District

Board of Supervisors' Meeting June 6, 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	Justin Croom	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

May 29, 2019

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, June 6, 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 April 4, 2019Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for March 2019 & April 2019Tab 2
 - C. Consideration of Chiller Fund Operations & Maintenance Expenditures for March 2019 & April 2019.....Tab 3
- 4. BUSINESS ITEMS**
 - A. Presentation of Proposed Budget for Fiscal Year 2019/2020Tab 4
 1. Consideration of Resolution 2019-02, Approving Proposed Budget and Setting Public Hearing.....Tab 5
 - B. Consideration of Resolution 2019-03, Appointing Assistant Secretary.....Tab 6
 - C. Presentation of Registered Voter Count.....Tab 7
- 5. STAFF REPORTS**
 - A. Field Services Manager
 1. Presentation of April 2019 & May 2019 Field Inspection Report.....Tab 8
 2. Consideration of Landscape Enhancement ProposalTab 9
 - B. District Counsel
 - C. District Engineer
 - D. Chiller System Manager – Trane.....Tab 10
 1. Consideration of Chiller Plant Power Washing Proposal ...Tab 11
 - E. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

Encore Community Development District
Final Agenda for June 6, 2019

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

Sincerely,

Justin Croom

Justin Croom
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, April 4, 2019 at 4:00 p.m.** at the office of Tampa Housing Authority, located at 5301 W. Cypress Street, Tampa, Florida, 33607.

Present and constituting a quorum were:

Dr. Hazel Harvey	Board Supervisor, Chairman
Christine Burdick	Board Supervisor, Assistant Secretary
Billi Johnson-Griffin	Board Supervisor, Assistant Secretary
Julia Jackson	Board Supervisor, Assistant Secretary
Teresa Morning	Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Lauren Gentry	District Counsel; Hopping Green & Sams (via phone)
Jozette Chack-On	Developer Counsel; Saxon Gilmore & Carryway, P.A.
Leroy Moore	Chief Operating Officer; Tampa Housing Authority
Jerome Ryan	Chief Executive Officer; Tampa Housing Authority
Susi Begazo-McGourty	Chief Financial Officer; Tampa Housing Authority
Scott Crow	Account Manager, Yellowstone
Tim Bowersox	Account Manager, Yellowstone

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 February 7, 2019**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Burdick, with all in favor, the Board of Supervisors approved the minutes of the Regular meeting held on February 7, 2019, as presented for the Encore Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for January
2019 & February 2019**

On a Motion by Ms. Jackson, seconded by Ms. Johnson-Griffin, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for January 2019 (\$17,201.27) & February 2019 (\$17,287.06) as presented for the Encore Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Chiller Fund
Operation and Maintenance
Expenditures for January 2019 &
February 2019**

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 January 2019 (\$44,827.44) & February 2019 (\$28,384.00) as presented for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Street Light Pole
Banners Proposal**

Ms. Perkins presented the proposal provided by Prismatic to the Board for the replacement of the Tobacco Free Community banners that were previously provided to the community through a non-renewable grant with the Florida Department of Health for Hillsborough County. Discussion ensued on the desire to keep the Florida Department of Health's logo on the banner given the importance of their partnership, as well as having District Counsel draft an official agreement pertaining to this project.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Burdick, with all in favor, the Board of Supervisors approved the Street Light Pole Banners Proposal (\$5,815.00), subject to obtaining approval from the Florida Department of Health to include their name within the artwork for the Encore Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2019-01,
Designating Officers of the District**

Ms. Perkins presented Resolution 2019-01 to the Board to designate officers of the District due to the recent appointment of Ms. Morning. Ms. Perkins additionally communicated that she had not yet received any materials from any interested candidates for a Board Supervisor appointment. Ms. Harvey expressed her willingness and desire to turn over her seat once a qualified resident was identified to be appointed to the Board, as her term had expired. Ms. Harvey additionally led a discussion on increasing awareness of the position through additional advertising. Discussion continued pertaining to the current Board positions of each Supervisor, and identifying Ms. Burdick to take on the role as Vice Chairman.

On a Motion by Ms. Burdick, seconded by Ms. Morning, with all in favor, the Board of Supervisors adopted Resolution 2019-01, Designating Officers of the District for the Encore Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

1. Presentation of the February 2019 & March 2019 Field Services Reports

Ms. Perkins presented the February 2019 & March 2019 Field Services Reports to the Board.

Mr. Bowersox introduced Mr. Crow as the new Account Manager from Yellowstone. Mr. Bowersox reviewed the February 2019 & March 2019 Yellowstone response to the Field Services Reports (Exhibit A).

Mr. Bowersox also presented two proposals (Exhibit B), First proposal is for St. Augustine Sod replacement on the corner of Ella Promenade, along Ray Charles Blvd. The Second proposal is for flush cut removal of a crashing palm located along Governor St. Ms. Perkins communicated that the work for both proposals could commence.

2. Consideration of Landscape Enhancement Proposal

Discussion ensued pertaining to the recommendation of installing pringle podocarpus, and the Board's desire to instead consider a proposal for trinette arbutus. There was additional discussion pertaining to the current construction surrounding the church, and the developer's responsibility to address any outstanding remediation upon completion of their associated projects.

B. District Counsel

Ms. Gentry had no report.

C. District Engineer

Mr. Woodcock was not present. Ms. Perkins communicated that the Chiller Rate Study was in progress, and there should be a more substantial update to present at the next meeting.

D. Chiller System Manager – Trane

1. Presentation of January 2019 & February 2019 Energy Analysis Report

Ms. Perkins reviewed the January 2019 & February 2019 Energy Analysis Report for the Board. 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 to consider the proposed budget and will be held on June 6, 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. Morning with all in favor, the Board of Supervisors adjourned the meeting at 4:53 p.m. for the Encore Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Encore CDD

EXHIBIT TO 04-04-2019 MINUTES:

Exhibit A - February 2019 & March 2019 Yellowstone Field
Inspection Response

Exhibit B - Yellowstone Landscape Enhancement Proposals

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. 

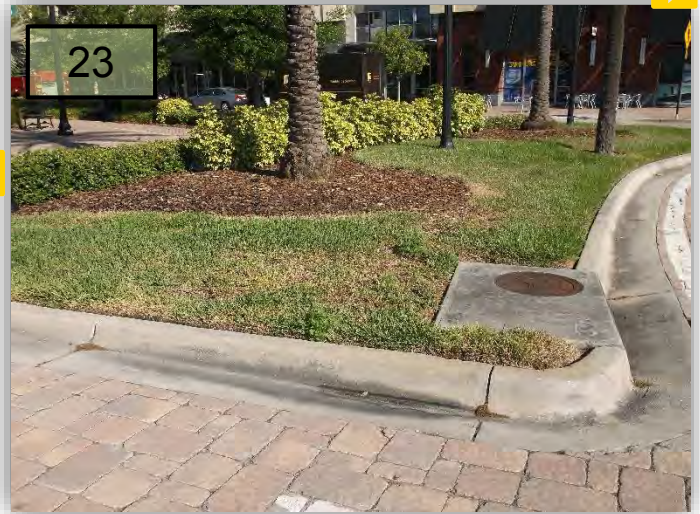
20. In my opinion, the Sylvester Palms are being pruned too tightly. These are being trimmed at nearly a 11:1 - "V" shape, when the spec calls for nothing above a 9:3 be removed. Green (or even yellowing) fronds should not be removed as they create food for the palm to use. (Pic 20) 





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) 




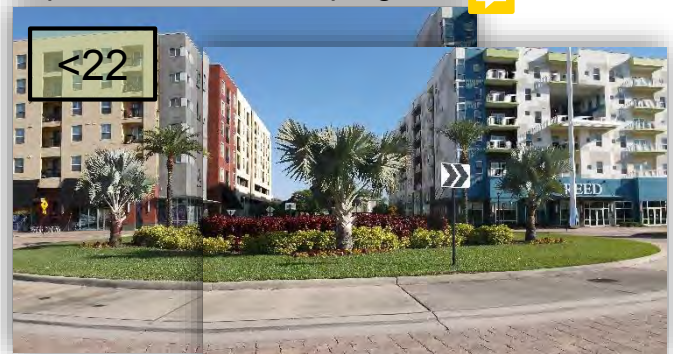
24. On the same promenade as above, remove three (3) Flax Lily remaining under an Oak tree. 

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)





Proposal #10187

Date: 04/04/2019

From: Scott Crow

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

Ella Promenade Turf Repair

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	2.00	\$49.00	\$98.00
St. Augustine	110.00	\$1.50	\$165.00

Client Notes

Turf replacement on the corner of the Ella Promenade, along Ray Charles Blvd.

SUBTOTAL	\$263.00
SALES TAX	\$0.00
TOTAL	\$263.00

Signature

x Christine Perkins

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: Christine Perkins

Title: District Manager

Date: 4/4/19

Assigned To

Scott Crow

Office:

scrow@yellowstonelandscape.com



Proposal #10191

Date: 04/04/2019

From: Scott Crow

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

Palm Tree Removal

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	3.00	\$49.00	\$147.00

Client Notes

Flush cut removal of a crashing palm, located along Governor St, on the south end of the property.

Signature

x

Christine Perkins

SUBTOTAL \$147.00

SALES TAX \$0.00

TOTAL \$147.00

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: Christine Perkins

Title: District Manager

Date: 4/4/19

Assigned To

Scott Crow

Office:

scrow@yellowstonelandscape.com

Tab 2 A

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures March 2019 For Board Approval

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

The total items being presented: **\$24,458.00**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

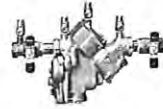
Paid Operation & Maintenance Expenditures

March 1, 2019 Through March 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Drainage & Hydro Inc.	001482	02112019	Inspection & Maint of Stormwater Mangement Sys	\$ 5,900.00
Advanced Drainage & Hydro Inc.	001482	03012019	Sand Filter	\$ 4,900.00
Cardno, Inc.	001474	514558	Engineering Services Through 02/22/19	\$ 337.50
Dennis Fourqurean	001475	7850	Adjusted System 03/18	\$ 195.00
Hopping Green & Sams	001476	105665	General/Monthly Legal Services 01/19	\$ 205.00
Hopping Green & Sams	001484	106087	General/Monthly Legal Services 02/19	\$ 1,211.50
IPFS Corporation	001483	GAA-836199 04/19	General/POL Liability Ins FY18/19 Pmt 6 of 10	\$ 1,032.85
Julia Jackson	001480	JJ020719	Board of Supervisors Meeting 02/07/19	\$ 200.00
Rizzetta & Company, Inc.	001477	INV0000039099	District Management Fees 03/19	\$ 3,957.91
Rizzetta Technology Services	001478	INV0000004153	Website Hosting Service 03/19	\$ 100.00
TECO	001481	Summary 02/19	Electric Summary 02/19	\$ 1,113.26
Yellowstone Landscape	001479	TM 4798	Irrigation Repairs 02/19	\$ 100.98
Yellowstone Landscape	001485	TM 8838	Monthly Landscape Maint 03/19	<u>\$ 5,204.00</u>
Report Total				<u>\$ 24,458.00</u>



Advanced Drainage & Hydro



March 11, 2019

Invoice #02112019

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

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

Advanced Drainage & Hydro Inc. is pleased to have the following tasks completed for the Quarter 1/
2019:

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

This Amount due is\$5,900.00

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

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

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

Sincerely,

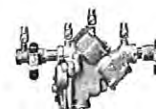
Don Kipp
Project Manager
Advanced Drainage & Hydro Inc.
Mobile (813) 957-3162
Dkipp1@verizon.net

RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAR 14 2019
D/M approval CP MAR 18 2019 3/20/19
Date entered _____
Fund 001 GL 53800 OC 4599
Check # _____



Advanced Drainage & Hydro



March 10, 2019

INVOICE#03102019

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

**Invoice for Sand Filter
Encore Project
Tampa, FL**

Advanced Drainage & Hydro Inc. has completed the tasks:

- Removal of the dark crusted sand from the top to a depth of 3" to 4" from the filter top.
- Inspection of the system and underdrains.
- Replacement of sand with clean FDOT filter sand and rake to grade.

This Amount due for work completed\$4,900.00

Make check payable to: Advanced Drainage and Hydro Inc.

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

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

Sincerely,

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

RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAR 14 2019

D/M approval CP Date 3/20/19

Date entered MAR 18 2019

Fund 001 GL 53800 OC 4599

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 # : 514558
Project : 0202414631
Project Name : Encore CDD
Invoice Group : **
Invoice Date : 2/25/2019

For Professional Services Rendered through: 2/22/2019

Salaries

Rate Schedule Labor	405.00	
Total Salaries		405.00
Current Invoice		405.00
Total this Invoice		405.00
Amount Due This Invoice **		405.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. FEB 26 2019

D/M approval CP Date 3/4/19

Date entered MAR 04 2019

Fund 001 GL 51300 OC 3103
\$ 337.50

Check #

401 51300 3103
\$ 67.50

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.	1/30/2019	0.50	135.00	67.50
Review agenda for upcoming meeting	2/7/2019	2.25	135.00	303.75
Coordiante with Christine regarding stormwater vault maintenance. Prepare for and attend CDD meeting via conference call. Coordiante with Rob Ori regarding chiller rate study status. Coordiante schedule for April meeting	2/8/2019	0.25	135.00	33.75
Review emails regarding tempo city approvals.		3.00		405.00

Rate Schedule Labor

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

Labor : 405.00
Expense : 0.00

Total Project: 0202414631 -- Encore CDD

405.00

FOURQUREAN WELL DRILLING
8920 SOUTH MOBLEY ROAD
TAMPA, FL 33626

PHONE & FAX: (813) 926-6600

INVOICE

Date: 03/01/19
Due Date: 03/31/19

Inv. No.: 7850
Page No.: 1

ENCORE CDD
12750 CITRUS PARK LANE
SUITE 115
TAMPA FL 33625

ENCORE

REFERENCE TERMS YOUR # OUR # SALES REP

0/ 0/ N30

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
REFERENCE	MEASURE		ITEM DISCOUNT	

ADJUSTED SYSTEM

1.0

195.0000

195.00

RECEIVED

MAR 04 2019

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

D/M approval CP Date 3/4/19

Date entered _____

Fund 001 GL 53900 OC 4614

Check # _____

THANKS - WE APPRECIATE YOUR BUSINESS!

SUB TOTAL	195.00
TAX	0.00
TOTAL	195.00
NET TO PAY	195.00

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

February 22, 2019

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

Bill Number 105665
Billed through 01/31/2019

General Counsel/Monthly Meeting

ENCORE 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

01/18/19	JLK	Continue research on ADA related issues; confer with insurance representatives on various ADA related issues; continue drafting model agreement for district dissemination.	0.10 hrs
01/25/19	JLK	Research and draft updated rules of procedure; research and update FEMA procurement documents for debris removal services.	0.10 hrs
01/31/19	MCE	Monitor proposed legislation which may impact district.	0.50 hrs
Total fees for this matter			\$205.00

MATTER SUMMARY

Kilinski, Jennifer L.	0.20 hrs	250 /hr	\$50.00
Eckert, Michael C.	0.50 hrs	310 /hr	\$155.00

TOTAL FEES \$205.00

TOTAL CHARGES FOR THIS MATTER \$205.00

BILLING SUMMARY

Kilinski, Jennifer L.	0.20 hrs	250 /hr	\$50.00
Eckert, Michael C.	0.50 hrs	310 /hr	\$155.00

TOTAL FEES \$205.00

TOTAL CHARGES FOR THIS BILL \$205.00

Please include the bill number on your check.

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

D/M approval CP Date 3/4/19

Date entered MAR 04 2019

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

March 15, 2019

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

Bill Number 106087
Billed through 02/28/2019

General Counsel/Monthly Meeting

ENCORE 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

02/06/19	JLK	Review agenda package and prepare for board meeting; confer with Rizzetta regarding status of ADA documentation and provide comments on same.	1.40 hrs
02/07/19	JLK	Attend board meeting; post meeting wrap up; confer regarding ADA status.	1.30 hrs
02/28/19	JLK	Continue ADA related research and case law updates; continue refining and negotiating ADA website agreement; review websites for commencement of compliance responsibilities; confer with DM regarding various posting and ADA related issues.	0.10 hrs
02/28/19	SRS	Continue research regarding ADA website accessibility.	0.10 hrs
02/28/19	CGS	Monitor proposed legislation which may impact district.	1.30 hrs
02/28/19	LMF	Review website for regulatory compliance status; review website for ADA compliance.	0.10 hrs

Total fees for this matter \$1,211.50

MATTER SUMMARY

Stuart, Cheryl G.	1.30 hrs	365 /hr	\$474.50
Kilinski, Jennifer L.	2.80 hrs	250 /hr	\$700.00
Fiore, Lydia M. - Paralegal	0.10 hrs	125 /hr	\$12.50
Sandy, Sarah R.	0.10 hrs	245 /hr	\$24.50

TOTAL FEES \$1,211.50

TOTAL CHARGES FOR THIS MATTER **\$1,211.50**

BILLING SUMMARY

Stuart, Cheryl G.	1.30 hrs	365 /hr	\$474.50
Kilinski, Jennifer L.	2.80 hrs	250 /hr	\$700.00
Fiore, Lydia M. - Paralegal	0.10 hrs	125 /hr	\$12.50
Sandy, Sarah R.	0.10 hrs	245 /hr	\$24.50

=====

TOTAL FEES

\$1,211.50

TOTAL CHARGES FOR THIS BILL

\$1,211.50

Please include the bill number on your check.

RECEIVED

MAR 20 2019

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

D/M approval CP Date 3/25/19

MAR 22 2019

Date entered _____

Fund 001 GL 51400 OC 3107

Check # _____

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

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

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
6	GAA-836199	04/01/19

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

Make payments, view account information or
register for electronic forms at ipfs.com.
First time users please use access code
L99JE82M to register.

For questions, please call (800)584-9969

PAYMENT DUE:

\$3,973.12

IF RECEIVED AFTER 04/06/19

A LATE FEE WILL APPLY

\$198.66

PLEASE PAY THIS AMOUNT

\$4,171.78

MAKE CHECK PAYABLE AND REMIT TO:

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

GAA08361995 00003973125

DETACH HERE

(12/17) Copyright 2018 IPFS Corporation

RECEIVED

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

D/M approval CP Date 3/20/19
MAR 18 2019

Date entered _____

Fund 001 GL 51300 OC 4501 → 238.31

Check # 001 53900 4503 → 794.54

401 53900 4503 → 2940.27

**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 # _____

Invoice

Date	Invoice #
3/1/2019	INV0000039099

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of		Terms	Client Number
March		Upon Receipt	00201
Description	Qty	Rate	Amount
District Management Services 3101 3101	1.00	\$2,274.58	\$2,274.58
Administrative Services 3100	1.00	\$250.00	\$250.00
Accounting Services 3201	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 style="text-align: center;">FEB 26 2019</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>CP</u> Date <u>3/4/19</u></p> <p>Date entered _____ MAR 04 2019</p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3101</u></p> <p>Check # <u>001</u> <u>51300</u> <u>3100</u></p> <p><u>001 - 51300 4201</u></p> <p><u>400 - 51300 4201</u></p> <p><u>001 - 53900 4658</u></p> <p style="text-align: right;">SEE ABOVE</p>			
Subtotal			\$4,312.91
Total			\$4,312.91

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
3/1/2019	INV0000004153

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
March		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

Date Rec'd Rizzetta & Co., Inc. FEB 27 2019

D/M approval CP Date 3/4/19

Date entered MAR 04 2019

Fund 001 GL 51300 OC 5103

Check # _____

Encore CDD
TECO Summary 02/19
Period Covered: 02/01/19-03/01/19

<u>Account Number</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Location</u>	<u>GL Account</u>
211006275021	03/06/19	03/27/19	\$ 102.64	1302 Nebraska Av N	4301
211006277597	03/06/19	03/27/19	\$ 221.22	1200 Nebraska Av N	4301
211006277886	03/06/19	03/27/19	\$ 127.25	1008 Nebraska Av N	4301
211006277001	03/06/19	03/27/19	\$ 168.18	1200 Nebraska Av N	4301
211006275344	03/06/19	03/27/19	\$ 132.49	1101 Scott St E #A	4301
211006275609	03/06/19	03/27/19	\$ 144.98	1199 Scott St E #B	4301
211006276102	03/06/19	03/27/19	\$ 136.69	1231 Scott St E	4301
211006276375	03/06/19	03/27/19	\$ 55.79	1261 Scott St E	4301
211006276698	03/06/19	03/27/19	\$ 24.02	1261 Scott St E Chr Lights	4307
TOTAL			<u>\$ 1,113.26</u>		

53100	4301	\$ 1,089.24	Utility
53100	4307	\$ 24.02	Street Lights
TOTAL		<u>\$ 1,113.26</u>	

RECEIVED

MAR 12 2019

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

D/M approval CP Date 3/13/19

Date entered MAR 12 2019

Fund 001 GL 53100 OC ★

Check # _____

Statement Date: 03/06/2019

Account: 211006275021

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



Current month's charges:	\$102.64
Total amount due:	\$102.64
Payment Due By:	03/27/2019

Your Account Summary

Previous Amount Due	\$116.37
Payment(s) Received Since Last Statement	-\$116.37
Current Month's Charges	\$102.64
Total Amount Due	\$102.64

Date Rec'd Rizzetta & Co., Inc. MAR 12 2019

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



Zap Cap
SYSTEMS®

A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive **free installation** now through April 30, 2019.

Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.

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

Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



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:	\$102.64
Total amount due:	\$102.64
Payment Due By:	03/27/2019

Amount Enclosed \$ _____

657555932571

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

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

6575559325712110062750210000000102648

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: 03/06/2019
Current month's charges due 03/27/2019


Details of Charges – Service from 01/31/2019 to 02/28/2019

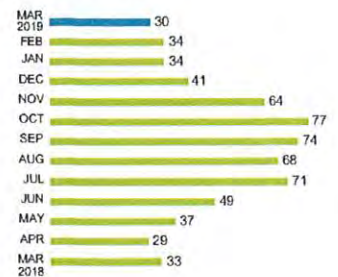
Service for: 1302 N NEBRASKA AVE, TAMPA, FL 33602-2846

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000057697	02/28/2019	3,795	2,927		868 kWh	1	29 Days

Basic Service Charge		\$18.14
Energy Charge	868 kWh @ \$0.06011/kWh	\$52.18
Fuel Charge	868 kWh @ \$0.02719/kWh	\$23.60
Florida Gross Receipt Tax		\$2.41
Electric Service Cost		\$96.33
Franchise Fee		\$6.31
Total Electric Cost, Local Fees and Taxes		\$102.64
Total Current Month's Charges		\$102.64

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

Important Messages
Important Rate Information for Lighting Customers

Starting in January 2019 your energy costs dropped compared to your 2018 bill. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric. If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, bills will be lower than last year and remain among the lowest in the state, even with this increase in fuel costs. This is all part of our commitment to safely provide reliable, affordable power to you.

To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.

Vintage rates continue in 2019



Can you think of anything you purchase today that's the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, large commercial and industrial customers will see an increase of 4 percent or greater, depending on usage. But even with this increase in fuel costs, bills will be lower than last year and remain among the lowest in the state. In fact, you'll be paying a lower amount for electricity than you did in **2013**. This is all part of our commitment to safely provide reliable, affordable power to you.

We can help you manage your energy usage and save money. Did you know Tampa Electric offers more energy-efficiency programs than any other electric company in the state? Check them out at tampaelectric.com/bizsave and get started saving.

More about your bill

If you are interested in more details about the components of your bill, please refer to the *Understanding Your Charges* information page on the back of your bill. Visit tecoaccount.com to view your bill online.

We're here for you

Want to learn more about your electric rates or how you can save energy and money? Please visit us at tampaelectric.com or call us to speak with a dedicated Business and Industry specialists:

Hillsborough County (813) 228-1010

Polk County (863) 299-0800

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

Effective April 2019

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 10.59 per kW
Energy Charge:	1.59¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ 0.03 per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494 ¢ per kWh
Fuel Charge:	3.227 ¢ per kWh
Capacity Charge:	0.007 ¢ per kWh
Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

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

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 3.57 per kW of billing demand \$ 7.02 per kW of peak billing demand
	On-Peak Off-Peak
Energy Charge:	2.921 (¢ per kWh) 1.054 (¢ per kWh)
Fuel Charge:	3.411 (¢ per kWh) 3.149 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 (¢ per kWh)

Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW
Energy Charge:	2.524 ¢ per kWh
Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

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

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW of billing demand On-Peak Off-Peak
Energy Charge:	2.524 (¢ per kWh) 2.524 (¢ per kWh)
Fuel Charge:	3.377 (¢ per kWh) 3.118 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

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

Statement Date: 03/06/2019

Account: 211006277597

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



Current month's charges: \$221.22
Total amount due: \$221.22
Payment Due By: 03/27/2019

Your Account Summary

Previous Amount Due	\$307.30
Payment(s) Received Since Last Statement	-\$307.30
Current Month's Charges	\$221.22
Total Amount Due	\$221.22

MAR 12 2019
Date Rec'd Rizzetta & Co., Inc. _____
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Zap Cap
SYSTEMS®
A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive **free installation** now through April 30, 2019.

Visit tampaelectric.com/zapcap or call **877 SURGE 22** to learn more and sign up.

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

Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



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: \$221.22
Total amount due: \$221.22
Payment Due By: 03/27/2019

Amount Enclosed \$

657555932578

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

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

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

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

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

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

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

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

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

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

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

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

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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:

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

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

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

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

Account: 211006277597
Statement Date: 03/06/2019
Current month's charges due 03/27/2019



Details of Charges – Service from 02/01/2019 to 03/01/2019

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	03/01/2019	41,445		39,334		2,111 kWh	1	29 Days

Basic Service Charge		\$18.14
Energy Charge	2,111 kWh @ \$0.06011/kWh	\$126.89
Fuel Charge	2,111 kWh @ \$0.02719/kWh	\$57.40
Florida Gross Receipt Tax		\$5.19
Electric Service Cost		\$207.62
Franchise Fee		\$13.60
Total Electric Cost, Local Fees and Taxes		\$221.22
Total Current Month's Charges		\$221.22

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Important Rate Information for Lighting Customers

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Vintage rates continue in 2019



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Hillsborough County (813) 228-1010

Polk County (863) 299-0800

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

Effective April 2019

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ 0.03 per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494 ¢ per kWh
Fuel Charge:	3.227 ¢ per kWh
Capacity Charge:	0.007 ¢ per kWh
Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

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

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 3.57 per kW of billing demand \$ 7.02 per kW of peak billing demand
	On-Peak Off-Peak
Energy Charge:	2.921 (¢ per kWh) 1.054 (¢ per kWh)
Fuel Charge:	3.411 (¢ per kWh) 3.149 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 (¢ per kWh)

Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW
Energy Charge:	2.524 ¢ per kWh
Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

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

Statement Date: 03/06/2019

Account: 211006277886

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



Current month's charges:	\$127.25
Total amount due:	\$127.25
Payment Due By:	03/27/2019

Your Account Summary

Previous Amount Due	\$141.75
Payment(s) Received Since Last Statement	-\$141.75
Current Month's Charges	\$127.25
Total Amount Due	\$127.25

Date Rec'd Rizzetta & Co., Inc. MAR 12 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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



Zap Cap
SYSTEMS®

A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive **free installation** now through April 30, 2019.

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Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277886

Current month's charges:	\$127.25
Total amount due:	\$127.25
Payment Due By:	03/27/2019

Amount Enclosed \$

657555932579

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.

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

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

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

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

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

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

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

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

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

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

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

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- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469. (A convenience fee will be charged to your bank account or credit card.)

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

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

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Account: 211006277886
Statement Date: 03/06/2019
Current month's charges due 03/27/2019



Details of Charges – Service from 02/01/2019 to 03/01/2019

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

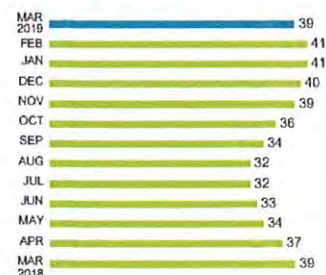
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
E75290	03/01/2019	89,551	88,425		1,126 kWh	1	29 Days

Basic Service Charge		\$18.14
Energy Charge	1,126 kWh @ \$0.06011/kWh	\$67.68
Fuel Charge	1,126 kWh @ \$0.02719/kWh	\$30.62
Florida Gross Receipt Tax		\$2.99
Electric Service Cost		\$119.43
Franchise Fee		\$7.82
Total Electric Cost, Local Fees and Taxes		\$127.25
Total Current Month's Charges		\$127.25

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Statement Date: 03/06/2019
Account: 211006277001

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




Current month's charges:	\$168.18
Total amount due:	\$168.18
Payment Due By:	03/27/2019

Your Account Summary

Previous Amount Due	\$176.48
Payment(s) Received Since Last Statement	-\$176.48
Current Month's Charges	\$168.18
Total Amount Due	\$168.18

Date Rec'd Rizzetta & Co., Inc. MAR 12 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____



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A TAMPA ELECTRIC PROGRAM

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277001

Current month's charges:	\$168.18
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Payment Due By:	03/27/2019
Amount Enclosed	\$

657555932577

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

MAIL PAYMENT TO:
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Hearing Impaired/TTY
711

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813-275-3909

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Account: 211006277001
 Statement Date: 03/06/2019
 Current month's charges due 03/27/2019



Details of Charges – Service from 02/01/2019 to 03/01/2019

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	03/01/2019	88,684		87,129		1,555 kWh	1	29 Days

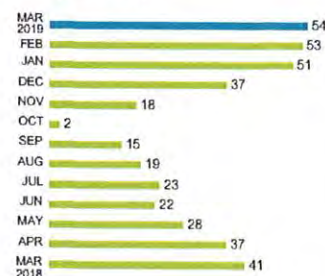
Basic Service Charge		\$18.14
Energy Charge	1,555 kWh @ \$0.06011/kWh	\$93.47
Fuel Charge	1,555 kWh @ \$0.02719/kWh	\$42.28
Florida Gross Receipt Tax		\$3.95
Electric Service Cost		\$157.84
Franchise Fee		\$10.34
Total Electric Cost, Local Fees and Taxes		\$168.18

Total Current Month's Charges

\$168.18

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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Energy Conservation Charge:	\$ 0.93 per kW	
Environmental Charge:	0.214¢ per kWh	

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

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

Statement Date: 03/06/2019
Account: 211006275344

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



Current month's charges:	\$132.49
Total amount due:	\$132.49
Payment Due By:	03/27/2019

Your Account Summary

Previous Amount Due	\$139.93
Payment(s) Received Since Last Statement	-\$139.93
Current Month's Charges	\$132.49
Total Amount Due	\$132.49

Date Rec'd Rizzetta & Co., Inc. MAR 12 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____



Zap Cap
SYSTEMS®

A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with
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advanced surge protection and back-up power.

Receive **free installation** now through
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Visit tampaelectric.com/zapcap or call
877 SURGE 22 to learn more and sign up.

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- Know what you owe. Reference your most recent bill or log into your online account.



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006275344

Current month's charges:	\$132.49
Total amount due:	\$132.49
Payment Due By:	03/27/2019
Amount Enclosed	\$

657555932572

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

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

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

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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.

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- 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: 211006275344
 Statement Date: 03/06/2019
 Current month's charges due 03/27/2019



Details of Charges – Service from 02/01/2019 to 03/01/2019

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	03/01/2019	64,370		63,189		1,181 kWh	1	29 Days

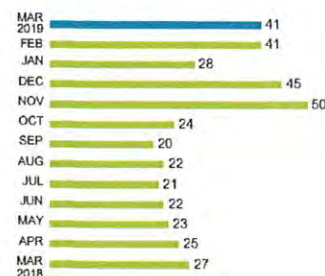
Basic Service Charge		\$18.14
Energy Charge	1,181 kWh @ \$0.06011/kWh	\$70.99
Fuel Charge	1,181 kWh @ \$0.02719/kWh	\$32.11
Florida Gross Receipt Tax		\$3.11
Electric Service Cost		\$124.35
Franchise Fee		\$8.14
Total Electric Cost, Local Fees and Taxes		\$132.49

Total Current Month's Charges

\$132.49

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Important Rate Information for Lighting Customers

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To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.

Vintage rates continue in 2019



Can you think of anything you purchase today that's the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, large commercial and industrial customers will see an increase of 4 percent or greater, depending on usage. But even with this increase in fuel costs, bills will be lower than last year and remain among the lowest in the state. In fact, you'll be paying a lower amount for electricity than you did in **2013**. This is all part of our commitment to safely provide reliable, affordable power to you.

We can help you manage your energy usage and save money. Did you know Tampa Electric offers more energy-efficiency programs than any other electric company in the state? Check them out at tampaelectric.com/bizsave and get started saving.

More about your bill

If you are interested in more details about the components of your bill, please refer to the *Understanding Your Charges* information page on the back of your bill.

Visit tecoaccount.com to view your bill online.

We're here for you

Want to learn more about your electric rates or how you can save energy and money? Please visit us at tampaelectric.com or call us to speak with a dedicated Business and Industry specialists:

Hillsborough County (813) 228-1010

Polk County (863) 299-0800

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

Effective April 2019

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ 0.03 per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494 ¢ per kWh
Fuel Charge:	3.227 ¢ per kWh
Capacity Charge:	0.007 ¢ per kWh
Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

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

Basic Service Charge:	\$30.24 per month	
Demand Charge:	\$ 3.57 per kW of billing demand	
	\$ 7.02 per kW of peak billing demand	
	On-Peak	Off-Peak
Energy Charge:	2.921 (¢ per kWh)	1.054 (¢ per kWh)
Fuel Charge:	3.411 (¢ per kWh)	3.149 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW	
Energy Conservation Charge:	\$ 1.17 per kW	
Environmental Charge:	0.220 (¢ per kWh)	

Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW
Energy Charge:	2.524 ¢ per kWh
Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$ (0.03) per kW
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Interruptible Service Time-of-Day (IST)-Closed to new customers

Basic Service Charge:	\$626.90 per month	
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Statement Date: 03/06/2019
Account: 211006275609

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



Current month's charges: \$144.98
Total amount due: \$144.98
Payment Due By: 03/27/2019

Your Account Summary

Previous Amount Due	\$157.86
Payment(s) Received Since Last Statement	-\$157.86
Current Month's Charges	\$144.98
Total Amount Due	\$144.98

Date Rec'd Rizzetta & Co., Inc. MAR 12 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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SYSTEMS®

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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: \$144.98
Total amount due: \$144.98
Payment Due By: 03/27/2019
Amount Enclosed \$

657555932573

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

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Tampa Electric
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Tampa, FL 33601-0111

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Account: 211006275609
Statement Date: 03/06/2019
Current month's charges due 03/27/2019



Details of Charges – Service from 02/01/2019 to 03/01/2019

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

Rate Schedule: General Service - Non Demand

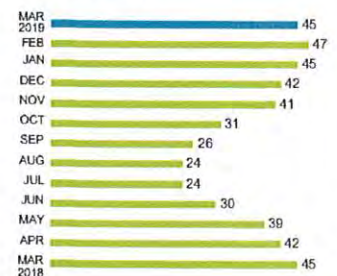
Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G49889	03/01/2019	726		99,414		1,312 kWh	1	29 Days

Basic Service Charge		\$18.14
Energy Charge	1,312 kWh @ \$0.06011/kWh	\$78.86
Fuel Charge	1,312 kWh @ \$0.02719/kWh	\$35.67
Florida Gross Receipt Tax		\$3.40
Electric Service Cost		\$136.07
Franchise Fee		\$8.91
Total Electric Cost, Local Fees and Taxes		\$144.98
Total Current Month's Charges		\$144.98

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Important Rate Information for Lighting Customers

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Polk County (863) 299-0800

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

Effective April 2019

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Basic Service Charge:	\$30.24 per month
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Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ 0.03 per kW
Energy Conservation Charge:	\$ 1.17 per kW
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Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
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Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
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Statement Date: 03/06/2019

Account: 211006276102

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



Current month's charges:	\$136.69
Total amount due:	\$136.69
Payment Due By:	03/27/2019

Your Account Summary

Previous Amount Due	\$144.13
Payment(s) Received Since Last Statement	-\$144.13
Current Month's Charges	\$136.69
Total Amount Due	\$136.69

Date Rec'd Rizzetta & Co., Inc. ~~MAR 12~~ 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____


Zap Cap
SYSTEMS®

A TAMPA ELECTRIC PROGRAM

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006276102

Current month's charges:	\$136.69
Total amount due:	\$136.69
Payment Due By:	03/27/2019

Amount Enclosed \$

657555932574

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

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

6575559325742110062761020000000136696

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Your payment options are:

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

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

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

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

Account: 211006276102
Statement Date: 03/06/2019
Current month's charges due 03/27/2019



Details of Charges – Service from 02/01/2019 to 03/01/2019

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	03/01/2019	93,335		92,110		1,225 kWh	1	29 Days

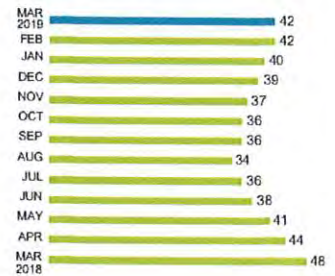
Basic Service Charge		\$18.14
Energy Charge	1,225 kWh @ \$0.06011/kWh	\$73.63
Fuel Charge	1,225 kWh @ \$0.02719/kWh	\$33.31
Florida Gross Receipt Tax		\$3.21
Electric Service Cost		\$128.29
Franchise Fee		\$8.40
Total Electric Cost, Local Fees and Taxes		\$136.69

Total Current Month's Charges

\$136.69

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Important Rate Information for Lighting Customers

Starting in January 2019 your energy costs dropped compared to your 2018 bill. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric. If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, bills will be lower than last year and remain among the lowest in the state, even with this increase in fuel costs. This is all part of our commitment to safely provide reliable, affordable power to you.

To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.

Vintage rates continue in 2019



Can you think of anything you purchase today that's the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, large commercial and industrial customers will see an increase of 4 percent or greater, depending on usage. But even with this increase in fuel costs, bills will be lower than last year and remain among the lowest in the state. In fact, you'll be paying a lower amount for electricity than you did in **2013**. This is all part of our commitment to safely provide reliable, affordable power to you.

We can help you manage your energy usage and save money. Did you know Tampa Electric offers more energy-efficiency programs than any other electric company in the state? Check them out at tampaelectric.com/bizsave and get started saving.

More about your bill

If you are interested in more details about the components of your bill, please refer to the *Understanding Your Charges* information page on the back of your bill. Visit tecoaccount.com to view your bill online.

We're here for you

Want to learn more about your electric rates or how you can save energy and money? Please visit us at tampaelectric.com or call us to speak with a dedicated Business and Industry specialists:

Hillsborough County (813) 228-1010

Polk County (863) 299-0800

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

Effective April 2019

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ 0.03 per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494 ¢ per kWh
Fuel Charge:	3.227 ¢ per kWh
Capacity Charge:	0.007 ¢ per kWh
Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

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

Basic Service Charge:	\$30.24 per month	
Demand Charge:	\$ 3.57 per kW of billing demand \$ 7.02 per kW of peak billing demand	
	On-Peak	Off-Peak
Energy Charge:	2.921 (¢ per kWh)	1.054 (¢ per kWh)
Fuel Charge:	3.411 (¢ per kWh)	3.149 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW	
Energy Conservation Charge:	\$ 1.17 per kW	
Environmental Charge:	0.220 (¢ per kWh)	

Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW
Energy Charge:	2.524 ¢ per kWh
Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

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

Basic Service Charge:	\$626.90 per month	
Demand Charge:	\$ 3.11 per kW of billing demand	
	On-Peak	Off-Peak
Energy Charge:	2.524 (¢ per kWh)	2.524 (¢ per kWh)
Fuel Charge:	3.377 (¢ per kWh)	3.118 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW	
Energy Conservation Charge:	\$ 0.93 per kW	
Environmental Charge:	0.214 ¢ per kWh	

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

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

Statement Date: 03/06/2019

Account: 211006276375

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



Current month's charges: \$55.79
Total amount due: \$55.79
Payment Due By: 03/27/2019

Your Account Summary

Previous Amount Due	\$60.18
Payment(s) Received Since Last Statement	-\$60.18
Current Month's Charges	\$55.79
Total Amount Due	\$55.79

Date Rec'd Rizzetta & Co., Inc. MAR 12 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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

Zap Cap
SYSTEMS®
A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive **free installation** now through April 30, 2019.

Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.

Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006276375

Current month's charges: \$55.79
Total amount due: \$55.79
Payment Due By: 03/27/2019
Amount Enclosed \$

657555932575

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.

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

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

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(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: 211006276375
 Statement Date: 03/06/2019
 Current month's charges due 03/27/2019


Details of Charges – Service from 02/01/2019 to 03/01/2019

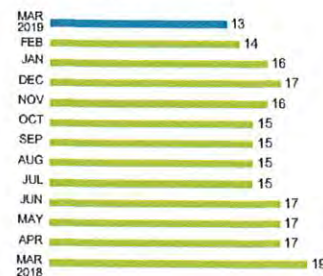
Service for: 1261 SCOTT ST E, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G96757	03/01/2019	44,477		44,100		377 kWh	1	29 Days

Basic Service Charge		\$18.14
Energy Charge	377 kWh @ \$0.06011/kWh	\$22.66
Fuel Charge	377 kWh @ \$0.02719/kWh	\$10.25
Florida Gross Receipt Tax		\$1.31
Electric Service Cost		\$52.36
Franchise Fee		\$3.43
Total Electric Cost, Local Fees and Taxes		\$55.79

Total Current Month's Charges
\$55.79
Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)

Important Messages
Important Rate Information for Lighting Customers

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To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.

Vintage rates continue in 2019



Can you think of anything you purchase today that's the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, large commercial and industrial customers will see an increase of 4 percent or greater, depending on usage. But even with this increase in fuel costs, bills will be lower than last year and remain among the lowest in the state. In fact, you'll be paying a lower amount for electricity than you did in **2013**. This is all part of our commitment to safely provide reliable, affordable power to you.

We can help you manage your energy usage and save money. Did you know Tampa Electric offers more energy-efficiency programs than any other electric company in the state? Check them out at tampaelectric.com/bizsave and get started saving.

More about your bill

If you are interested in more details about the components of your bill, please refer to the *Understanding Your Charges* information page on the back of your bill. Visit tecoaccount.com to view your bill online.

We're here for you

Want to learn more about your electric rates or how you can save energy and money? Please visit us at tampaelectric.com or call us to speak with a dedicated Business and Industry specialists:

Hillsborough County (813) 228-1010

Polk County (863) 299-0800

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

Effective April 2019

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$0.03 per kW
Energy Conservation Charge:	\$1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494 ¢ per kWh
Fuel Charge:	3.227 ¢ per kWh
Capacity Charge:	0.007 ¢ per kWh
Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

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

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$3.57 per kW of billing demand \$7.02 per kW of peak billing demand
	On-Peak Off-Peak
Energy Charge:	2.921 (¢ per kWh) 1.054 (¢ per kWh)
Fuel Charge:	3.411 (¢ per kWh) 3.149 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$1.17 per kW
Environmental Charge:	0.220 (¢ per kWh)

Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$3.11 per kW
Energy Charge:	2.524 ¢ per kWh
Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

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

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$3.11 per kW of billing demand On-Peak Off-Peak
Energy Charge:	2.524 (¢ per kWh) 2.524 (¢ per kWh)
Fuel Charge:	3.377 (¢ per kWh) 3.118 (¢ per kWh)
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Energy Conservation Charge:	\$0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

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

Statement Date: 03/06/2019

Account: 211006276698

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



Current month's charges:	\$24.02
Total amount due:	\$24.02
Payment Due By:	03/27/2019

Your Account Summary

Previous Amount Due	\$35.19
Payment(s) Received Since Last Statement	-\$35.19
Current Month's Charges	\$24.02
Total Amount Due	\$24.02

Date Rec'd Rizzetta & Co., Inc. MAR 12 2019

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

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



Zap Cap
SYSTEMS®

A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive free installation now through April 30, 2019.

Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.

Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



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:	\$24.02
Total amount due:	\$24.02
Payment Due By:	03/27/2019

Amount Enclosed \$ _____

657555932576

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

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

6575559325762110062766980000000024027

Contact Information

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

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

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

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

Understanding Your Electric Charges

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

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

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

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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.

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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.)

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: 03/06/2019
Current month's charges due 03/27/2019



Details of Charges – Service from 02/01/2019 to 03/01/2019

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
C23391	03/01/2019	25,936		25,892		44 kWh	1	29 Days

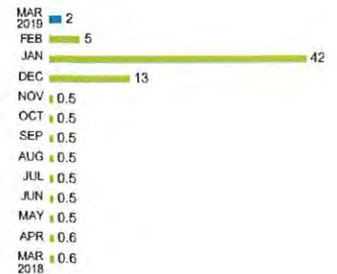
Basic Service Charge		\$18.14
Energy Charge	44 kWh @ \$0.06011/kWh	\$2.64
Fuel Charge	44 kWh @ \$0.02719/kWh	\$1.20
Florida Gross Receipt Tax		\$0.56
Electric Service Cost		\$22.54
Franchise Fee		\$1.48
Total Electric Cost, Local Fees and Taxes		\$24.02

Total Current Month's Charges

\$24.02

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Important Rate Information for Lighting Customers

Starting in January 2019 your energy costs dropped compared to your 2018 bill. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric. If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, bills will be lower than last year and remain among the lowest in the state, even with this increase in fuel costs. This is all part of our commitment to safely provide reliable, affordable power to you.

To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.

Vintage rates continue in 2019



Can you think of anything you purchase today that's the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, large commercial and industrial customers will see an increase of 4 percent or greater, depending on usage. But even with this increase in fuel costs, bills will be lower than last year and remain among the lowest in the state. In fact, you'll be paying a lower amount for electricity than you did in **2013**. This is all part of our commitment to safely provide reliable, affordable power to you.

We can help you manage your energy usage and save money. Did you know Tampa Electric offers more energy-efficiency programs than any other electric company in the state? Check them out at tampaelectric.com/bizsave and get started saving.

More about your bill

If you are interested in more details about the components of your bill, please refer to the *Understanding Your Charges* information page on the back of your bill.

Visit tecoaccount.com to view your bill online.

We're here for you

Want to learn more about your electric rates or how you can save energy and money? Please visit us at tampaelectric.com or call us to speak with a dedicated Business and Industry specialists:

Hillsborough County (813) 228-1010

Polk County (863) 299-0800

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

Effective April 2019

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ 0.03 per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494 ¢ per kWh
Fuel Charge:	3.227 ¢ per kWh
Capacity Charge:	0.007 ¢ per kWh
Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

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

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 3.57 per kW of billing demand \$ 7.02 per kW of peak billing demand
	On-Peak Off-Peak
Energy Charge:	2.921 (¢ per kWh) 1.054 (¢ per kWh)
Fuel Charge:	3.411 (¢ per kWh) 3.149 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 (¢ per kWh)

Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW
Energy Charge:	2.524 ¢ per kWh
Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

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

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW of billing demand
	On-Peak Off-Peak
Energy Charge:	2.524 (¢ per kWh) 2.524 (¢ per kWh)
Fuel Charge:	3.377 (¢ per kWh) 3.118 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

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



YELLOWSTONE
LANDSCAPE

Excellence in Commercial Landscaping

Post Office Box 849 || Bunnell FL 32110

Tel 386.437.6211 || Fax 386.586.1286

Invoice

Invoice: TM 4798
Invoice Date: February 28, 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 30, 2019
Invoice Amount: \$100.98

Description	Current Amount
Service Repair Replaced 3 broken spray heads in park by the well near the bench. Irrigation Repairs	\$100.98

Invoice Total **\$100.98**

RECEIVED

FEB 25 2019

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

D/M approval CP MAR 04 2019 3/4/19

Date entered _____

Fund 001 GL 53900 OC 4614

Check # _____

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



YELLOWSTONE
LANDSCAPE

Excellence in Commercial Landscaping

Post Office Box 849 || Bunnell FL 32110

Tel 386.437.6211 || Fax 386.586.1286

Invoice

Invoice: TM 8838
Invoice Date: March 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: April 14, 2019
Invoice Amount: \$5,204.00

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

Invoice Total **\$5,204.00**

RECEIVED

MAR 20 2019

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

D/M approval CP Date 3/25/19

Date entered _____

Fund 001 GL 53900 OC 4604 → 4790.75

Check # 53900 4609 → 221.75

5900 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, FLORIDA 33578

Operation and Maintenance Expenditures April 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2019 through April 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,680.53**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2019 Through April 30, 2019

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Billi J. Griffin	001490	BG040419	Board of Supervisors Meeting 04/04/19	\$ 200.00
Christine M. Burdick	001489	CB040419	Board of Supervisors Meeting 04/04/19	\$ 200.00
Hazel S. Harvey	001491	HH040419	Board of Supervisors Meeting 04/04/19	\$ 200.00
IPFS Corporation	001496	GAA-836199 05/19	General/POL Liability Ins FY18/19 Pmt 7 of 10	\$ 1,032.85
Julia Jackson	001492	JJ040419	Board of Supervisors Meeting 04/04/19	\$ 200.00
Office Dynamics	001494	00028454	Bind & Ship 5 Agenda Booklets 03/19	\$ 323.90
Rizzetta & Company, Inc.	001486	INV0000039683	District Management Fees 04/19	\$ 3,479.58
Rizzetta Technology Services	001487	INV0000004239	Website Hosting Service 04/19	\$ 100.00
TECO	001497	Summary 03/19	Electric Summary 03/19	\$ 1,088.24
Teresa Morning	001493	TM040419	Board of Supervisors Meeting 04/04/19	\$ 200.00
Times Publishing Company	001488	757557 03/22/19	Legal Advertising 03/19	\$ 92.00
Yellowstone Landscape	001495	TM 10350	2019 Spring Annual Rotation	\$ 1,080.00
Yellowstone Landscape	001495	TM 10351	Irrigation Repairs 02/19	\$ 73.68
Yellowstone Landscape	001495	TM 12557	Irrigation Repairs 03/19	\$ 59.28

Encore Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2019 Through April 30, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>nvoice Amount</u>
Yellowstone Landscape	001498	TM 16603	Monthly Landscape Maint 04/19	\$ 5,204.00
Yellowstone Landscape	001498	TM 16851	Tree Removal 04/19	<u>\$ 147.00</u>
Report Total				<u>\$ 13,680.53</u>

**ENCORE CDD
SUPERVISOR PAY REQUEST**

Meeting Date: April 4, 2019

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

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:00 PM	
Meeting End Time:	4:53 PM	
Total Meeting Time:	53 Minutes	

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

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

DM Signature: Christine Perkins

RECEIVED

Date Rec'd Rizzetta & Co., Inc. APR 05 2019

D/M approval CP Date 4/5/19

Date entered APR 05 2019

Fund 001 GL 51100 OC 1101

Check # _____

INSURED To ensure proper credit, include coupon with payment.
ENCORE COMMUNITY DEVELOPMENT
DISTRICT
9428 CAMDEN FIELD PKWY
C/O RIZZETTA & COMPANY
RIVERVIEW, FL 33578-0519

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
7	GAA-836199	05/01/19

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

Make payments, view account information or
register for electronic forms at ipfs.com.
First time users please use access code
L99JE82M to register.

For questions, please call (800)584-9969

PAYMENT DUE:

\$3,973.12

IF RECEIVED AFTER 05/06/19

A LATE FEE WILL APPLY

\$198.66

PLEASE PAY THIS AMOUNT

\$4,171.78

MAKE CHECK PAYABLE AND REMIT TO:

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

GAA08361995 00003973125

RECEIVED

APR 15 2019

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

D/M approval SR Date 4/15

Date entered APR 15 2019

Fund 001 GL 51300 OC 4501 → 238.31

Check # _____

001 - 53900 4503 → 794.54

401 - 53900 4503 → 2940.27

OFFICE dynamics

not your average print shop!

Invoice

6720 E. Fowler Ave. • Tampa, Florida 33617

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

www.OfficeDynamicsTampa.com

Bill To:

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

Invoice #: 00028454

Date: 3/28/19

Page: 1

DATE	DESCRIPTION	AMOUNT
	5 Agenda booklets 119 color copies, 89 Black & white copies, 11 tabs and coil bound with clear front and Green Back	\$227.80
	UPS to 5 locations	\$96.10
<p>Date Rec'd Rizzetta & Co., Inc. <u>APR 02 2019</u></p> <p>D/M approval <u>CP</u> Date <u>4/5/19</u></p> <p>Date entered <u>APR 05 2019</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>4803</u></p> <p>Check# _____</p>		
<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.</p>		Sales Tax: \$0.00
		Total Amount: \$323.90
		Amount Applied: \$0.00
		Balance Due: \$323.90

Terms: Net 10

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

Invoice

Date	Invoice #
4/1/2019	INV0000039683

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
April		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	1.00	\$1,188.33	\$1,188.33
Field Services 4658	1.00	\$600.00	\$600.00
<p> <i>Handwritten:</i> 401 → 833.33 001 → 355.00 </p>			
<p> RECEIVED Date Rec'd Rizzetta & Co., Inc. <u>MAR 26 2019</u> D/M approval <u>CP</u> Date <u>3/29/18</u> Date entered <u>MAR 29 2019</u> Fund <u>001</u> GL <u>51300</u> OC <u>★</u> Check <u>001</u> <u>53900</u> <u>4658</u> <u>401</u> <u>51300</u> <u>★</u> </p>			
Subtotal			\$4,312.91
Total			\$4,312.91

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
4/1/2019	INV0000004239

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
April			00201
Description	Qty	Rate	Amount
EEmail Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
<p style="text-align: right;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>APR 01 2019</u></p> <p>D/M approval <u>CP</u> Date <u>4/1/19</u></p> <p>Date entered <u>APR 01 2019</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></p> <p>Check # _____</p>			
Subtotal			\$100.00
Total			\$100.00

Encore CDD
TECO Summary 03/19
Period Covered: 03/02/19-03/29/19

Account Number	Invoice Date	Due Date	Amount	Location	GL Account
211006275021	04/04/19	04/25/19	\$ 123.24	1302 Nebraska Av N	4301
211006277597	04/04/19	04/25/19	\$ 206.46	1200 Nebraska Av N	4301
211006277886	04/04/19	04/25/19	\$ 123.24	1008 Nebraska Av N	4301
211006277001	04/04/19	04/25/19	\$ 165.99	1200 Nebraska Av N	4301
211006275344	04/04/19	04/25/19	\$ 102.26	1101 Scott St E #A	4301
211006275609	04/04/19	04/25/19	\$ 139.12	1199 Scott St E #B	4301
211006276102	04/04/19	04/25/19	\$ 142.43	1231 Scott St E	4301
211006276375	04/04/19	04/25/19	\$ 59.09	1261 Scott St E	4301
211006276698	04/04/19	04/25/19	\$ 26.41	1261 Scott St E Chr Lights	4307
TOTAL			\$ 1,088.24		

53100	4301	\$ 1,061.83	Utility
53100	4307	\$ 26.41	Street Lights
TOTAL		\$ 1,088.24	

RECEIVED

Date Rec'd Rizzetta & Co., Inc. APR 15 2019
D/M approval DR Date 4/15
Date entered APR 15 2019
Fund 001 GL 53100 OC ★
Check # _____

Statement Date: 04/04/2019
Account: 211006275021

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

Current month's charges:	\$123.24
Total amount due:	\$123.24
Payment Due By:	04/25/2019

Your Account Summary

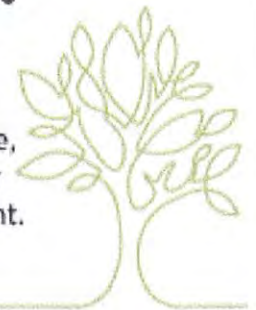
Previous Amount Due	\$102.64
Payment(s) Received Since Last Statement	-\$102.64
Current Month's Charges	\$123.24
Total Amount Due	\$123.24

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

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 > tampaelectric.com/paperless

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

Yard project? Avoid damage and fines

Learn more at tampaelectric.com/B11



CALL



WAIT two business days



Start DIGGING!

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



WAYS TO PAY YOUR BILL



mail



phone



online



pay agent

See reverse side for more information

Account: 211006275021

Current month's charges:	\$123.24
Total amount due:	\$123.24
Payment Due By:	04/25/2019
Amount Enclosed	\$ _____

657555947485

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

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

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KLIBRA 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: 04/04/2019
Current month's charges due 04/25/2019



Details of Charges – Service from 03/01/2019 to 03/29/2019

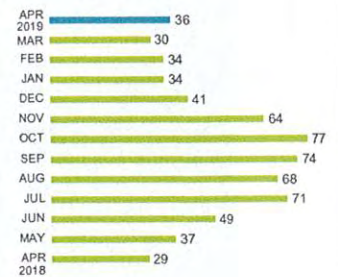
Service for: 1302 N NEBRASKA AVE, TAMPA, FL 33602-2846

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000057697	03/29/2019	4,830		3,795		1,035 kWh	1	29 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Basic Service Charge		\$18.14
Energy Charge	1,035 kWh @ \$0.05916/kWh	\$61.23
Fuel Charge	1,035 kWh @ \$0.03227/kWh	\$33.40
Florida Gross Receipt Tax		\$2.89
Electric Service Cost		\$115.66
Franchise Fee		\$7.58

Total Electric Cost, Local Fees and Taxes

\$123.24

Total Current Month's Charges

\$123.24

HERE'S HOW YOUR BUSINESS CAN SAVE.

00000025-0000639-Page 26 of 36

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

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

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

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

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

*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 04/04/2019
 Account: 211006277597

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

Current month's charges:	\$206.46
Total amount due:	\$206.46
Payment Due By:	04/25/2019

Your Account Summary

Previous Amount Due	\$221.22
Payment(s) Received Since Last Statement	-\$221.22
Current Month's Charges	\$206.46
Total Amount Due	\$206.46

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

D/M approval _____ Date _____

Date entered _____

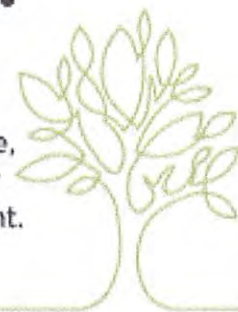
Fund _____ GL _____ OC _____

Check# _____

Go paperless for perks!

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Paperless Billing is free, secure and a good way to help the environment.


 Learn more and sign up > tampaelectric.com/paperless

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

Yard project? Avoid damage and fines

 Learn more at tampaelectric.com/811


CALL



WAIT two business days



Start DIGGING!

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

WAYS TO PAY YOUR BILL



mail



phone



online



pay agent

See reverse side for more information

Account: 211006277597

Current month's charges:	\$206.46
Total amount due:	\$206.46
Payment Due By:	04/25/2019
Amount Enclosed	\$ _____

657555947492

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

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

Account: 211006277597
Statement Date: 04/04/2019
Current month's charges due 04/25/2019



Details of Charges – Service from 03/02/2019 to 03/29/2019

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

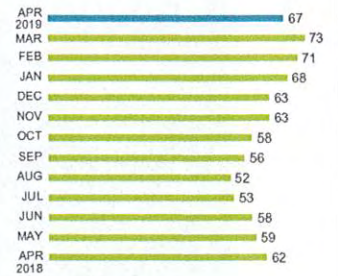
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K04622	03/29/2019	43,313		41,445		1,868 kWh	1	28 Days

Basic Service Charge		\$18.14
Energy Charge	1,868 kWh @ \$0.05916/kWh	\$110.51
Fuel Charge	1,868 kWh @ \$0.03227/kWh	\$60.28
Florida Gross Receipt Tax		\$4.84
Electric Service Cost		\$193.77
Franchise Fee		\$12.69
Total Electric Cost, Local Fees and Taxes		\$206.46
Total Current Month's Charges		\$206.46

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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MORE POWER TO YOUSM

EEE092618



Statement Date: 04/04/2019
Account: 211006277886

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



Current month's charges:	\$123.24
Total amount due:	\$123.24
Payment Due By:	04/25/2019

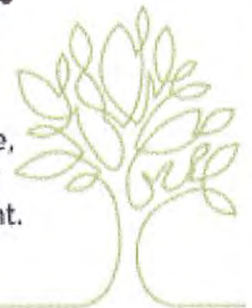
Your Account Summary

Previous Amount Due	\$127.25
Payment(s) Received Since Last Statement	-\$127.25
Current Month's Charges	\$123.24
Total Amount Due	\$123.24

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

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Yard project? Avoid damage and fines

Learn more at tampaelectric.com/B11



CALL
811



WAIT two business days



Start DIGGING!

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:	\$123.24
Total amount due:	\$123.24
Payment Due By:	04/25/2019
Amount Enclosed	\$ _____

657555947493

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

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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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Account: 211006277886
Statement Date: 04/04/2019
Current month's charges due 04/25/2019



Details of Charges – Service from 03/02/2019 to 03/29/2019

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

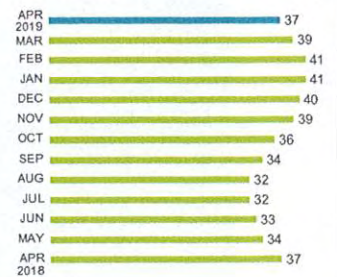
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E75290	03/29/2019	90,586		89,551		1,035 kWh	1	28 Days

Basic Service Charge		\$18.14
Energy Charge	1,035 kWh @ \$0.05916/kWh	\$61.23
Fuel Charge	1,035 kWh @ \$0.03227/kWh	\$33.40
Florida Gross Receipt Tax		\$2.89
Electric Service Cost		\$115.66
Franchise Fee		\$7.58
Total Electric Cost, Local Fees and Taxes		\$123.24
Total Current Month's Charges		\$123.24

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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MORE POWER TO YOUSM

EEE092618



Statement Date: 04/04/2019
Account: 211006277001

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



Current month's charges:	\$165.99
Total amount due:	\$165.99
Payment Due By:	04/25/2019

Your Account Summary

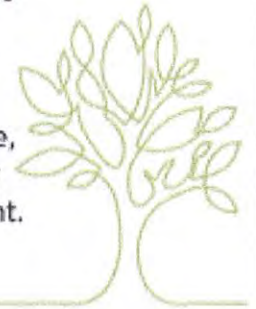
Previous Amount Due	\$168.18
Payment(s) Received Since Last Statement	-\$168.18
Current Month's Charges	\$165.99
Total Amount Due	\$165.99

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

Go paperless for perks!

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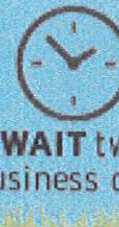


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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277001

Current month's charges:	\$165.99
Total amount due:	\$165.99
Payment Due By:	04/25/2019
Amount Enclosed	\$ _____

657555947491

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

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Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
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Account: 211006277001
Statement Date: 04/04/2019
Current month's charges due 04/25/2019



Details of Charges – Service from 03/02/2019 to 04/01/2019

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	04/01/2019	90,147		88,684		1,463 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	1,463 kWh @ \$0.05916/kWh	\$86.55
Fuel Charge	1,463 kWh @ \$0.03227/kWh	\$47.21
Florida Gross Receipt Tax		\$3.89
Electric Service Cost		\$155.79
Franchise Fee		\$10.20

Total Electric Cost, Local Fees and Taxes

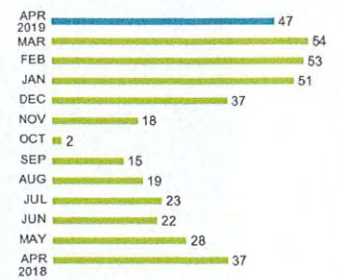
\$165.99

Total Current Month's Charges

\$165.99

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Kilowatt-Hours Per Day
(Average)



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MORE POWER TO YOUSM

EEE092618



Statement Date: 04/04/2019

Account: 211006275344

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



Current month's charges:	\$102.26
Total amount due:	\$102.26
Payment Due By:	04/25/2019

Your Account Summary

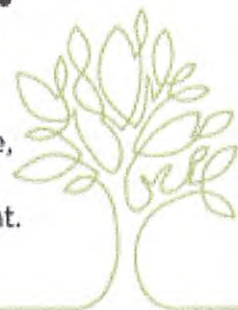
Previous Amount Due	\$132.49
Payment(s) Received Since Last Statement	-\$132.49
Current Month's Charges	\$102.26
Total Amount Due	\$102.26

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

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WAYS TO PAY YOUR BILL



mail



phone



online



pay agent

See reverse side for more information

Account: 211006275344

Current month's charges:	\$102.26
Total amount due:	\$102.26
Payment Due By:	04/25/2019

Amount Enclosed \$ _____

657555947486

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

MAIL PAYMENT TO:
TECO
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TAMPA, FL 33631-3318

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

Account: 211006275344
Statement Date: 04/04/2019
Current month's charges due 04/25/2019



Details of Charges – Service from 03/02/2019 to 03/29/2019

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	03/29/2019	65,195		64,370		825 kWh	1	28 Days

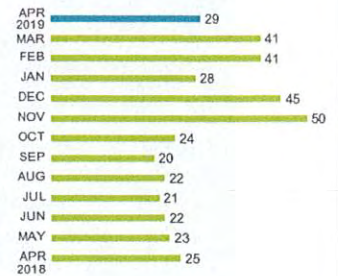
Basic Service Charge		\$18.14
Energy Charge	825 kWh @ \$0.05916/kWh	\$48.81
Fuel Charge	825 kWh @ \$0.03227/kWh	\$26.62
Florida Gross Receipt Tax		\$2.40
Electric Service Cost		\$95.97
Franchise Fee		\$6.29
Total Electric Cost, Local Fees and Taxes		\$102.26

Total Current Month's Charges

\$102.26

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOUSM

EEE092618

 **TECO.**
TAMPA ELECTRIC
AN EMERA COMPANY

Statement Date: 04/04/2019

Account: 211006275609

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


Current month's charges:	\$139.12
Total amount due:	\$139.12
Payment Due By:	04/25/2019

Your Account Summary

Previous Amount Due	\$144.98
Payment(s) Received Since Last Statement	-\$144.98
Current Month's Charges	\$139.12
Total Amount Due	\$139.12

APR 08 2019

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

D/M approval _____ Date _____

Date entered _____

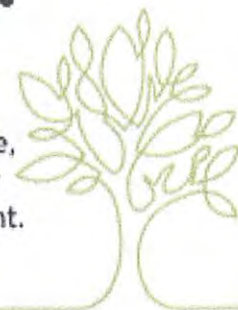
Fund _____ GL _____ OC _____

Check# _____

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 > tampaelectric.com/paperless

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Yard project?

Avoid damage and fines

 Learn more at tampaelectric.com/811


CALL



WAIT two business days



Start DIGGING!

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


WAYS TO PAY YOUR BILL


mail



phone



online



pay agent

See reverse side for more information

Account: 211006275609

Current month's charges:	\$139.12
Total amount due:	\$139.12
Payment Due By:	04/25/2019

Amount Enclosed \$ _____

657555947487

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

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Account: 211006275609
Statement Date: 04/04/2019
Current month's charges due 04/25/2019



Details of Charges – Service from 03/02/2019 to 03/29/2019

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	03/29/2019	1,920		726		1,194 kWh	1	28 Days

Basic Service Charge		\$18.14
Energy Charge	1,194 kWh @ \$0.05916/kWh	\$70.64
Fuel Charge	1,194 kWh @ \$0.03227/kWh	\$38.53
Florida Gross Receipt Tax		\$3.26
Electric Service Cost		\$130.57
Franchise Fee		\$8.55

Total Electric Cost, Local Fees and Taxes

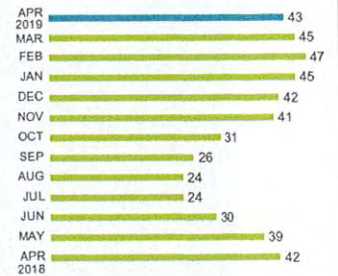
\$139.12

Total Current Month's Charges

\$139.12

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 04/04/2019
Account: 211006276102

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



Current month's charges:	\$142.43
Total amount due:	\$142.43
Payment Due By:	04/25/2019

Your Account Summary

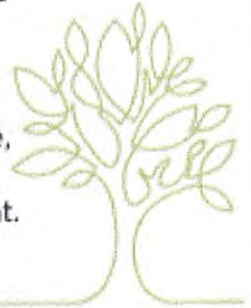
Previous Amount Due	\$136.69
Payment(s) Received Since Last Statement	-\$136.69
Current Month's Charges	\$142.43
Total Amount Due	\$142.43

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

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Yard project? Avoid damage and fines

Learn more at tampaelectric.com/811



WAIT two business days



Start DIGGING!

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:	\$142.43
Total amount due:	\$142.43
Payment Due By:	04/25/2019

Amount Enclosed \$ _____

657555947488

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

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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: 211006276102
Statement Date: 04/04/2019
Current month's charges due 04/25/2019



Details of Charges – Service from 03/02/2019 to 04/01/2019

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

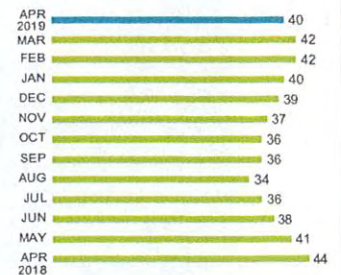
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G96759	04/01/2019	94,562		93,335		1,227 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	1,227 kWh @ \$0.05916/kWh	\$72.59
Fuel Charge	1,227 kWh @ \$0.03227/kWh	\$39.60
Florida Gross Receipt Tax		\$3.34
Electric Service Cost		\$133.67
Franchise Fee		\$8.76
Total Electric Cost, Local Fees and Taxes		\$142.43
Total Current Month's Charges		\$142.43

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



HERE'S HOW YOUR BUSINESS CAN SAVE.

00000025-0000641-Page 30 of 38

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MORE POWER TO YOUSM

EEE092618



Statement Date: 04/04/2019
Account: 211006276375

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



Current month's charges:	\$59.09
Total amount due:	\$59.09
Payment Due By:	04/25/2019

Your Account Summary

Previous Amount Due	\$55.79
Payment(s) Received Since Last Statement	-\$55.79
Current Month's Charges	\$59.09
Total Amount Due	\$59.09

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

D/M approval _____ Date _____

Date entered _____

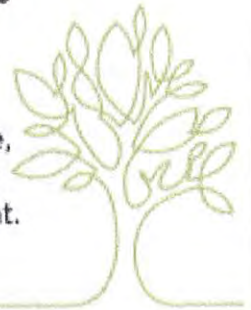
Fund _____ GL _____ OC _____

Check# _____

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CALL



WAIT two business days



Start DIGGING!

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006276375

Current month's charges:	\$59.09
Total amount due:	\$59.09
Payment Due By:	04/25/2019

Amount Enclosed \$ _____

657555947489

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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Mail Payments to
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All Other Correspondence
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Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

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Account: 211006276375
Statement Date: 04/04/2019
Current month's charges due 04/25/2019



Details of Charges – Service from 03/02/2019 to 04/01/2019

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	04/01/2019	44,870		44,477		393 kWh	1	31 Days

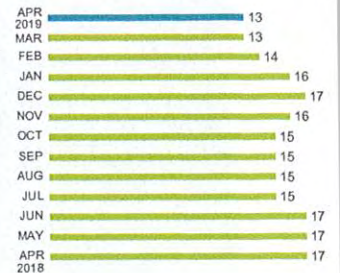
Basic Service Charge		\$18.14
Energy Charge	393 kWh @ \$0.05916/kWh	\$23.25
Fuel Charge	393 kWh @ \$0.03227/kWh	\$12.68
Florida Gross Receipt Tax		\$1.39
Electric Service Cost		\$55.46
Franchise Fee		\$3.63
Total Electric Cost, Local Fees and Taxes		\$59.09

Total Current Month's Charges

\$59.09

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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

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

*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 04/04/2019
Account: 211006276698

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



Current month's charges:	\$26.41
Total amount due:	\$26.41
Payment Due By:	04/25/2019

Your Account Summary

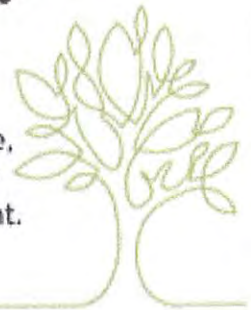
Previous Amount Due	\$24.02
Payment(s) Received Since Last Statement	-\$24.02
Current Month's Charges	\$26.41
Total Amount Due	\$26.41

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

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 > tampaelectric.com/paperless

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

Yard project? Avoid damage and fines

Learn more at tampaelectric.com/811



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:	\$26.41
Total amount due:	\$26.41
Payment Due By:	04/25/2019
Amount Enclosed	\$ _____

657555947490

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

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Your payment options are:

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

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

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

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

Account: 211006276698
Statement Date: 04/04/2019
Current month's charges due 04/25/2019



Details of Charges – Service from 03/02/2019 to 04/01/2019

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
C23391	04/01/2019	26,002		25,936		66 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	66 kWh @ \$0.05916/kWh	\$3.90
Fuel Charge	66 kWh @ \$0.03227/kWh	\$2.13
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.79
Franchise Fee		\$1.62

Total Electric Cost, Local Fees and Taxes

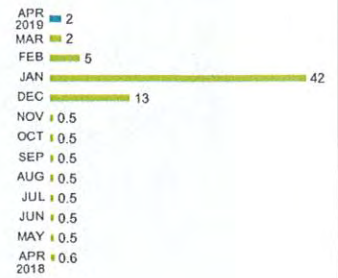
\$26.41

Total Current Month's Charges

\$26.41

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



HERE'S HOW YOUR BUSINESS CAN SAVE.

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

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

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

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

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

*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOUSM

EEE092618

TECO.
TAMPA ELECTRIC
AN EMERA COMPANY



AD SALES HOURS

M - TH 7:30 - 6:30

FRI 7:30-5:30

CUSTOMER SERVICE HOURS

M-F 8:00 - 5:00

ADVERTISING INVOICE

Advertising Run Dates	Advertiser/Client Name
03/22/19 - 03/22/19	ENCORE CDD
Billing Date	Customer Account
03/22/19	124384
Total Amount Due	Ad Number
\$92.00	757557

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Class	Description PO Number	Insertions	Size	Net Amount
03/22/19	03/22/19	757557		BOS Meeting	1	10IN	92.00

Date Rec'd Rizzetta & Co., Inc. MAR 27 2019

D/M approval CR Date 3/29/11

Date entered MAR 29 2019

Fund 001 GL 51300 OC 4801

Check# _____



Times Publishing Company
P.O. Box 175
St. Petersburg, FL 33731-0175
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business

ENCORE CDD
C/O RIZZETTA & COMPANY
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

Advertising Run Dates		Advertiser/Client Name	
03/22/19 - 03/22/19		ENCORE CDD	
Billing Date	Sales Rep	Customer Account	
03/22/19	Jill Harrison	124384	
Total Amount Due	Customer Type	Ad Number	
\$92.00	AO	757557	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

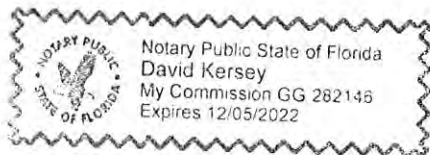
TAMPA BAY TIMES

DEPT 3396

P.O. BOX 123396

DALLAS, TX 75312-3396

[illegible]





Excellence in Commercial Landscaping
Post Office Box 849 || Bunnell FL 32110
Tel 386.437.6211 || Fax 386.586.1286

Invoice

Invoice: TM 10350
Invoice Date: March 31, 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: April 30, 2019
Invoice Amount: \$1,080.00

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

2019 Spring Annual Rotation

Price for Spring annual rotation to install 720 annual flowers in the selected beds on the property.

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

Annual Installation	\$1,080.00
---------------------	------------

Invoice Total	\$1,080.00
---------------	------------

RECEIVED

APR 6 1 2019

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

D/M approval CP Date 4/5/19

Date entered APR 05 2019

Fund 001 GL 53900 OC 4650

Check # _____

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



Excellence in Commercial Landscaping

Post Office Box 849 || Bunnell FL 32110

Tel 386.437.6211 || Fax 386.586.1286

Invoice

Invoice: TM 10351
Invoice Date: March 31, 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: April 30, 2019
Invoice Amount: \$73.68

Description	Current Amount
February-Monthly Irrigation Inspection Repair Wet check system . Replaced 1 spray head 1 nozzleAnd repaired 1 drip line Irrigation Repairs	\$73.68

Invoice Total \$73.68

RECEIVED

APR 01 2019

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

D/M approval CP Date 4/5/19

Date entered APR 05 2019

Fund 001 GL 53900 OC 4614

Check # _____

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



Excellence in Commercial Landscaping
Post Office Box 849 || Bunnell FL 32110
Tel 386.437.6211 || Fax 386.586.1286

Invoice

Invoice: TM 12557
Invoice Date: March 31, 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: April 30, 2019
Invoice Amount: \$59.28

Description	Current Amount
Service Repair Installed maxi-jet stakes and nozzles for new annul beds around palm trees at round-about. Irrigation Repairs	\$59.28

Invoice Total \$59.28

IN COMMERCIAL LANDSCAPING

RECEIVED

Date Rec'd Rizzetta & Co., Inc. APR 01 2019
D/M approval CP Date 4/5/19
Date entered APR 05 2019
Fund 001 GL 53900 OC 4614
Check # _____

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TM 16603	4/15/2019
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Encore CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 15, 2019

Invoice Amount: \$5,204.00

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

Invoice Total **\$5,204.00**

RECEIVED

APR 16 2019

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

D/M approval gr Date 4/24

Date entered APR 18 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.



INVOICE

INVOICE #	INVOICE DATE
TM 16851	4/30/2019
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Encore CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 30, 2019

Invoice Amount: \$147.00

Description	Current Amount
Palm Tree Removal Flush cut removal of a crashing palm, located along Governor St, on the south end of the property. Plant Installation	\$147.00

Invoice Total \$147.00

RECEIVED

APR 17 2019

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

D/M approval gr Date 4/24

Date entered APR 18 2019

Fund 001 GL 53900 OC 4650

Check # _____

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

Tab 3 A

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

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

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

The total items being presented: **\$43,070.34**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

March 1, 2019 Through March 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cardno, Inc.	001283	514558	Engineering Services Through 02/22/19	\$ 67.50
Frontier Florida LLC	001285	813-223-7101- 092412-5 03/19	Acct 813-223-7101-092412-5 03/19	\$ 276.89
IPFS Corporation	001286	GAA-836199 04/19	General/POL Liability Ins FY18/19 Pmt 6 of 10	\$ 2,940.27
Rizzetta & Company, Inc.	001284	INV0000039099	District Management Fees 03/19	\$ 355.00
Tampa Bay Trane	001287	216613	HVAC Asset Management Contract 03/19	\$ 14,000.00
TECO	001288	211006277308 02/19	1200 Nebraska Av N 02/19	\$ 18,245.05
TECO	001288	211006278348 02/19	1004 Nebraska Ave N C 02/19	<u>\$ 7,185.63</u>
Report Total				<u>\$ 43,070.34</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 # : 514558
Project : 0202414631
Project Name : Encore CDD
Invoice Group : **
Invoice Date : 2/25/2019

For Professional Services Rendered through: 2/22/2019

Salaries

Rate Schedule Labor	405.00	
Total Salaries		405.00
Current Invoice		405.00
Total this Invoice		405.00
Amount Due This Invoice **		405.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. FEB 26 2019

D/M approval CP Date 3/4/19

Date entered MAR 04 2019

Fund 001 GL 51300 OC 3103
\$ 337.50

Check #

401 51300 3103
\$ 67.50

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.	1/30/2019	0.50	135.00	67.50
Review agenda for upcoming meeting				
	2/7/2019	2.25	135.00	303.75
Coordiante with Christine regarding stormwater vault maintenance. Prepare for and attend CDD meeting via conference call. Coordiante with Rob Ori regarding chiller rate study status. Coordiante schedule for April meeting				
	2/8/2019	0.25	135.00	33.75
Review emails regarding tempo city approvals.				
		3.00		405.00

Rate Schedule Labor

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

Labor : 405.00
Expense : 0.00

Total Project: 0202414631 -- Encore CDD

405.00

Date Rec'd Rizzetta & Co., Inc. **MAR 12 2019**
D/M approval CP Date 3/12/19
Date entered MAR 12 2019
Fund 401 GL 57206 OC 4102
Check# _____

Account Summary

New Charges Due Date	3/25/19
Billing Date	3/01/19
Account Number	813-223-7101-092412-5
PIN	3297
Previous Balance	2.65
Payments Received Thru 2/28/19	-2.65
Thank you for your payment!	
Other Charges & Credits	-13.31
Balance Forward	-13.31
New Charges	290.20
Total Amount Due	\$276.89

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



P.O. Box 5157, Tampa, FL 33675

AB 01 001081 68691 B 4 D



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

PAYMENT STUB

Total Amount Due **\$276.89**

New Charges Due Date 3/25/19

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



10900981322371010924120000000000000276895

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.

Detail of Other Charges & Credits

Detail of Other Charges & Credits

Late Fee Adjustment -13.31

CURRENT BILLING SUMMARY

Local Service from 03/01/19 to 03/31/19

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
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	3/01	3.99
1 Frontier Road Work Recovery Surcharge			
	AUTOCH	3/01	1.25
Additional Line Discount	AUTOCH	3/01	-30.00
Solutions Bundle Discount	AUTOCH	3/01	-22.00
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	3/01	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	3/01	4.99
813/223-7101 Subtotal			-37.46
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	3/01	4.31
813/223-7960 Subtotal			4.31
Partial Month Charges			
FiOS Internet Bus 99 MO	PROMOTION	3/01 3/31	-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 \$191.22 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 on March 24, 2019, the Business High Speed Internet Fee of \$3.99 will increase to \$5.99. Questions? Please contact customer service.



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

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

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
6	GAA-836199	04/01/19

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

Make payments, view account information or
register for electronic forms at ipfs.com.
First time users please use access code
L99JE82M to register.

For questions, please call (800)584-9969

PAYMENT DUE:

\$3,973.12

IF RECEIVED AFTER 04/06/19

A LATE FEE WILL APPLY

\$198.66

PLEASE PAY THIS AMOUNT

\$4,171.78

MAKE CHECK PAYABLE AND REMIT TO:

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

GAA08361995 00003973125

DETACH HERE

(12/17) Copyright 2018 IPFS Corporation

RECEIVED

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

D/M approval CP Date 3/20/19
MAR 18 2019

Date entered _____

Fund 001 GL 51300 OC 4501 → 238.31

Check # 001 53900 4503 → 794.54

401 53900 4503 → 2940.27

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

Invoice

Date	Invoice #
3/1/2019	INV0000039099

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
March		Upon Receipt	00201
Description	Qty	Rate	Amount
District Management Services <i>3101</i>	1.00	\$2,274.58	\$2,274.58
Administrative Services <i>3100</i>	1.00	\$250.00	\$250.00
Accounting Services <i>3201</i>	1.00	\$1,188.33	\$1,188.33
Field Services <i>4658</i>	1.00	\$600.00	\$600.00
Subtotal			\$4,312.91
Total			\$4,312.91

RECEIVED

FEB 26 2019

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

D/M approval *CP* Date *3/4/19*

Date entered *MAR 04 2019*

Fund *001* GL *51300* OC *3101*

Check # *001* *51300* *3100*

001 - 51300 4201

400 - 51300 4201

001 - 53900 4658

SEE
ABOVE

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

216613

INVOICE DATE

03/07/2019

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: 03/01/2019	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. MAR 13 2019
D/M approval CP Date 3/20/19
Date entered MAR 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: 03/08/2019
Account: 211006277308

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

Current month's charges:	\$18,245.05
Total amount due:	\$18,245.05
Payment Due By:	03/29/2019

Your Account Summary

Previous Amount Due	\$10,036.80
Payment(s) Received Since Last Statement	-\$10,036.80
Current Month's Charges	\$18,245.05
Total Amount Due	\$18,245.05

Date Rec'd Rizzetta & Co., Inc. MAR 13 2019
D/M approval CP Date 3/21/19
Date entered MAR 13 2019
Fund 401 GL 53100 OC 4301
Check# _____



Zap Cap
SYSTEMS®
A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive **free installation** now through April 30, 2019.

Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.

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

Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



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:	\$18,245.05
Total amount due:	\$18,245.05
Payment Due By:	03/29/2019
Amount Enclosed	\$

684716387254

00002345 01 AV 0 36 33578 FTECO103061923305310 00000 02 01000000 010 02 8807 003



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

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

6847163872542110062773080000018245055

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: 03/08/2019
Current month's charges due 03/29/2019

Details of Charges – Service from 02/05/2019 to 03/05/2019

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	03/05/2019	5,188		4,620		170,400 kWh	300.0000	29 Days
C10615	03/05/2019	3.3		0		991.2 kW	300.0000	29 Days

Basic Service Charge		\$30.24
Energy Charge	170,400 kWh @ \$0.06494/kWh	\$11,065.78
Fuel Charge	170,400 kWh @ \$0.02719/kWh	\$4,633.18
Capacity Charge	170,400 kWh @ \$0.00075/kWh	\$127.80
Energy Conservation Charge	170,400 kWh @ \$0.00272/kWh	\$463.49
Environmental Cost Recovery	170,400 kWh @ \$0.00220/kWh	\$374.88
Florida Gross Receipt Tax		\$428.09
Electric Service Cost		\$17,123.46
Franchise Fee		\$1,121.59
Total Electric Cost, Local Fees and Taxes		\$18,245.05

Total Current Month's Charges

\$18,245.05

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



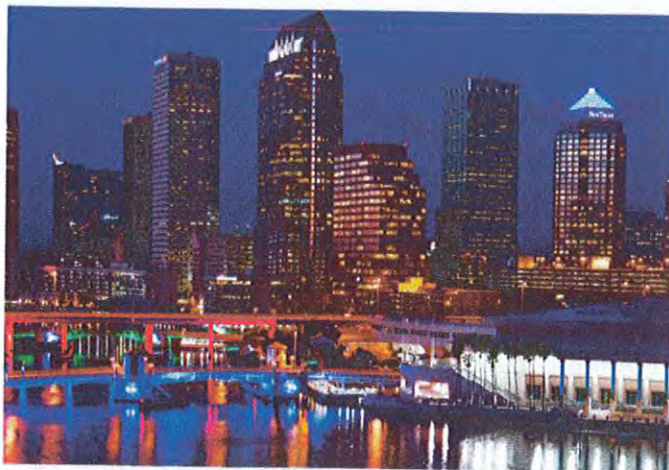
Important Messages

Important Rate Information for Lighting Customers

Starting in January 2019 your energy costs dropped compared to your 2018 bill. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric. If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, bills will be lower than last year and remain among the lowest in the state, even with this increase in fuel costs. This is all part of our commitment to safely provide reliable, affordable power to you.

To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.

Vintage rates continue in 2019



00002345-0004702-Page 5 of 6

Can you think of anything you purchase today that's the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even when the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Starting in April 2019 and continuing through the end of this year, large commercial and industrial customers will see an increase of 4 percent or greater, depending on usage. But even with this increase in fuel costs, bills will be lower than last year and remain among the lowest in the state. In fact, you'll be paying a lower amount for electricity than you did in **2013**. This is all part of our commitment to safely provide reliable, affordable power to you.

We can help you manage your energy usage and save money. Did you know Tampa Electric offers more energy-efficiency programs than any other electric company in the state? Check them out at tampaelectric.com/bizsave and get started saving.

More about your bill

If you are interested in more details about the components of your bill, please refer to the *Understanding Your Charges* information page on the back of your bill. Visit tecoaccount.com to view your bill online.

We're here for you

Want to learn more about your electric rates or how you can save energy and money? Please visit us at tampaelectric.com or call us to speak with a dedicated Business and Industry specialists:

Hillsborough County (813) 228-1010

Polk County (863) 299-0800

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

Effective April 2019

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494 ¢ per kWh
Fuel Charge:	3.227 ¢ per kWh
Capacity Charge:	(0.007) ¢ per kWh
Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

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

Basic Service Charge:	\$30.24 per month	
Demand Charge:	\$ 3.57 per kW of billing demand \$ 7.02 per kW of peak billing demand	
	On-Peak	Off-Peak
Energy Charge:	2.921 (¢ per kWh)	1.054 (¢ per kWh)
Fuel Charge:	3.411 (¢ per kWh)	3.149 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW	
Energy Conservation Charge:	\$ 1.17 per kW	
Environmental Charge:	0.220 (¢ per kWh)	

Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW
Energy Charge:	2.524 ¢ per kWh
Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

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

Basic Service Charge:	\$626.90 per month	
Demand Charge:	\$ 3.11 per kW of billing demand	
	On-Peak	Off-Peak
Energy Charge:	2.524 (¢ per kWh)	2.524 (¢ per kWh)
Fuel Charge:	3.377 (¢ per kWh)	3.118 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW	
Energy Conservation Charge:	\$ 0.93 per kW	
Environmental Charge:	0.214 ¢ per kWh	

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

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

TEC021019-Comm

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

Statement Date: 03/07/2019

Account: 211006278348

Unpaid balance

\$62,332.25

Current month's charges: \$7,185.63
Total amount due: \$69,517.88
Payment Due By: 03/28/2019

Your Account Summary

Previous Amount Due \$62,332.25
Payment(s) Received Since Last Statement \$0.00
Unpaid Balance \$62,332.25
Current Month's Charges \$7,185.63
Total Amount Due \$69,517.88

Date Rec'd Rizzetta & Co., Inc. MAR 12 2019
D/M approval CP Date 3/20/19
Date entered MAR 18 2019
Fund 401 GL 53100 OC 4301
Check# _____

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

Zap Cap
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A TAMPA ELECTRIC PROGRAM

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- Know what you owe. Reference your most recent bill or log into your online account.



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006278348

Unpaid balance

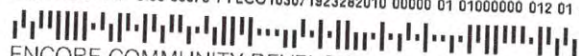
\$62,332.25

Current month's charges: \$7,185.63
Total amount due: \$69,517.88
Payment Due By: 03/28/2019

Amount Enclosed \$

600000173553

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

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

6000001735532110062783480000069517889

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
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Tampa, FL 33601-0111

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- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
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Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006278348
Statement Date: 03/07/2019
Current month's charges due 03/28/2019

Details of Charges – Service from 02/05/2019 to 03/01/2019

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

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C23367	03/01/2019	206		193		2,080 kWh	160.0000	25 Days
C23367	03/01/2019	3.34		0		533.76 kW	160.0000	25 Days

Basic Service Charge		\$30.24
X Demand Charge	534 kW @ \$10.59000/kW	\$5,655.06
Energy Charge	2,080 kWh @ \$0.01596/kWh	\$33.20
Fuel Charge	2,080 kWh @ \$0.02719/kWh	\$56.56
X Capacity Charge	534 kW @ \$0.32000/kW	\$170.88
X Energy Conservation Charge	534 kW @ \$1.17000/kW	\$624.78
X Environmental Cost Recovery	2,080 kWh @ \$0.00220/kWh	\$4.58
Florida Gross Receipt Tax		\$168.60
Electric Service Cost		\$6,743.90
Franchise Fee		\$441.73

Total Electric Cost, Local Fees and Taxes

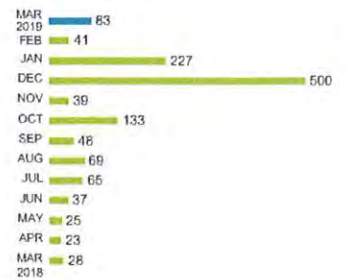
\$7,185.63

Total Current Month's Charges

\$7,185.63

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

Important Rate Information for Lighting Customers

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To view the adjusted lighting rates, please visit **tampaelectric.com/rates**, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.

Vintage rates continue in 2019



00004113-0008257-Page 5 of 6

Can you think of anything you purchase today that's the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even when the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

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We're here for you

Want to learn more about your electric rates or how you can save energy and money? Please visit us at tampaelectric.com or call us to speak with a dedicated Business and Industry specialists:

Hillsborough County (813) 228-1010

Polk County (863) 299-0800

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



Effective April 2019

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494 ¢ per kWh
Fuel Charge:	3.227 ¢ per kWh
Capacity Charge:	(0.007) ¢ per kWh
Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

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

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 3.57 per kW of billing demand \$ 7.02 per kW of peak billing demand
	On-Peak Off-Peak
Energy Charge:	2.921 (¢ per kWh) 1.054 (¢ per kWh)
Fuel Charge:	3.411 (¢ per kWh) 3.149 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 (¢ per kWh)

Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW
Energy Charge:	2.524 ¢ per kWh
Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

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

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW of billing demand
	On-Peak Off-Peak
Energy Charge:	2.524 (¢ per kWh) 2.524 (¢ per kWh)
Fuel Charge:	3.377 (¢ per kWh) 3.118 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214¢ per kWh

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

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

Tab 3 B

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

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

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2019 through April 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$44,543.18**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

April 1, 2019 Through April 30, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cardno, Inc.	001289	515384	Engineering Services Through 03/22/19	\$ 1,080.00
City of Tampa Utilities	001290	2175375 02/19	1237 E Harrison St 02/19	\$ 639.18
City of Tampa Utilities	001290	2175376	1304 N Nebraska Ave 02/19	\$ 50.98
City of Tampa Utilities	001297	2175376 03/19	1304 N Nebraska Ave 03/19	\$ 123.16
Frontier Florida LLC	001293	813-223-7101-092412-5 04/19	Acct 813-223-7101-092412-5 04/19	\$ 291.43
IPFS Corporation	001294	GAA-836199 05/19	General/POL Liability Ins FY18/19 Pmt 7 of 10	\$ 2,940.27
Rizzetta & Company, Inc.	001291	INV0000039683	District Management Fees 04/19	\$ 833.33
Tampa Bay Trane	001295	219202	HVAC Asset Management Contract 04/19	\$ 14,000.00
TECO	001296	211006277308 03/19	1200 Nebraska Av N 03/19	\$ 16,294.60
TECO	001292	211006278348 03/19	1004 Nebraska Ave N C 03/19	<u>\$ 8,290.23</u>
Report Total				<u>\$ 44,543.18</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 # : 515384
Project : 0202414631
Project Name : Encore CDD
Invoice Group : **
Invoice Date : 3/25/2019

For Professional Services Rendered through: 3/22/2019

Salaries

Rate Schedule Labor	1,080.00	
Total Salaries		1,080.00
Current Invoice		1,080.00
Total this Invoice		1,080.00
Amount Due This Invoice **		1,080.00

RECEIVED

MAR 26 2019

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

D/M approval CP Date 4/1/19

Date entered APR 01 2019

Fund 401 GL 51300 OC 3103

Check # _____

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.	3/6/2019	2.25	135.00	303.75
Chiller Rate Study coordination and obtain information requested by the consultant. Coordinate with Trane and Bryan regarding condensate return to central plan drawings.				
	3/7/2019	3.25	135.00	438.75
Encore Chiller Rate Study information request. Coordinante with Trane and Christine. send information to consultant. Call Lorenzo Reed regarding development schedule.				
	3/12/2019	2.50	135.00	337.50
Conference call with Trane regarding information request for Chiller rate study. Send information to Rob Ori from call. Review requested information and request a conference call with Rob to review additional information needed.				
		8.00		1,080.00

Rate Schedule Labor

1,080.00

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

Labor : 1,080.00

Expense : 0.00

Total Project: 0202414631 -- Encore CDD

1,080.00



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

Amount Now Due

\$639.18

Make Check Payable:
City of Tampa Utilities

Your Account Number

2175375



BILL DATE: 03/15/2019

PAY NEW CHARGES BY: 04/05/2019



122
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

00002175375 0000063918

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: 03/15/2019

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

SERVICE TO: 03/04/2019

Amount Now Due
\$639.18
Your Account Number
2175375

Water Customer Class
INDUSTRIAL

Water Usage History	
Months	Gallons (1000's)
MAR	96
FEB	50
JAN	73
DEC	89
NOV	211
OCT	197
SEP	203
AUG	170
JUL	174
JUN	138
MAY	85
APR	56
MAR	78

Meter Number		Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
		Current	Previous			
10111234	WATER	4062	4062	31	0	
10111234	WATER	89	89	31	0	
17063414	WATER	2378	2250	31	128	96
12024493	WATER	99	99	31	0	
12011270	WATER	826	826	31	0	
LAST BILLING						333.72
LESS PAYMENTS						333.72CR
WATER MINIMUM CHARGE						33.00
TBW PASS-THROUGH					0.0 @ 0.00	0.00
WATER SUBTOTAL					33.00	
UTILITY TAX 10%						3.30
WASTEWATER LINKED INSIDE					128.0 @ 4.71	602.88

Date Rec'd Rizzetta & Co., Inc. MAR 27 2019
D/M approval CP Date 3/29/19
Date entered MAR 29 2019
Fund 401 GL 53600 OC 4301
Check# _____

See Reverse Side for additional information

Pay This Amount

\$639.18

PLEASE PAY BY DUE DATE OF 04/05/2019



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

Amount Now Due

\$50.98

Make Check Payable:
City of Tampa Utilities

Your Account Number

2175376



BILL DATE: 03/15/2019

PAY NEW CHARGES BY: 04/05/2019



123
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

00002175376 0000005098

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

0506703=5 (previous acct number)



ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PARKWAY
RIVERVIEW FL 33578

BILL DATE: 03/15/2019

Service For:

ENCORE COMMUNITY DEVELOPMENT
1304 N NEBRASKA AVE

SERVICE TO: 03/04/2019

Amount Now Due

\$50.98

Your Account Number

2175376

Water Customer Class

COMMERCIAL

Meter Number		Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
		Current	Previous			
10061898	WATER	332	332	31	0	
LAST BILLING						56.71
LESS PAYMENTS						56.71CR
WATER MINIMUM CHARGE						1.50
TBW PASS-THROUGH						0.00
WATER SUBTOTAL						0.15
UTILITY TAX 10%						49.33
SW 65 GALLON COMM. CART CHARGE						

Water Usage History

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

Date Rec'd Rizzetta & Co., Inc. MAR 27 2019

D/M approval CP Date 3/29/19

Date entered MAR 29 2019

Fund 401 GL 53600 OC 4301

Check#

See Reverse Side for additional information

Pay This Amount

\$50.98

PLEASE PAY BY DUE DATE OF 04/05/2019

PAGE 1 OF 1

Pay online tampagov.net/COTU or by phone at (813) 274-8811.



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

Amount Now Due

\$123.16

Make Check Payable:
City of Tampa Utilities

Your Account Number

2175376



BILL DATE: 04/10/2019

PAY NEW CHARGES BY: 05/01/2019



5688
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

00002175376 0000012316

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: 04/10/2019

Service For:

ENCORE COMMUNITY DEVELOPMENT
1304 N NEBRASKA AVE

SERVICE TO: 04/03/2019

Amount Now Due

\$123.16

Your Account Number

2175376

Water Customer Class

COMMERCIAL

Water Usage History

Months	Gallons (1000's)
APR	7
MAR	0
FEB	1
JAN	1
DEC	4
NOV	1
OCT	2
SEP	1
AUG	1
JUL	1
JUN	0
MAY	1
APR	0

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
10061898 WATER	342	332	30	10	7
LAST BILLING					50.98
LESS PAYMENTS					50.98CR
WATER TIER 1 CHARGE					24.30
TBW PASS-THROUGH					0.00
WATER SUBTOTAL					24.30
UTILITY TAX 10%					2.43
WASTEWATER CHARGE					47.10
SW 65 GALLON COMM. CART CHARGE					49.33

Date Rec'd Rizzetta & Co., Inc. APR 25 2019

D/M approval JR Date 4/29

Date entered APR 26 2019

Fund 401 GL 53600OC 4301

Check# _____

See Reverse Side for
additional information

Pay This Amount

\$123.16

PLEASE PAY BY DUE DATE OF 05/01/2019

PAGE 1 OF 1

Pay online tampagov.net/COTU or by phone at (813) 274-8811.

Date Rec'd Rizzetta & Co., Inc. APR 08 2019
D/M approval 4/15 Date APR 15 2019
Date entered _____
Fund 401 GL 57200 OC 4102
Check# _____

Account Summary

New Charges Due Date 4/25/19
Billing Date 4/01/19
Account Number 813-223-7101-092412-5
PIN 3297
Previous Balance 276.89
Payments Received Thru 3/27/19 -276.89
Thank you for your payment!
Balance Forward .00
New Charges 291.43
Total Amount Due **\$291.43**

Make your business a more inviting place



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- Get premium sports, national news and music choices
- Keep your customers entertained
- Choose from flexible packages starting at \$28.99

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1.877.659.8216 or **business.frontier.com**

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Pay by Mail

To Contact Us

Chat: Frontier.com **Online:** Frontier.com/helpcenter
 Call: 1.800.921.8102 **Tech Support:** Frontier.com/helpcenter
 Email: ContactBusiness@ftr.com

1,6



P.O. Box 5157, Tampa, FL 33675

AB 01 001402 98619 B 8 A



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

PAYMENT STUB

Total Amount Due **\$291.43**

New Charges Due Date 4/25/19
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



7090058132237101092412000000000000000291435



Your customers want to text you. Let them.

Add Frontier Business Texting™ to your business phone number for as little as \$4.99 a month (before taxes and fees), and start communicating with your customers in the way they prefer.

Don't go it alone. Call or text **(888) 511-0507** | frontiertexting.com/getstarted

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 04/01/19 to 04/30/19

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
Federal Excise Tax		.73
Federal USF Recovery Charge		4.58
FCA Long Distance - Federal USF Surcharge		3.76
FL State Communications Services Tax		9.86
FL State Gross Receipts Tax		5.04
City Communications Services Tax		13.24
2 FL Telecommunications Relay Service		.20
2 Hillsborough County 911 Surcharge		.80
Total Basic Charges		229.61
Non Basic Charges		
FiOS Internet for Business 25/25		119.99
Other Charges-Detailed Below		-36.14
Partial Month Charges-Detailed Below		-25.00
Federal Excise Tax		.30
FCA Long Distance - Federal USF Surcharge		1.62
FL State Communications Services Tax		-2.00
FL State Gross Receipts Tax		-1.02
City Communications Services Tax		-2.69
Total Non Basic Charges		55.06
Toll/Other		
Other Charges-Detailed Below		4.99
FCA Long Distance - Federal USF Surcharge		.94
FL State Communications Services Tax		.29
FL State Gross Receipts Tax		.15
City Communications Services Tax		.39
Total Toll/Other		6.76

TOTAL 291.43

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	4/01	5.99
1 Frontier Road Work Recovery Surcharge			
Additional Line Discount	AUTOCH	4/01	1.25
Solutions Bundle Discount	AUTOCH	4/01	-30.00
1 Federal Primary Carrier Multi Line Charge			-22.00
	AUTOCH	4/01	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	4/01	4.99
813/223-7101 Subtotal			-35.46
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	4/01	4.31
813/223-7960 Subtotal			4.31
Partial Month Charges			
FiOS Internet Bus 99 MO	PROMOTION	4/01 4/30	-25.00
813/223-7101 Subtotal			-25.00
Subtotal			-56.15

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 \$190.45 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective March 24, 2019, your Business High Speed Internet Fee increased \$2.00 per month. Questions? Please contact customer service.

INSURED To ensure proper credit, include coupon with payment.
ENCORE COMMUNITY DEVELOPMENT
DISTRICT
9428 CAMDEN FIELD PKWY
C/O RIZZETTA & COMPANY
RIVERVIEW, FL 33578-0519

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
7	GAA-836199	05/01/19

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

Make payments, view account information or
register for electronic forms at ipfs.com.
First time users please use access code
L99JE82M to register.

For questions, please call (800)584-9969

PAYMENT DUE:

\$3,973.12

IF RECEIVED AFTER 05/06/19

A LATE FEE WILL APPLY

\$198.66

PLEASE PAY THIS AMOUNT

\$4,171.78

MAKE CHECK PAYABLE AND REMIT TO:

IPFS CORPORATION

P.O. Box 730223

Dallas, TX 75373-0223

GAA08361995 00003973125

RECEIVED

APR 15 2019

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

D/M approval SR Date 4/15

Date entered APR 15 2019

Fund 001 GL 51300 OC 4501 → 238.31

Check # _____

001 - 53900 4503 → 794.54

401 - 53900 4503 → 2940.27

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

Invoice

Date	Invoice #
4/1/2019	INV0000039683

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
April		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	1.00	\$1,188.33	\$1,188.33
Field Services 4658	1.00	\$600.00	\$600.00
<p> <i>Handwritten:</i> 401 → 833.33 001 → 355.00 </p>			
<p> RECEIVED Date Rec'd Rizzetta & Co., Inc. <u>MAR 26 2019</u> D/M approval <u>CP</u> Date <u>3/29/18</u> Date entered <u>MAR 29 2019</u> Fund <u>001</u> GL <u>51300</u> OC <u>★</u> Check <u>001</u> <u>53900</u> <u>4658</u> <u>401</u> <u>51300</u> <u>★</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

219202

INVOICE DATE

04/08/2019

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: 04/01/2019	14,000.00

MONTHLY BILLING ON (2) CVHF1070, (3) COOLING TOWERS, (8) PUMPS, (9) VFDs, (2) EXHAUST FANS, (1) BCHC012, (1) LPCAA3, (3))TR200 AND CONTROLS

Date Rec'd Rizzetta & Co., Inc. APR 11 2019
D/M approval 82 Date 4/15
Date entered APR 15 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 CON-SERVE REFRIGERANTS FOR FUTURE USE.

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

Statement Date: 04/08/2019
Account: 211006277308

Current month's charges:	\$16,294.60
Total amount due:	\$16,294.60
Payment Due By:	04/29/2019

Your Account Summary

Previous Amount Due	\$18,245.05
Payment(s) Received Since Last Statement	-\$18,245.05
Current Month's Charges	\$16,294.60
Total Amount Due	\$16,294.60

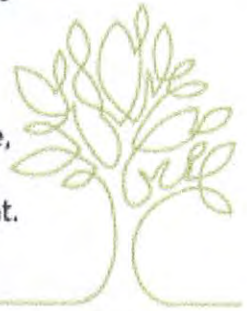
APR 11 2019

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval JR Date 4/15
Date entered APR 15 2019
Fund 401 GL 53100 OC 4301
Check# _____

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 > tampaelectric.com/paperless

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

Yard project? Avoid damage and fines

Learn more at tampaelectric.com/811



CALL
811



WAIT two business days



Start DIGGING!

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:	\$16,294.60
Total amount due:	\$16,294.60
Payment Due By:	04/29/2019
Amount Enclosed	\$ _____

681012701780

00005678 01 AV 0 38 33578 FTECO104091900053010 00000 01 01000000 003 02 5678 002



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

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

6810127017802110062773080000016294600

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Your payment options are:

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

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

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

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

Account: 211006277308
 Statement Date: 04/08/2019
 Current month's charges due 04/29/2019

Details of Charges – Service from 03/06/2019 to 04/04/2019

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	04/04/2019	5,674		5,188		145,800 kWh	300.0000	30 Days
C10615	04/04/2019	3.09		0		926.4 kW	300.0000	30 Days

Basic Service Charge		\$30.24
Energy Charge	145,800 kWh @ \$0.06494/kWh	\$9,468.25
Fuel Charge	145,800 kWh @ \$0.03227/kWh	\$4,704.97
Capacity Charge	145,800 kWh @ -\$0.00007/kWh	-\$10.21
Energy Conservation Charge	145,800 kWh @ \$0.00272/kWh	\$396.58
Environmental Cost Recovery	145,800 kWh @ \$0.00220/kWh	\$320.76
Florida Gross Receipt Tax		\$382.32
Electric Service Cost		\$15,292.91
Franchise Fee		\$1,001.69

Total Electric Cost, Local Fees and Taxes

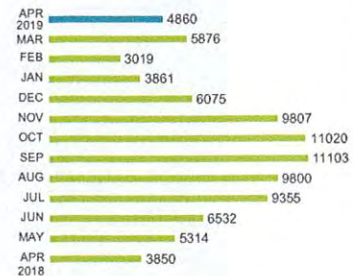
\$16,294.60

Total Current Month's Charges

\$16,294.60

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



HERE'S HOW YOUR BUSINESS CAN SAVE.

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

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

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

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

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

*Available on equipment or panels \leq 480 volts.

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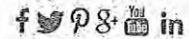
EEE092618





ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 04/10/2019

Account: 211006278348

Past Due - Pay Immediately

\$8,019.18

Current month's charges: **\$271.05**

Total amount due: **\$8,290.23**

Payment Due By: **05/01/2019**

Your Account Summary

Previous Amount Due	\$69,517.88
Payment(s) Received Since Last Statement	-\$7,185.63
Miscellaneous Credits	-\$54,313.07
Past Due - Pay Immediately	\$8,019.18
Current Month's Charges	\$271.05
Total Amount Due	\$8,290.23

Date Rec'd Rizzetta & Co., Inc. **APR 16 2019**

D/M approval SR Date 4/16
APR 16 2019

Date entered _____
Fund 401 GL 53100 OC 4301

Check# _____

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 > tampaelectric.com/paperless

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

Yard project?

Avoid damage and fines

Learn more at tampaelectric.com/811



CALL



WAIT two business days



Start **DIGGING!**

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
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Understanding Your Electric Charges

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

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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

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.

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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.

Account: 211006278348
Statement Date: 04/10/2019
Current month's charges due 05/01/2019

Details of Charges – Service from 03/02/2019 to 04/04/2019

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

Rate Schedule: General Service Demand - Standard

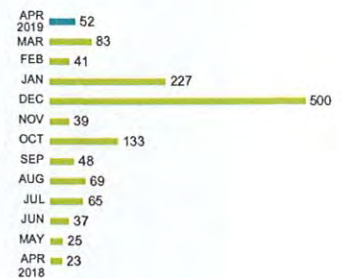
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C23367	04/04/2019	217		206		1,760 kWh	160.0000	34 Days
C23367	04/04/2019	0.07		0		10.72 kW	160.0000	34 Days

Basic Service Charge		\$30.24
Demand Charge	11 kW @ \$10.59000/kW	\$116.49
Energy Charge	1,760 kWh @ \$0.01596/kWh	\$28.09
Fuel Charge	1,760 kWh @ \$0.03227/kWh	\$56.80
Capacity Charge	11 kW @ -\$0.03000/kW	-\$0.33
Energy Conservation Charge	11 kW @ \$1.17000/kW	\$12.87
Environmental Cost Recovery	1,760 kWh @ \$0.00220/kWh	\$3.87
Florida Gross Receipt Tax		\$6.36
Electric Service Cost		\$254.39
Franchise Fee		\$16.66

Total Electric Cost, Local Fees and Taxes

\$271.05
Total Current Month's Charges
\$271.05

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)


Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Miscellaneous Credits

Reversals

-\$54,313.07

Total Current Month's Credits
-\$54,313.07


HERE'S HOW YOUR BUSINESS CAN SAVE.

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

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

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

*Available on equipment or panels \leq 480 volts.

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Tab 4



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Encore Community Development District

encorecdd.org

Proposed Budget for Fiscal Year 2019/2020

Presented by: Rizzetta & Company, Inc.

**9428 Camden Field Parkway
Riverview, Florida 33578
Phone: 813-533-2950**

rizzetta.com

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GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.



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Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.



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Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.



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Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.



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Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.



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Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Proposed Budget
Encore Community Development District
General Fund
Fiscal Year 2019/2020

	Chart of Accounts Classification	Actual YTD through 04/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 101,473	\$ 101,473	\$ 100,790	\$ 683	\$ 100,790	\$ -	
6	Off Roll*	\$ 199,516	\$ 342,027	\$ 199,516	\$ 142,511	\$ 199,516	\$ -	
7								
8	TOTAL REVENUES	\$ 300,989	\$ 443,500	\$ 300,306	\$ 143,194	\$ 300,306	\$ -	
9								
10	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
11								
12	TOTAL REVENUES AND BALANCE FORWARD	\$ 300,989	\$ 443,500	\$ 300,306	\$ 143,194	\$ 300,306	\$ -	
13								
14	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
15								
16	EXPENDITURES - ADMINISTRATIVE							
17								
18	Legislative							
19	Supervisor Fees	\$ 3,400	\$ 5,829	\$ 11,400	\$ 5,571	\$ 6,000	\$ (5,400)	5 Supervisors x 6 Meetings
20	Financial & Administrative							
21	Administrative Services	\$ 1,750	\$ 3,000	\$ 3,000	\$ 0	\$ 3,400	\$ 400	DM fee
22	District Management	\$ 15,922	\$ 27,295	\$ 27,295	\$ 0	\$ 27,545	\$ 250	DM fee
23	District Engineer	\$ 2,765	\$ 4,740	\$ 10,000	\$ 5,260	\$ 10,000	\$ -	
24	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	DM fee
25	Accounting Services	\$ 2,485	\$ 4,260	\$ 4,260	\$ -	\$ 5,000	\$ 740	Split with the Chiller Fund
26	Auditing Services	\$ 500	\$ 4,100	\$ 4,100	\$ -	\$ 4,600	\$ 500	
27	Miscellaneous Mailings	\$ 888	\$ 1,522	\$ 2,000	\$ 478	\$ 1,500	\$ (500)	
28	Public Officials Liability Insurance	\$ 2,070	\$ 2,750	\$ 3,025	\$ 275	\$ 2,888	\$ (137)	Per Egis Estimates
29	Legal Advertising	\$ 414	\$ 710	\$ 1,800	\$ 1,090	\$ 1,800	\$ -	
30	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
31	Website Hosting, Maintenance, Backup (and Email)	\$ 700	\$ 1,200	\$ 1,200	\$ -	\$ 6,000	\$ 4,800	ADA Compliant Website
32	Legal Counsel							
33	District Counsel	\$ 6,403	\$ 10,977	\$ 15,000	\$ 4,023	\$ 10,000	\$ (5,000)	
34								
35	Administrative Subtotal	\$ 42,472	\$ 71,557	\$ 88,255	\$ 16,698	\$ 83,908	\$ (4,347)	
36								
37	EXPENDITURES - FIELD OPERATIONS							
38								
39	Electric Utility Services							
40	Utility Services	\$ 7,778	\$ 13,334	\$ 14,000	\$ 666	\$ 14,000	\$ -	
41	Street Lights	\$ 334	\$ 573	\$ 1,000	\$ 427	\$ 1,000	\$ -	
42	Solar Energy							
43	Solar System Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
44	Stormwater Control							
45	Stormwater System Maintenance	\$ 22,600	\$ 38,743	\$ 31,520	\$ (7,223)	\$ 31,250	\$ (270)	
46	Other Physical Environment							
47	General Liability Insurance	\$ -	\$ -	\$ -	\$ -	\$ 3,150	\$ 3,150	Separated out from line below
48	Property & General Liability Insurance	\$ 10,154	\$ 10,154	\$ 3,300	\$ (6,854)	\$ -	\$ (3,300)	Budgeted on chiller fund
49	Landscape Maintenance	\$ 34,362	\$ 58,906	\$ 57,489	\$ (1,417)	\$ 57,489	\$ -	
50	Holiday Decorations	\$ 41,325	\$ 41,325	\$ 41,325	\$ -	\$ 41,325	\$ -	
51	Irrigation Maintenance	\$ 1,109	\$ 1,901	\$ 2,661	\$ 760	\$ 2,661	\$ -	
52	Irrigation Repairs	\$ 3,732	\$ 6,398	\$ 5,000	\$ (1,398)	\$ 5,000	\$ -	
53	Landscape - Mulch	\$ -	\$ -	\$ 12,258	\$ 12,258	\$ 12,258	\$ -	
54	Landscape Replacement Plants, Shrubs, Trees	\$ 5,068	\$ 8,688	\$ 15,000	\$ 6,312	\$ 15,000	\$ -	
55	Field Services	\$ 4,200	\$ 7,200	\$ 7,200	\$ -	\$ 7,200	\$ -	
56	Palm Tree Injection Treatment	\$ 958	\$ 1,642	\$ 2,298	\$ 656	\$ 2,298	\$ -	
57	Road & Street Facilities							
58	Electrical Maintenance	\$ 1,588	\$ 2,722	\$ 15,000	\$ 12,278	\$ 10,000	\$ (5,000)	
59	Street Sign Repair & Replacement	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
60	Contingency							
61	Miscellaneous Contingency	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 10,767	\$ 9,767	
62								

Proposed Budget
Encore Community Development District
General Fund
Fiscal Year 2019/2020

	Chart of Accounts Classification	Actual YTD through 04/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
63	Field Operations Subtotal	\$ 133,208	\$ 191,586	\$ 212,051	\$ 20,465	\$ 216,398	\$ 4,347	
64								
65	Contingency for County TRIM Notice							
66								
67	TOTAL EXPENDITURES	\$ 175,680	\$ 263,143	\$ 300,306	\$ 37,163	\$ 300,306	\$ -	
68								
69	EXCESS OF REVENUES OVER EXPENDITURES	\$ 125,309	\$ 180,358	\$ -	\$ 180,358	\$ -	\$ -	
70								

Proposed Budget
Encore Community Development District
Chiller Fund
Fiscal Year 2019/2020

	Chart of Accounts Classification	Actual YTD through 04/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
1								
2	REVENUES							
3								
4	Charges for Services							
5	Usage Rate Collections	\$ 230,057	\$ 394,383	\$ 450,000	\$ (55,617)	\$ 450,000	\$ -	
6	Contributions & Donations from Private Sources							
7	Developer Contributions	\$ 52,525	\$ 90,043	\$ 201,541	\$ (111,498)	\$ 201,541	\$ -	
8	EnerNOC Program	\$ 8,426	\$ 14,445	\$ -	\$ 14,445	\$ -	\$ -	TECO Demand Schedule
9								
10	TOTAL REVENUES	\$ 291,008	\$ 498,871	\$ 651,541	\$ (152,670)	\$ 651,541	\$ -	
11								
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	TOTAL REVENUES AND BALANCE FORWARD	\$ 291,008	\$ 498,871	\$ 651,541	\$ (152,670)	\$ 651,541	\$ -	
15								
16	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
17								
18	EXPENDITURES - ADMINISTRATIVE							
19								
20	Financial & Administrative							
21	District Engineer	\$ 1,946	\$ 3,336	\$ 2,400	\$ (936)	\$ 2,400	\$ -	
22	Rate Consulting Services	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	Study being done in 2019
23	Accounting Services	\$ 5,833	\$ 9,999	\$ 10,000	\$ 1	\$ 10,000		
24	Legal Counsel							
25	District Counsel	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
26								
27	Administrative Subtotal	\$ 7,779	\$ 13,335	\$ 32,400	\$ 19,065	\$ 32,400	\$ -	
28								
29	EXPENDITURES - FIELD OPERATIONS							
30								
31	Electric Utility Services							
32	Utility Services	\$ 152,211	\$ 260,933	\$ 380,000	\$ 119,067	\$ 380,000	\$ -	Tempo came online FY 18/19-Fees are higher in summer than winter/spring
33	Water-Sewer Combination Services							
34	Utility Services	\$ 4,383	\$ 7,514	\$ 15,000	\$ 7,486	\$ 15,000	\$ -	
35	Other Physical Environment							
36	Property Insurance	\$ 25,731	\$ 38,846	\$ 42,731	\$ 3,885	\$ 40,788	\$ (1,943)	Per Egis Estimates
37	Parks & Recreation							
38	Telephone Fax, Internet	\$ 2,022	\$ 3,466	\$ 3,410	\$ (56)	\$ 3,490	\$ 80	
39	Maintenance & Monitoring Contracts	\$ 98,000	\$ 168,000	\$ 168,000	\$ -	\$ 173,040	\$ 5,040	Rate increases in 2020 per Trane Contract
40	Contingency							
41	Miscellaneous Contingency	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 6,823	\$ (3,177)	
42	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
43								
44	Field Operations Subtotal	\$ 282,347	\$ 478,759	\$ 619,141	\$ 140,382	\$ 619,141	\$ -	
45								
46	Contingency for County TRIM Notice							
47								
48	TOTAL EXPENDITURES	\$ 290,126	\$ 492,095	\$ 651,541	\$ 159,446	\$ 651,541	\$ -	
49								
50	EXCESS OF REVENUES OVER	\$ 882	\$ 6,776	\$ -	\$ 6,776	\$ -	\$ -	
51								

**Proposed Budget
Encore Community Development District
Chiller Reserve Fund
Fiscal Year 2018/2019**

	Chart of Accounts Classification	Actual YTD through 04/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
1								
2	REVENUES							
3								
4	Contributions & Donations from Private Sources							
5	Developer Contributions	\$ 140,000	\$ 280,000	\$ 280,000	\$ -	\$ 280,000	\$ -	**Consult with the Consulting Study being done with Public Resources Management Group before the final budget**
6	Other Miscellaneous Revenues							
7	Interest Earnings	\$ 8,897	\$ 15,252	\$ -	\$ 15,252	\$ -	\$ -	
8								
9	TOTAL REVENUES	\$ 148,897	\$ 295,252	\$ 280,000	\$ 15,252	\$ 280,000	\$ -	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE	\$ 148,897	\$ 295,252	\$ 280,000	\$ 15,252	\$ 280,000	\$ -	
14								
15	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to							
16								
17	EXPENDITURES							
18								
19	Contingency							
20	Capital Reserve/Plant	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	
21	Capital Reserves/Pipe	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	
22								
23	TOTAL EXPENDITURES	\$ -	\$ -	\$ 280,000	\$ 280,000	\$ 280,000	\$ -	
24								
25	EXCESS OF REVENUES OVER	\$ 148,897	\$ 295,252	\$ -	\$ 295,252	\$ -	\$ -	
26								

Encore Community Development District

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2019/2020 O&M Budget		\$300,306.00
County Collection Cost @	2%	\$6,389.49
Early Payment Discount @	4%	\$12,778.98
2019/2020 Total:		<u>\$319,474.47</u>

2018/2019 O&M Budget		\$300,306.00
2019/2020 O&M Budget		\$300,306.00
Total Difference:		<u><u>\$0.00</u></u>

<u>Land Use Category</u>	<u>PER UNIT ANNUAL ASSESSMENT</u> ^{(1) (2)}		<u>Proposed Increase / Decrease</u>	
	<u>2018/2019</u>	<u>2019/2020</u>	<u>\$</u>	<u>%</u>
Affordable MF Rental(AFR)	\$146.63	\$146.63	\$0.00	0%
Market Rate MF Rental(MRKR)	\$183.28	\$183.28	\$0.00	0%
Affordable MF Condo(AFC)	\$219.94	\$219.94	\$0.00	0%
Market Rate MF Condo(MRKC)	\$256.60	\$256.60	\$0.00	0%
Hotel	\$256.60	\$256.60	\$0.00	0%
Museum	\$0.18	\$0.18	\$0.00	0%
Retail-Grocery	\$0.37	\$0.37	\$0.00	0%
Other Retail	\$0.29	\$0.29	\$0.00	0%
Office	\$0.24	\$0.24	\$0.00	0%

⁽¹⁾ Annual assessment includes Hillsborough County collection costs and early payment discount costs. Property owner is eligible for a discount of up to 4% if paid early.

⁽²⁾ The District will be Direct Billing the Undeveloped parcels, therefore there will be no costs related to the County for use of the County Tax Roll.

ENCORE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019/2020 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$300,306.00
COLLECTION COSTS @	2.0%	\$6,389.49
EARLY PAYMENT DISCOUNT @	4.0%	\$12,778.98
TOTAL O&M ASSESSMENT		<u>\$319,474.47</u>

<u>ALLOCATION OF O&M ASSESSMENT</u>							ANNUAL O&M ASSESSMENT / UNIT (1)
<u>Land Use Category</u>	<u>Unit Count</u>	<u>Unit Type</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	
Affordable MF Rental(AFR)	545	Residence	0.40	218.00	25.01%	\$79,911.69	\$146.63
Market Rate MF Rental(MRKR)	225	Residence	0.50	112.50	12.91%	\$41,238.83	\$183.28
Affordable MF Condo(AFC)	30	Residence	0.60	18.00	2.07%	\$6,598.21	\$219.94
Market Rate MF Condo(MRKC)	270	Residence	0.70	189.00	21.69%	\$69,281.23	\$256.60
Hotel	200	Room	0.70	140.00	16.06%	\$51,319.43	\$256.60
	<u>1,270</u>						
Museum	3,900	Sq Foot	2000.00	1.95	0.22%	\$714.81	\$0.18
Retail-Grocery	36,000	Sq Foot	1000.00	36.00	4.13%	\$13,196.43	\$0.37
Other Retail	45,100	Sq Foot	1250.00	36.08	4.14%	\$13,225.75	\$0.29
Office	180,000	Sq Foot	1500.00	120.00	13.77%	\$43,988.09	\$0.24
	<u>265,000</u>						
	<u>266,270</u>			<u>871.53</u>	<u>100.00%</u>	<u>\$319,474.47</u>	
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%):						<u>(\$19,168.47)</u>	
Net Revenue to be Collected						<u>\$300,306.00</u>	

(1) Annual assessment that will appear on November 2019 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

Assessment Roll 2019/2020 Budget

TOTAL O&M BUDGET		\$300,306.00	Developed \$100,789.72	Undeveloped \$199,516.28
Collection Cost	2%	\$6,389.49	\$2,144.46	\$0.00
Early Payment Discount	4%	\$12,778.98	\$4,288.92	\$0.00
TOTAL O&M ASSESSMENT		\$319,474.47	\$107,223.11	\$199,516.28

Developed Parcels

Parcel Folio Number	Product	Number	ERU	Total ERUs	Total Assessment
183341.0134	AFR	160.00	0.4	64.00	\$23,460.80
183341.0132	Retail Sq Ft	5,000.00	1,250	4.00	\$1,466.50
Total Ella Building				68.00	\$24,927.30
183341.0114	AFR	85.00	0.4	34.00	\$12,463.55
	MRKR	56.00	0.5	28.00	\$10,263.68
183341.0112	Retail Sq Ft	5,000.00	1,250	4.00	\$1,466.50
Total Trio Building				66.00	\$24,193.73
183341.0144	AFR	158.00	0.4	63.20	\$23,167.54
183341.0142	Retail Sq Ft	5,000.00	1,250	4.00	\$1,466.50
Total Reed Building				67.20	\$24,634.04
183341.0072	AFR	142.00	0.40	56.80	\$20,821.46
	MRKR	61.00	0.50	30.50	\$11,180.08
	Retail Sq Ft	5,000.00	1,250.00	4.00	\$1,466.50
Total Tempo Building				91.30	\$33,468.04
Grand Total				292.50	\$107,223.11

Parcel Folio Number	Size in Sq Ft	Number of Acres	% of Acreage	Total Assessment
183341.0078	43,124.40	0.99	8.3%	16,460.09
183341.0080	3,920.40	0.09	0.8%	1,496.37
183341.0084	84,942.00	1.95	16.3%	32,421.39
183341.0086	94,525.20	2.17	18.1%	36,079.19
183341.0088	84,070.80	1.93	16.1%	32,088.87
183341.0090	83,199.60	1.91	15.9%	31,756.34
183341.0092	57,934.80	1.33	11.1%	22,113.05
183341.0098	22,651.20	0.52	4.3%	8,645.71
183341.0100	47,916.00	1.10	9.2%	18,288.99
183341.0124	435.60	0.01	0.1%	166.26
TOTALS	522,720.00	12.00	100.0%	199,516.28
Per Acre Annual Cost	16,626.36			

Total Assessments	306,739.39
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NOTE: THE DISTRICT WILL BE DIRECT BILLING THE UNDEVELOPED PARCEL AND THEREFORE THERE WILL

Tab 5

RESOLUTION 2019-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCORE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Encore Community Development District ("**District**") prior to June 15, 2019, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August , 2019

HOUR: 4:00 p.m.

LOCATION: Tampa Housing Authority
5301 West Cypress St.
Tampa, Florida 33607

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF JUNE, 2019.

ATTEST:

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budgets for Fiscal Year 2019/2020

Exhibit A:

Approved Proposed Budgets for Fiscal Year 2019/2020

Tab 6

RESOLUTION 2019-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ENCORE
COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN
ASSISTANT SECRETARY 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 (hereinafter the "Board") previously designated Christine Perkins as an Assistant Secretary pursuant to Resolution 2017-09; and

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

Section 1. Justin Croom is appointed as an Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6TH DAY OF JUNE, 2019.

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 7



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 19, 2019

Christine Perkins
Encore CDD
9428 Camden Field Pkwy.
Riverview, FL 33578

Dear Christine Perkins,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2019, listed below.

Community Development District	Number of Registered Electors
Encore CDD	475

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoe.org.

Respectfully,

Enjoli White
Candidate Services Liaison

Tab 8

ENCORE

FIELD INSPECTION REPORT



April 9 & May 17, 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 April, all Bahia and St. Augustine turf shall receive an application of 21-0-0 fertilizer. During the month of May, all St. Augustine shall receive an application of 4-2-11 fertilizer and all Palms shall receive an application of 8-2-12+4Mg fertilizer and all specialty plant material (Crape Myrtles) shall receive an application of 8-0-10 fertilizer.
- ❑ 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.

April 9, 2019

1. Prior to this inspection, It was brought to the attention of the District that there was an issue with the irrigation pump & well. Yellowstone was employing Site One to make all necessary repairs. I did, however, request a proposal from Yellowstone to hand water as needed so no plant material (including sod) would be lost. Hot spots were beginning to appear. This photo was taken on the eastern-most promenade. (Pic 1)

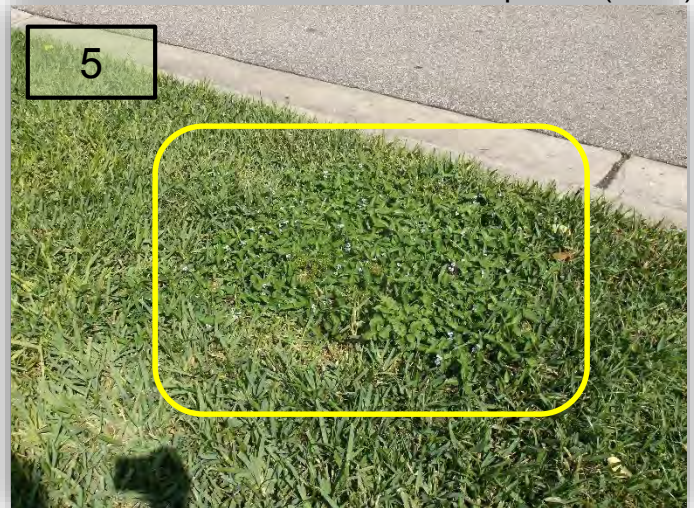


2. There is still quite a lot of dollar weed in the eastern-most promenade.
3. The leaning Oaks that were re-staked with duckbill anchors are still leaning in the same direction and there is slack in the anchor cables. These all need to be tightened.

4. Hot spots are more severe on the eastern side of the Ella promenade. (Pic 4)



5. Eradicate a blue flowering weed near the crosswalk on the Ella promenade. There is more than what is shown in this photo. (Pic 5)



Ella, Scott St. & Governor, Chiller Park

6. Treat dollar weed in the circular bed on the Ella promenade and diagnose the yellowing of the Liriope. Treat accordingly.
7. Lift the trees on the Ella promenade and elsewhere. (Pic 7)



8. Make sure Dwarf Asian Jasmine is being kept behind the curb on the Governor median approaching Scott Street.

9. **For the BOS - Is there a timeline as to when the Tempo plantings will be turned over to the CDD?**

10. I have asked that single plants remaining of Flax Lily in the Tempo promenade be removed. This has not been completed yet.

11. Another hot spot exists on the Tempo promenade approaching Central. (Pic 11>)
12. Crews need to make sure all trash debris is being removed during each maintenance event.
13. Remove Spanish Needle and other weeds in the Liriope along the sidewalks. (Pic 13>)
14. Remove all weeds from pavers and landscape beds on Harrison east of Central. Also remove previously sprayed, dead, weeds.

15. I feel some of the East Palatka Hollies along Governor St. can be lifted, even though they are small.

16. There is no reduction in the amount of Palm saplings in the Chiller Park landscape beds.

17. Paver weeds are still a large problem in Chiller Park as are large weeds in the plant beds.

18. Remove a volunteer Oak coming up near a Holly at the rear wall of the Chiller Park.

19. Why is the Variegated Glossy Abelia dying in the Chiller Park beds. Diagnose and treat accordingly. Report back findings.



Blanche Armwood, Ray Charles at Nebraska, Roundabout

20. Liriope is also yellowing in the beds along Blanche Armwood and there are also herbicide stakes. Crews need to be more cautious when applying herbicides.

21. Eradicate all weeds in the triangular island on the south side of the roundabout at Hank Ballard and Ray Charles.

May 17, 2019

22. African Iris has been recently cut back on the Hank Ballard median south of the roundabout. Crews need to return and remove Iris blades as well as eradicate all remaining weeds. (Pic 22)



23. Is this something to be concerned about? There are two Bismarckia palm fronds that have had the frond removed at the end of the rachis. This palm is on the south lanes of Ray Charles approaching Nebraska. Also the entire palm appears in a slight wilt condition. Please inspect and report any findings.

24. Lift Oaks on the westbound lanes of Ray Charles off Nebraska. They are beginning to block the STOP sign.

25. As mentioned in last month's report, the re-staked Oaks are still crooked with slack in the cables. (Pic 25>)

26. The annuals on the southern bed of the Roundabout are not thriving near as well as others. Are these receiving the same irrigation coverage as others? (Pic 26)



27. Palms should be trimmed more in the fashion of the one on the right. (Pic 27)



Ella, Roundabout, Tempo, Chiller Park

28. Remove a dead Hawthorn on the western end of the Ella promenade.

29. Check a spot of turf on the western end of the Ella promenade for possible chinch bug damage. This could be old damage.

30. In the bed adjacent to the Doggie Station on the SE corner of the Ella promenade remove a Palm sapling and a single Flax Lily from the bed.

31. This new turf on the SE corner of the Ella promenade doesn't appear to be Floratam St. Augustine. Please verify correct variety was installed. This looks much more dwarf. It also appears very dry. (Pic 31)



32. Yellowstone to inspect the Bismarckia on the north side of the roundabout. The crown seems to be falling outward. Could this be an infestation of Giant Palm Weevil? I did not see any wounds, cocoons or damage. I reached out to Yellowstone whose tech may be here as soon as the Monday after this inspection. (Pic 32>)

33. Trees on promenades all need lifting.

34. For the BOS - Previously reported, there was an area on the north side of the Tempo promenade that was dug up for several weeks. It appears common

Bermuda turf may have been installed. This should be removed and replaced with Floratam St. Augustine. (Pic 34)



35. For the BOS - The previously reported leaning sign at the intersection of Ray Charles and Central is now completely down. This was called into the city by the District Manager.

36. There are still moderate weed issues in Chiller Park. Beds, in general, need to be cleaned up. There are still no reduction in the amount of Palm saplings in these beds.

37. Trees also need to be lifted along Chiller Park.



Proposals

1. There is a dead Sabal Palm (3rd north from Cass) on Governor Street. Yellowstone to provide a proposal to flush cut. Another one may not be too far behind. (Pic 1)



Tab 9



Proposal #5142

Date: 04/16/2019

From: Scott Crow

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

Trinnette To Replace Firecracker Plants

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	20.00	\$49.00	\$980.00
Irrigation labor	2.00	\$49.00	\$98.00
Arboricola Trinnette, 3 gal.	48.00	\$13.75	\$660.00
Pine Bark Mulch	60.00	\$9.22	\$553.13

Client Notes

Revised Proposal per Board's Request

Install a row of Variegated Arboricola Trinnette around the 4 palms that currently have Firecracker Plant.

Signature x	SUBTOTAL	\$2,291.13
	SALES TAX	\$0.00
	TOTAL	\$2,291.13

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.

Tab 10A

Central Energy Plant Report

March, 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

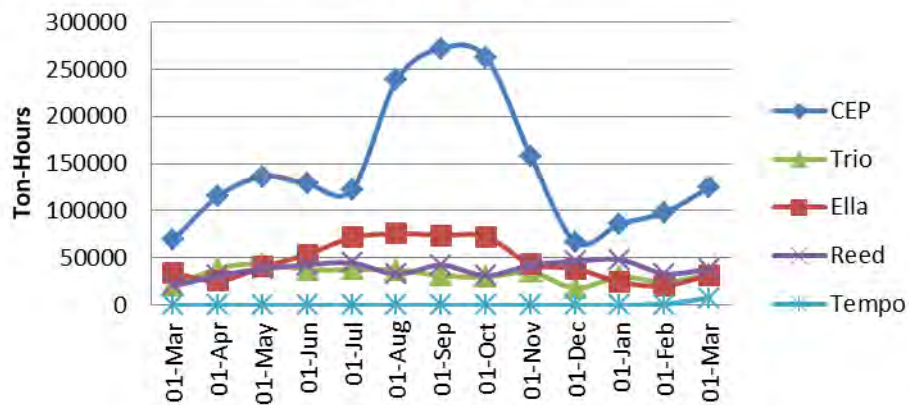
- 👁 Provides 24/7 support and continuous monitoring of your building systems
- 👁 Proactively detects problems to keep your critical systems up and running
- 👁 Resolves issues quickly or initiates action to resolve the issue, with analysis of each alarm by Trane building professionals

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

- CEP total kWh consumption increased by 1%, and the total cooling degree days decreased 20% from the previous month.
- The performance metrics (page 3) indicate a CEP efficiency of 1.24 kW/ton. This is an increase in efficiency compared to last month. This can be attributed to increased demand.
- The load factor had a small increase from February. The load factor was calculated at 22.4%. 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 had a slight increase 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

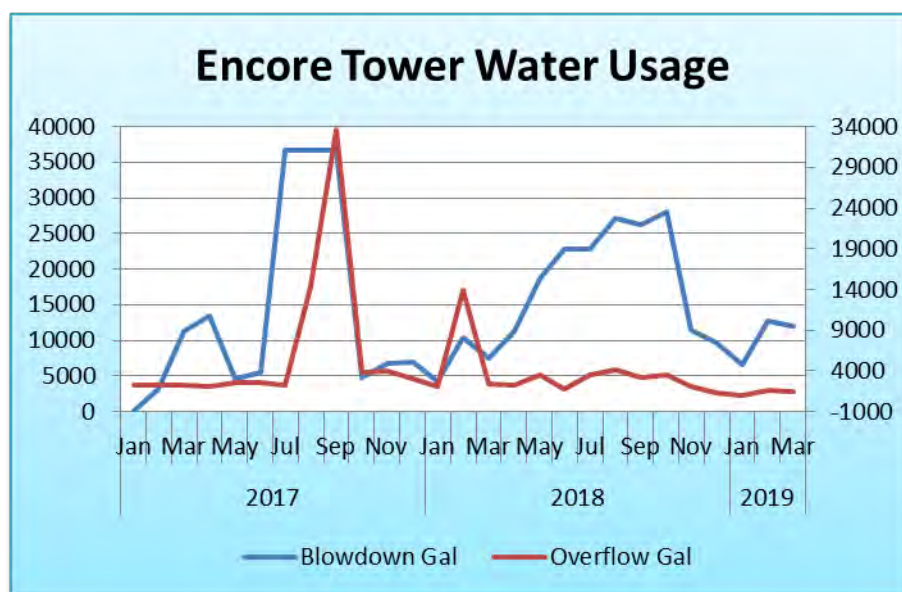
Trio: 32,753 Ton Hours
 Ella: 30,681 Ton Hours
 Reed: 38,359 Ton Hours
 Tempo: 07,194 Ton Hours
 CEP: 124,879 Ton Hours

CEP Metrics

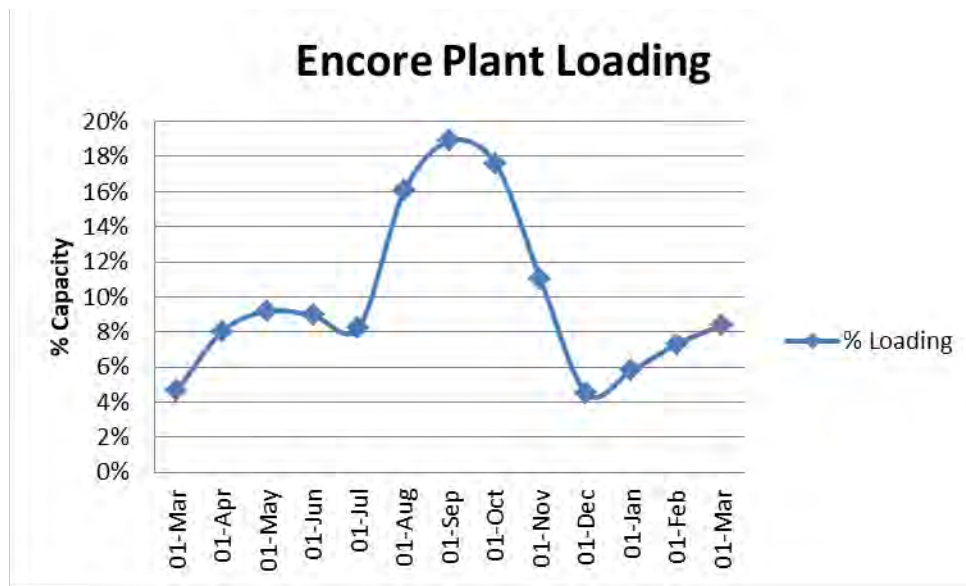
kW per Ton: 1.24 kW/ton
 Load Factor: 22.4%
 kWh: 154,543 kWh

SECTION 2: Key Performance Trends

	This Period	Year-to-date	Comments
Plant Efficiency (kW/ton)	1.24	Best: 0.99 (May) Worst: 1.77 (Mar) Avg: 1.24	This period was slightly above average efficiency.
Plant Loading Capacity	8%	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	30%	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	1.5	2.4 (Jan 2018)	On average, the plant can run over 1 day on the ice tanks.
Maximum Days on Ice Tanks	36.2	4.8 (Jan 2017)	Longer cycles between ice regeneration occurs during cooler months.
Tower Conductivity Blow Down Gallons	11,909	31,360	See graph of water usage below
Tower Overflow/softener Blow Down Gallons	1,400	3,850	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	72.2	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. Replaced in March by Mike.

Tab 10B

Central Energy Plant Report

April, 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

Joe Roethke, 813-533-2950

jroethke@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

ENCORE!
DOWNTOWN'S TEMPO DISTRICT



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- ↑ Analyzes data and equipment behavior to see what's happening in your building
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- ⚡ Provides a centralized view for tracking and reporting building information and key performance indicators



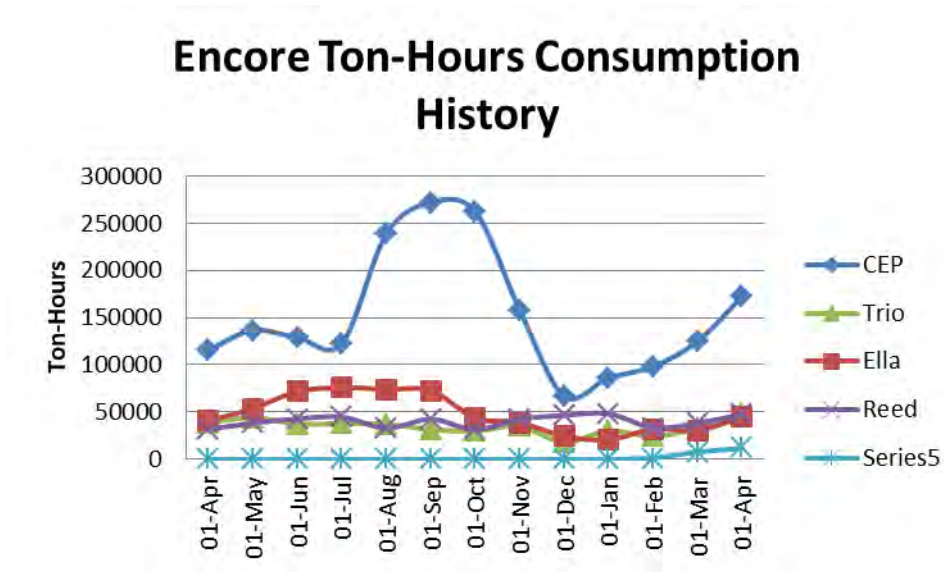
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- 👁 Provides 24/7 support and continuous monitoring of your building systems
- 👁 Proactively detects problems to keep your critical systems up and running
- 👁 Resolves issues quickly or initiates action to resolve the issue, with analysis of each alarm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

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

- CEP total kWh consumption increased by 37%, and the total cooling degree days increased 82% from the previous month.
- The performance metrics (page 3) indicate a CEP efficiency of 1.22 kW/ton. This is an increase in efficiency compared to last month. This can be attributed to increased demand.
- The load factor had an increase from last month. The load factor was calculated at 31.3%. This is above the 30% threshold required by TECO to trigger the kW demand charges for on and off peak periods. We will continue to monitor this closely over the coming months as the weather continues to warm.
- The consumption and demand had an increase 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

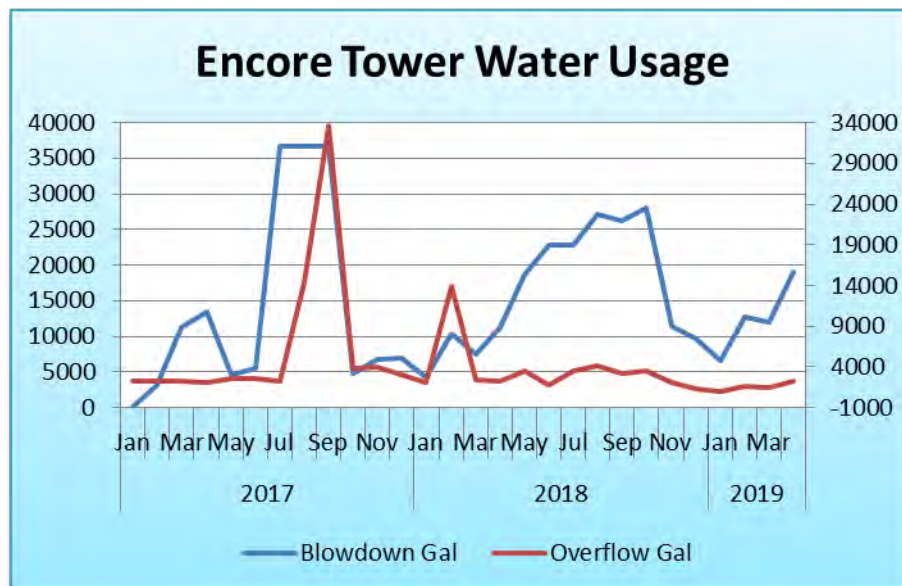
Trio: 48,424 Ton Hours
 Ella: 44,804 Ton Hours
 Reed: 47,543 Ton Hours
 Tempo: 12,372 Ton Hours
 CEP: 172,301 Ton Hours

CEP Metrics

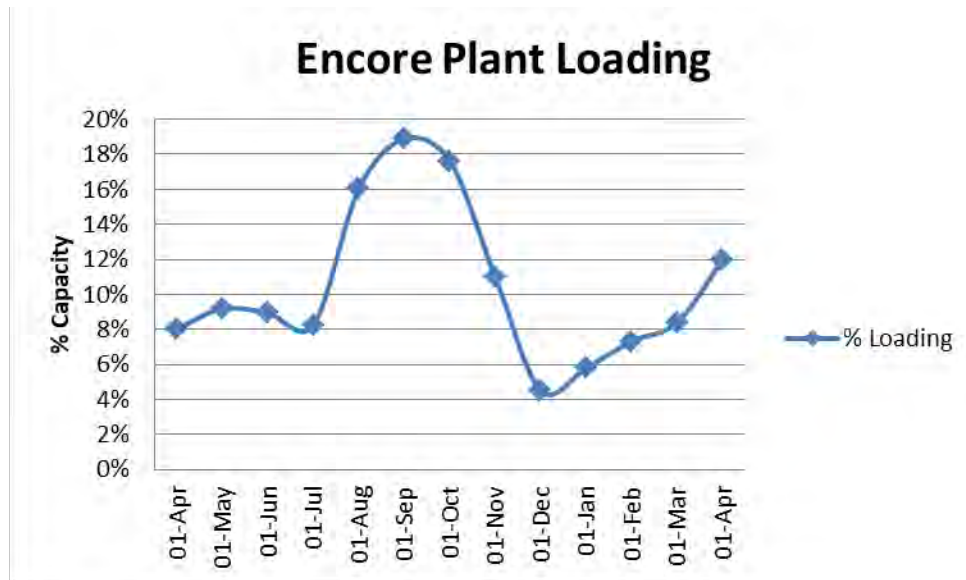
kW per Ton: 1.22 kW/ton
 Load Factor: 31.3%
 kWh: 210,982 kWh

SECTION 2: Key Performance Trends

	This Period	Year-to-date	Comments
Plant Efficiency (kW/ton)	1.22	Avg: 1.32	This period was slightly above average efficiency.
Plant Loading Capacity	12%	Low: 4% (Jan 18) Hi: 19% (Sept 18)	Plant has abundant capacity for future load growth
Days Failed to Make Ice	0	0	No plant failures this past month
Minimum Ice Level	33.1%	0% (Sept 2017)	Ice making begins after ice level has been below 20% for 15 minutes and tank glycol temperature is above 33°F.
Average Days on Ice Tanks	1.3	1.8	On average, the plant can run over 1 day on the ice tanks.
Maximum Days on Ice Tanks	66.2	4.8 (Jan 2017)	Longer cycles between ice regeneration occurs during cooler months.
Tower Conductivity Blow Down Gallons	18,961	50,321	See graph of water usage below
Tower Overflow/softener Blow Down Gallons	2,270	6,120	See graph of water usage below
Average CHW Supply Temperature	40.6	41.1	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	75.6	73.1	



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 4% 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. Replaced in March by Mike.
Ella Ton-Hr reading = 0	Mike Poirson investigating.

Tab 11

Tampa Bay Trane



902 North Himes Avenue
P.O. Box 18547
Tampa, Florida, 33609
813-877-8251
800-966-8251 Toll Free
813-877-8252 Service Dispatch
800-966-8252 Toll Free Service Dispatch
813-877-8257 Fax
www.tampabaytrane.com

Service and Repair Agreement

SERVICE PROPOSAL FOR:

Tampa Housing Authority
5301 W Cypress Street
Tampa, FL 33607

LOCAL TRANE OFFICE:

Tampa Bay Trane
902 North Himes Ave
Tampa, FL 33609

PROPOSAL ID / AGREEMENT NUMBER:

Power Washing

DATE:

April 24, 2019



Date: April 24, 2019

Locations:

SITE ADDRESS:

TAMPA HOUSING AUTHORITY:

5301 W CYPRESS STREET
TAMPA, FL 33607

ENCORE CENTRAL ENERGY PLANT
1004 Charlotte Street
Tampa, FL 33602

Attention Terrance Brady:

Tampa Bay Trane is pleased to present the following proposal to Tampa Housing Authority for the service and repair outlined within. We have included a description of the work to be performed and scope of services. Any exclusions or exceptions have been noted in the following proposal. Please indicate your acceptance by signing the proposal and providing a purchase order if required.

Thank you for giving us the opportunity. We value the confidence you have placed in Tampa Bay Trane and look forward to working with you and your staff. Should you have any questions regarding this or any other matter, please feel free to contact me at (813) 877-8251.

Kind Regards,

Derek Carter
Account Manager
Tampa Bay Trane

SERVICE & REPAIR PROPOSAL

This proposal, dated April 24, 2019, declares that Tampa Bay Trane, herein referred to as "TBT", agrees to furnish services described in accordance with the "General Terms and Conditions" and all other specifications provided as a part of this agreement. Further, this agreement shall become effective only upon acceptance by CUSTOMER and approval by TBT.

- 1) SERVICE LOCATION: Services detailed herein will be performed on equipment located and installed at

THE ELLA AT ENCORE LP - EQ:	1210 East Ray Charles Blvd Tampa, FL 33602
-----------------------------	---

- 2) SCOPE OF SERVICES:

a) **SUMMARY: Tampa Bay Trane Service will provide the labor and materials to Power Wash the exterior of the Central Energy Plant building and Ice Storage Tanks to remove dirt and debris.**

b) EXCLUSIONS: Additional to those items specifically addressed in the "General Terms and Conditions", the following items are also excluded from coverage:

- Any service not listed is not included in this proposal.
- Excludes sidewalks and driveways.

c) NOTES:

- All work is to be performed during normal business hours, Monday - Friday, 8am to 5pm.

- 3) SERVICE FEE: Customer agrees to pay **\$3,670.00**, to TBT as consideration (the "Service Fee") for the Service & Repairs outlined in this proposal.

This proposal will remain valid until May 28, 2019, unless accepted by customer prior to this date.

ACCEPTANCE

CUSTOMER ACCEPTANCE

Authorized Representative

Printed Name

Title

Acceptance Date

Purchase Order

TAMPA BAY TRANE ACCEPTANCE

Derek Carter

Authorized Representative

Tampa Bay Trane

Company

Account Executive

Title

Acceptance Date

This Agreement is subject to Customer's acceptance of the attached Tampa Bay Trane Terms and Conditions.

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