



Rizzetta & Company

Encore Community Development District

Board of Supervisors' Meeting August 26, 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 Vice Chairman 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

August 19, 2019

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, August 26, 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 Resumes for Vacant SeatTab 1
 - B. Administer Oath of Office to Newly Elected Supervisor
 - C. Consideration of Resolution 2019-04, Designating Officers of the DistrictTab 2
 - D. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 6, 2019Tab 3
 - E. Consideration of Operations & Maintenance Expenditures for May 2019 through July 2019.....Tab 4
 - F. Consideration of Chiller Fund Operations & Maintenance Expenditures for May 2019 through July 2019.....Tab 5
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2019-2020 Budget & Imposing Special Assessment
 1. Presentation of Fiscal Year 2019-2020 BudgetTab 6
 2. Consideration of Resolution 2019-05, Adopting Fiscal Year 2019-2020 BudgetTab 7
 3. Consideration of Resolution 2019-06, Imposing Special Assessments & Certifying an Assessment Roll.....Tab 8
 - B. Consideration of Resolution 2019-07, Setting the Fiscal Year 2019-2020 Meeting ScheduleTab 9
 - C. Consideration of Landscape Enhancement Proposals.....Tab 10
 - D. Consideration of Contract for Professional Technology Services.....Tab 11
 - E. Consideration of Service Proposal for Chiller Plant.....Tab 12
 - F. Ratification of Fiscal Year 2017-2018 Audit Report.....Tab 13
 - G. Consideration of ADA Website Compliance ServicesTab 14
 1. ADASC ProposalTab 15
 2. Campus Suites ProposalTab 16
 3. V-Global Tech ProposalTab 17

	H.	Consideration of Solar Park Proposal	Tab 18
	I.	Consideration of Holiday Lighting Proposal	Tab 19
5.		STAFF REPORTS	
	A.	Field Services Manager	
		1. Presentation of Field Inspection Report.....	Tab 20
	B.	District Counsel	
	C.	District Engineer	
	D.	Chiller System Manager – Trane.....	Tab 21
	E.	District Manager	
6.		SUPERVISOR REQUESTS	
7.		ADJOURNMENT	

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

Sincerely,
Justin Croom
Justin Croom
District Manager

Tab 1

Ashley Christensen and Justin Croom
Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

Dear Ashley Christensen and Justin Croom,

I would like to express my interest in the position with Encore Community Development District. As a resident of the Trio at Encore community for over two years I have developed a significant interest in the well being of the residents of Encore and the stability of our community as a whole.

I am very much aligned with the goals and focus of your organization and I would like to use the skills I have gained to benefit our community in this role. I am an experienced management and administrative professional with over 16 years of working within the community to improve the lives of youth and families. Being highly effective at utilizing unique leadership skills to obtain organizational objectives, excellent written and verbal communication skills with diverse audiences and being a dependable team player, able to complete complex projects in a timely matter are some of my key strengths.

My enclosed resume will provide you with more details regarding my qualifications. I know that I can bring much benefit with my experience, education and skills and I look forward to putting these towards a good cause. I look forward to hearing from you soon and if appropriate would like to schedule time to discuss further how I can utilize my education, skills and experience to fully support your organization.

Sincerely,

A handwritten signature in cursive script that reads "Nikia Gates".

Mrs. Nikia Gates

NIKIA GATES

1101 Ray Charles Blvd. Unit 2404, Tampa, FL 33602 · (813) 417-9259
nikia.k.p.gates@gmail.com · <https://www.linkedin.com/in/nikia-gates-17729514>

Experienced management and administrative professional with over 16 years of working with youth and families. Highly effective at utilizing unique leadership skills to obtain organizational objectives. Excellent written and verbal communication skills with diverse audiences. Dependable team player able to complete complex projects while adhering to strict deadlines.

MAY 2010

MASTER OF PUBLIC ADMINISTRATION, UNIVERSITY OF SOUTH FLORIDA

GPA: 3.33

MAY 2006

BACHELOR OF ARTS IN PSYCHOLOGY, UNIVERSITY OF SOUTH FLORIDA

National Dean's List recipient

EDUCATION

EXPERIENCE

2018 – PRESENT

**SENIOR PROGRAM SERVICES COORDINATOR, CHILDREN'S BOARD OF HILLSBOROUGH COUNTY
ASO**

- Successful coordinated the 2019 Resource Fair including securing over a thousand dollars in donations.
- Execute fiscal and administrative responsibilities including but not limited to managing a network of providers, coordinating the annual Resource Fair, providing training and consultation to case managers, supervisors and providers, processing invoices, preparing financial reports, and executing quality management activities.

2016 – 2017

AREA DIRECTOR, BOYS & GIRLS CLUB OF TAMPA BAY

- Promoted a second time after 12 months.
- Supervised three full time staff, 28 part-time staff and numerous volunteers.
- Decreased operational expenses by thousands of dollars by increasing community partnerships and guiding fundraising efforts by advancing advisory councils as well as through solo pursuits.
- Exemplified a team player by obtaining a CDL license which allowed me to contribute significantly the organization's transportation needs.

2015 – 2016

DIRECTOR, BOYS & GIRLS CLUB OF TAMPA BAY

- Promoted after 12 months of demonstrating exceptional leadership and the ability to effectively deliver programs and services.
- Skillfully trained staff, implemented strategic plans, accomplished desired outcome measurements, forged partnerships, and successfully manage/budget resources.

2014 – 2015

PROGRAM DIRECTOR, BOYS & GIRLS CLUB OF TAMPA BAY

- Successfully facilitated the 21st Century Learning Community program to promote scholastic and holistic youth development.
- Supervised seven program specialists, three certified teachers and numerous volunteers.
- Develop partnerships to create engaging opportunities for youth involvement in the community.

2013 – 2014

EXECUTIVE & TRAINING ASSISTANT, BAY AREA YOUTH SERVICES

- Promoted within three months after providing world-class support to the executive team. Later inducted into the first Leadership Development Program.
- Spearheaded a cutting-edge performance scorecard that enabled executives to track, analyze and reward organizational progress.
- Authored regular organizational-wide correspondence and communications. Contributions facilitated the success of company expansion and effective operations.

2013 – 2013

TRAINING & HBI GRANT ASSISTANT, BAY AREA YOUTH SERVICES

- Provided reliable and competent support to the training department including training plan updates, completion verification, and consistent communication with employees.
- Maintained the HBI database, community relationships, and generated reports.

2011 – 2013

YOUTH DEVELOPMENT COORDINATOR, STARTING RIGHT, NOW

- Formulated new procedures and mentorship protocol to mobilize homeless “high-risk” high school students to matriculate into college by: earning a diploma, participating in college tours, taking standardized tests, completing college applications, attending college orientation, completing post admission forms, and securing and maintaining financial aid and scholarships.

2009 – 2011

RESEARCH FELLOW, UNIVERSITY OF SOUTH FLORIDA - DAVID C. ANCHIN CENTER/ FLORIDA PHILANTHROPIC NETWORK

2008 – 2009

RESEARCH ASSISTANT, UNIVERSITY OF SOUTH FLORIDA – DAVID C. ANCHIN CENTER

- Promoted within a year to be the first Interdisciplinary Graduate Research Fellow.
- Unified a team of graduate students in providing research, editorial support, grant funded workshops and events.
- Assembled research for consecutive Giving in Florida Reports and presented said research at one Florida Philanthropic Network Statewide Summit on Philanthropy.

ADDITIONAL LEADERSHIP EXPERIENCE

CONNECT GROUP LEADER, CITY LIFE CHURCH

2019 – 2019

SINGLES MINISTRY BOARD MEMBER, CITY LIFE CHURCH

2017 – 2018

EDUCATION COMMITTEE LEADER, NEW BETHEL

2011 – 2016

PROGRESSIVE MISSIONARY BAPTIST CHURCH

2011 – 2015

GIRLS OF GRACE MINISTRY LEADER, NEW BETHEL

PROGRESSIVE MISSIONARY BAPTIST CHURCH

ADDITIONAL TRAINING

FRED PRYOR	HOW TO DEAL WITH DIFFICULT PEOPLE	MARCH 2019
BOYS & GIRLS CLUB OF AMERICA	LEARNING COACH CERTIFICATION	MAY 2017
DEPARTMENT OF CHILDREN AND FAMILIES	CHILD DEVELOPMENT ASSOCIATE (CDA)	DECEMBER 2016
DEPARTMENT OF CHILDREN AND FAMILIES	40 HOUR CHILD CARE CERTIFICATION	NOVEMBER 2014
DALE CARNEGIE	GENERATION.NEXT LEADERSHIP	AUGUST 2012
<ul style="list-style-type: none"> ○ Emotional Intelligence training at the Nonprofit Leadership Center: Intro to Emotional Intelligence, Assessing Your Emotional Intelligence, Building Social Skills Through Emotional Intelligence, Emotionally Intelligent Leadership ○ Proficient in Microsoft Office Suites: Word, Excel, Outlook, Publisher, PowerPoint 		

ACCOMPLISHMENTS

Published Coauthor: Agosto, V., Dias, L., Kaiza, N., McHatton, P. A., Elam, D. (2013). Culture-based Leadership and Preparation: A Qualitative Meta-synthesis of the Literature. In Handbook of Research of Educational Leadership for Equity and Diversity. New York: Routledge.

Tab 2

RESOLUTION 2019-04

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

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

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

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

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

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

PASSED AND ADOPTED THIS 26th DAY OF August, 2019.

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

Tab 3

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, June 6, 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, Vice Chairman
Billi Johnson-Griffin	Board Supervisor, Assistant Secretary
Teresa Morning	Board Supervisor, Assistant Secretary

Also present were:

Justin Croom	District Manager, Rizzetta & Company, Inc.
Joseph Roethke	Regional District Manager, Rizzetta & Company, Inc.
Jozette Chack-On	Developer Counsel; Saxon Gilmore & Carryway, P.A.
David Iloanya	Director of Real Estate Development, Tampa Housing Authority
Leroy Moore	Chief Operating Officer; Tampa Housing Authority
Lauren Gentry	District Counsel, Hopping Green & Sams (via phone)
Scott Crow	Account Manager, Yellowstone

FIRST ORDER OF BUSINESS

Call to Order

Mr. Croom 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 April 4, 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 April 4, 2019, as presented for the Encore Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for March
2019 & April 2019**

On a Motion by Dr. Harvey, seconded by Ms. Morning, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for March 2019 (\$24,458.00) & April 2019 (\$13,680.53) as presented for the Encore Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Chiller Fund
Operation and Maintenance
Expenditures for March 2019 & April
2019**

On a Motion by Ms. Morning, seconded by Dr. Harvey, with all in favor, the Board of Supervisors approved the Chiller Fund Operation and Maintenance Expenditures for March 2019 (\$43,070.34) & April 2019 (\$44,543.18) as presented for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Proposed Budget for
Fiscal Year 2019/2020**

1. Consideration of Resolution 2019-02, Approving Proposed Budget and Setting Public Hearing

Mr. Roethke presented the proposed budget for fiscal year 2019/2020 to the Board, and also presented the Resolution 2019-02, which will approve the proposed budget and set the public hearing.

A discussion ensued, the board decided to cancel the August 1st meeting and hold a special meeting for the public hearing on Monday August 26th, 2019.

Dr. Harvey requested for Mr. Croom to continue to reach out to the residents, for resumes to be considered at the August meeting.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning, with all in favor, the Board of Supervisors adopted Resolution 2019-02, Approving Proposed Budget and Setting Public Hearing for the Encore Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2019-03,
Appointing Assistant Secretary**

On a Motion by Dr. Harvey, seconded by Ms. Burdick, with all in favor, the Board of Supervisors adopted Resolution 2019-03, Appointing Assistant Secretary for the Encore Community Development District.

EIGHTH ORDER OF BUSINESS

**Presentation of Registered Voter
Count**

Mr. Croom presented the registered voter count letter from Hillsborough County Supervisor of Elections to the Board, noting that there are 475 registered electors.

Dr. Harvey requested for Tampa Housing / Counsel to encourage and educate the residents to get out to vote.

NINTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

1. Presentation of the April 2019 & May 2019 Field Services Reports.

Mr. Croom presented the April 2019 & May 2019 Field Services Reports to the Board.

Mr. Crow presented Yellowstone response to the April 2019 & May 2019 Field Services Reports to the Board.

A discussion ensued regarding concerns.

2. Consideration of Landscape Enhancement Proposal

Discussion ensued pertaining to the recommendation of Firecracker plant replacement, Palm tree removal, as well annual rotation.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Burdick, with all in favor, the Board of Supervisors approved all annuals for whole year in the amount of (\$3,240.00) for the Encore Community Development District.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Burdick, with all in favor, the Board of Supervisors approved the Replacement of Firecracker Plants in the amount of (\$2,291.13) for the Encore Community Development District.

On a Motion by Ms. Johnson-Griffin, seconded by Dr. Harvey, with all in favor, the Board of Supervisors approved the Palm Tree Removals in the amount of (\$294.00) for the Encore Community Development District.

B. District Counsel

Ms. Gentry had nothing new to report.

C. District Engineer

Mr. Woodcock was not present. Mr. Croom communicated that the Chiller Rate Study should be a more substantial update to present at the next meeting.

D. Chiller System Manager – Trane

1. Presentation of March 2019 & April 2019 Energy Analysis Report

Mr. Croom reviewed the March 2019 & April 2019 Energy Analysis Report for the Board. The Board had no questions on the report.

2. Consideration of Chiller Plant Power Washing Proposal

On a Motion by Dr. Harvey, seconded by Ms. Johnson-Griffin, with all in favor, the Board of Supervisors approved the Chiller Plant Power Washing Proposal in the amount of (\$3,670.00) for the Encore Community Development District.

E. District Manager

Mr. Croom noted that the next regularly scheduled Board of Supervisors meeting will be to adopted the final budget and will be held on August 26, 2019 at 4:00 p.m. at the Tampa Housing Authority located at 5301 W. Cypress Street, Tampa, Florida 33607.

Mr. Croom will be reaching out for ADA website compliance proposals to be reviewed at the August meeting.

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Johnson-Griffin, seconded by Dr. Harvey with all in favor, the Board of Supervisors adjourned the meeting at 4:57 p.m. for the Encore Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 4

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures May 2019 For Board Approval

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

The total items being presented: **\$17,683.07**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2019 Through May 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Grau & Associates PA	001503	18079	Audit Services FYE 09/30/18	\$ 3,000.00
Hopping Green & Sams	001499	106878	General/Monthly Legal Services 03/19	\$ 1,341.00
Hopping Green & Sams	001505	107348	General/Monthly Legal Services 04/19	\$ 2,375.50
IPFS Corporation	001500	GAA-836199 06/19	General/POL Liability Ins FY18/19 Pmt 8 of 10	\$ 1,032.85
Rizzetta & Company, Inc.	001501	INV0000040257	District Management Fees 05/19	\$ 3,479.58
Rizzetta Technology Services	001502	INV0000004325	Website Hosting Service 05/19	\$ 100.00
TECO	001504	Summary 04/19	Electric Summary 04/19	\$ 1,068.48
Yellowstone Landscape	001506	TM 22707	Monthly Landscape Maint 05/19	\$ 5,204.00
Yellowstone Landscape	001506	TM 25045	Irrigation Repairs 05/19	<u>\$ 81.66</u>
Report Total				<u>\$ 17,683.07</u>

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 18079
Date 05/02/2019

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ 3,000.00
Current Amount Due	\$ 3,000.00

MAY 07 2019
Approval 92 Date 5/13
MAY 09 2019
001 GL 51300 OC 3202

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,000.00	0.00	0.00	0.00	0.00	3,000.00

Payment due upon receipt.

Grau & Associates

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

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

Statement Date 05/02/2019
Client No. 100154

Invoice	Date	Description	Charge	Credit	Balance
Current Activity Through 05/02/2019					
18079	05/02/2019	Invoice	3,000.00		3,000.00
			Current Balance	\$	3,000.00

May 11 7 2019
With approval _____ Date _____
with entered _____
_____ GL _____ OC _____

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,000.00	0.00	0.00	0.00	0.00	\$ 3,000.00

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

April 22, 2019

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

Bill Number 106878
Billed through 03/31/2019

General Counsel/Monthly Meeting

ENCORE 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

03/15/19	LMF	Prepare preliminary budget documents.	0.40 hrs
03/27/19	JLK	Review agenda package.	0.70 hrs
03/29/19	CGS	Monitor proposed legislation which may impact district.	2.60 hrs
03/30/19	LMG	Prepare agenda memorandum.	0.40 hrs
03/31/19	JLK	Research and review ADA regulations on records compliance; continue negotiating ADA website and records agreements; confer with district management company regarding provider options, accessibility, records and finalize agreements related to same.	0.10 hrs

Total fees for this matter \$1,289.00

DISBURSEMENTS

Document Reproduction 52.00

Total disbursements for this matter \$52.00

MATTER SUMMARY

Stuart, Cheryl G.	2.60 hrs	365 /hr	\$949.00
Kilinski, Jennifer L.	0.80 hrs	250 /hr	\$200.00
Fiore, Lydia M. - Paralegal	0.40 hrs	125 /hr	\$50.00
Gentry, Lauren M.	0.40 hrs	225 /hr	\$90.00

TOTAL FEES

\$1,289.00

TOTAL DISBURSEMENTS

\$52.00

TOTAL CHARGES FOR THIS MATTER

\$1,341.00

BILLING SUMMARY

Stuart, Cheryl G.	2.60 hrs	365 /hr	\$949.00
Kilinski, Jennifer L.	0.80 hrs	250 /hr	\$200.00
Fiore, Lydia M. - Paralegal	0.40 hrs	125 /hr	\$50.00

Gentry, Lauren M.

0.40 hrs

225 /hr

\$90.00

TOTAL FEES

\$1,289.00

TOTAL DISBURSEMENTS

\$52.00

TOTAL CHARGES FOR THIS BILL**\$1,341.00****Please include the bill number on your check.****RECEIVED**Date Rec'd Rizzetta & Co., Inc. APR 23 2019D/M approval gr Date 4/30Date entered APR 26 2019Fund 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 =====

May 14, 2019

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

Bill Number 107348
Billed through 04/30/2019

General Counsel/Monthly Meeting

ENCORE 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

04/01/19	JLK	Review agenda package and prepare for board meeting.	0.60 hrs
04/01/19	SRS	Continue research regarding ADA website accessibility	0.10 hrs
04/02/19	JLK	Review meeting agenda; confer with Gentry on same and prepare for same; confer regarding ADA website status.	0.90 hrs
04/02/19	LMG	Prepare for board meeting; conference with Kilinski regarding same.	0.50 hrs
04/04/19	JLK	Finalize meetings preparations and attend board meeting.	1.40 hrs
04/11/19	LMG	Prepare banner agreement.	0.80 hrs
04/23/19	LMF	Prepare budget documents.	0.70 hrs
04/25/19	APA	Prepare update to attorney response to auditor letter fiscal year end 2018.	0.80 hrs
04/25/19	LMF	Prepare budget documents.	0.50 hrs
04/30/19	JLK	Review and negotiate standard form of agreement for professional technological services.	0.10 hrs
04/30/19	CGS	Monitor proposed legislation which may impact district.	2.90 hrs
Total fees for this matter			\$2,375.50

MATTER SUMMARY

Papp, Annie M. - Paralegal	0.80 hrs	125 /hr	\$100.00
Stuart, Cheryl G.	2.90 hrs	365 /hr	\$1,058.50
Kilinski, Jennifer L.	3.00 hrs	250 /hr	\$750.00
Fiore, Lydia M. - Paralegal	1.20 hrs	125 /hr	\$150.00
Gentry, Lauren M.	1.30 hrs	225 /hr	\$292.50
Sandy, Sarah R.	0.10 hrs	245 /hr	\$24.50

TOTAL FEES \$2,375.50

TOTAL CHARGES FOR THIS MATTER**\$2,375.50****BILLING SUMMARY**

Papp, Annie M. - Paralegal	0.80 hrs	125 /hr	\$100.00
Stuart, Cheryl G.	2.90 hrs	365 /hr	\$1,058.50
Kilinski, Jennifer L.	3.00 hrs	250 /hr	\$750.00
Fiore, Lydia M. - Paralegal	1.20 hrs	125 /hr	\$150.00
Gentry, Lauren M.	1.30 hrs	225 /hr	\$292.50
Sandy, Sarah R.	0.10 hrs	245 /hr	\$24.50

TOTAL FEES

\$2,375.50

TOTAL CHARGES FOR THIS BILL**\$2,375.50****Please include the bill number on your check.****RECEIVED**

Date Rec'd Rizzetta & Co., Inc. MAY 14. 2019
D/M approval QC Date 5/21/19
Date entered _____
Fund 001 GL 51400 OC 3107
Check # MAY 14 2019

INSURED

ENCORE COMMUNITY DEVELOPMENT

DISTRICT

9428 CAMDEN FIELD PKWY

C/O RIZZETTA & COMPANY

RIVERVIEW, FL 33578-0519

Written notations on this coupon will NOT be received.

To ensure proper credit, include coupon with payment.

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
8	GAA-836199	06/01/19

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 06/06/19

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

RECEIVED

APR 7 6 2019

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

D/M approval JS Date 4/20Date entered APR 26 2019Fund 001 GL 51300 OC 4501 \$ 238.31Check # 401 53900 4503 \$ 794.54401 53900 4503 \$ 2940.27

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

Invoice

Date	Invoice #
5/1/2019	INV0000040257

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Description	Services for the month of		Terms		Client Number	
	May		Upon Receipt		00201	
District Management Services 3101	Qty	Rate	Amount			
Administrative Services 3100	1.00	\$2,274.58	\$2,274.58			
Accounting Services - 401 3201 \$833.33	1.00	\$250.00	\$250.00			
Field Services 4658 - 001 3201 \$355	1.00	\$1,188.33	\$1,188.33			
	1.00	\$600.00	\$600.00			
<div>RECEIVED</div> <div>APR 24 2019</div> <div>Date Rec'd Rizzetta & Co., Inc. _____</div> <div>D/M approval <u>JS</u> Date <u>4/30</u></div> <div>Date entered <u>APR 26 2019</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>*</u></div> <div>Check # <u>53900</u> <u>4658</u></div> <div><u>401</u> <u>51300</u> <u>3201</u></div>						
Subtotal			\$4,312.91			
Total			\$4,312.91			

Rizzetta Technology Services
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/1/2019	INV0000004325

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of		Terms	Client Number
May			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
APR 24 2019

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval JR Date 4/30
Date entered **APR 26 2019**
Fund 001 GL 51300 OC 5103
Check # _____

Encore CDD
TECO Summary 02/19
Period Covered: 03/30/19-04/30/19

Account Number	Invoice Date	Due Date	Amount	Location	GL Account
211006275021	05/06/19	05/28/19	\$ 161.60	1302 Nebraska Av N	4301
211006277597	05/06/19	05/28/19	\$ 213.77	1200 Nebraska Av N	4301
211006277886	05/06/19	05/28/19	\$ 127.73	1008 Nebraska Av N	4301
211006277001	05/06/19	05/28/19	\$ 122.93	1200 Nebraska Av N	4301
211006275344	05/06/19	05/28/19	\$ 88.77	1101 Scott St E #A	4301
211006275609	05/06/19	05/28/19	\$ 148.51	1199 Scott St E #B	4301
211006276102	05/06/19	05/28/19	\$ 126.14	1231 Scott St E	4301
211006276375	05/06/19	05/28/19	\$ 54.00	1261 Scott St E	4301
211006276698	05/06/19	05/28/19	\$ 25.03	1261 Scott St E Chr Lights	4307
TOTAL			<u>\$ 1,068.48</u>		

53100	4301	\$ 1,043.45	Utility
53100	4307	\$ 25.03	Street Lights
TOTAL		<u>\$ 1,068.48</u>	

RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAY 09 2019

D/M approval JR Date 5/13

Date entered MAY 10 2019

Fund 001 GL 53100 OC 4301 - \$1,043.45

Check # 4307 - \$25.03

Statement Date: 05/06/2019

Account: 211006275021

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



Current month's charges:	\$161.60
Total amount due:	\$161.60
Payment Due By:	05/28/2019

Your Account Summary

Previous Amount Due	\$123.24
Payment(s) Received Since Last Statement	-\$123.24
Current Month's Charges	\$161.60
Total Amount Due	\$161.60

Date Rec'd Rizzetta & Co., Inc. MAY 09 2019

D/M approval _____ Date _____

Date entered _____

Fund. _____ GL _____ OC _____

Check# _____



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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006275021

Current month's charges:	\$161.60
Total amount due:	\$161.60
Payment Due By:	05/28/2019

Amount Enclosed \$ 161.60
650148568601

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

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

Contact Information

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

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

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

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

Understanding Your Electric Charges

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

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

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

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

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

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

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

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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.

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

Account: 211006275021
Statement Date: 05/06/2019
Current month's charges due 05/28/2019

Details of Charges – Service from 03/30/2019 to 04/30/2019

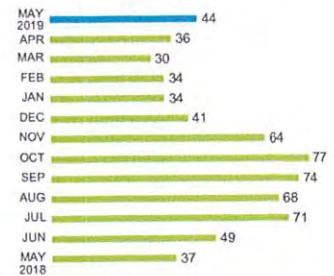
Service for: 1302 N NEBRASKA AVE, TAMPA, FL 33602-2846

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000057697	04/30/2019	6,249	4,830		1,419 kWh	1	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Basic Service Charge		\$18.14
Energy Charge	1,419 kWh @ \$0.05916/kWh	\$83.95
Fuel Charge	1,419 kWh @ \$0.03227/kWh	\$45.79
Florida Gross Receipt Tax		\$3.79
Electric Service Cost		\$151.67
Franchise Fee		\$9.93
Total Electric Cost, Local Fees and Taxes		\$161.60
Total Current Month's Charges		\$161.60

Important Messages

Fuel sources we use to serve you

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*Oil makes up less than 1%

You're a priority on our bucket list.



Your safety and reliable service - and our fast restoration for you after severe weather - are more than just top priorities; we work year-round to be ready for hurricane season. We're in this together, and we urge you to keep the following tips in mind. Visit tampaelectric.com/stormsafety for more.

Be ready before the storm

Take these steps to help us ensure a faster response and timely updates for you if severe weather results in power outages:

- Register in advance on tecoaccount.com to create an online profile and better manage your account online.
- Once registered, update your contact information (phone number and email address) at tecoaccount.com. Our automated system will match your information to your service address when you call or go online to report an outage so that we can serve you better.
- Go to tecoaccount.com/communication and sign up for free Power Updates*. Once enrolled, you'll be able to receive updates on the status of your service as you wish - text, email and/or phone calls.
- Bookmark our Outage Map page at tampaelectric.com/outagemap. Here, you'll be able to search for an address to see the location of a power outage and estimated restoration time.

* Message and data rates may apply.

Report a power outage

Use any of these convenient options:

- Log into tecoaccount.com and report your outage with one click; or
- Visit tampaelectric.com/outage and report your outage. You'll need your meter or account number (found on your billing statement); or
- *Text **OUT** to **35069**; or
- Call **1-877-588-1010**.

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Safety & preparedness tips

- **Stay a safe distance away from downed power lines and avoid floodwaters.** Always assume that a downed power line is energized and move a safe distance away to safety. Floodwaters can hide energized power lines or other hazards or put you at risk of drowning.
- **Use portable generators safely.** DO NOT Plug your appliances directly into the generator. Connecting your generator to your home's circuits may cause power to flow to outside lines, posing life-threatening danger to power restoration crews. Also, DO NOT operate portable generators inside or near air conditioning ducts or in any enclosed space (including a closed garage) where deadly carbon monoxide gases could build up.
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TEC042219

Statement Date: 05/06/2019

Account: 211006277597

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



Current month's charges:	\$213.77
Total amount due:	\$213.77
Payment Due By:	05/28/2019

Your Account Summary

Previous Amount Due	\$206.46
Payment(s) Received Since Last Statement	-\$206.46
Current Month's Charges	\$213.77
Total Amount Due	\$213.77

Date Rec'd Rizzetta & Co., Inc. ~~MAY 09~~ 2019

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277597

Current month's charges:	\$213.77
Total amount due:	\$213.77
Payment Due By:	05/28/2019

Amount Enclosed \$ 213.77

650148568608

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
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Hearing Impaired/TTY
711

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Account: **211006277597**
 Statement Date: 05/06/2019
 Current month's charges due **05/28/2019**

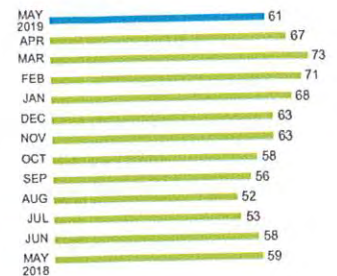
Details of Charges – Service from 03/30/2019 to 04/30/2019

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	04/30/2019	45,254	43,313		1,941 kWh	1	32 Days

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Basic Service Charge	\$18.14
Energy Charge 1,941 kWh @ \$0.05916/kWh	\$114.83
Fuel Charge 1,941 kWh @ \$0.03227/kWh	\$62.64
Florida Gross Receipt Tax	\$5.02
Electric Service Cost	\$200.63
Franchise Fee	\$13.14
Total Electric Cost, Local Fees and Taxes	\$213.77
Total Current Month's Charges	\$213.77

Important Messages

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- Once registered, update your contact information (phone number and email address) at tecoaccount.com. Our automated system will match your information to your service address when you call or go online to report an outage so that we can serve you better.
- Go to tecoaccount.com/communication and sign up for free Power Updates*. Once enrolled, you'll be able to receive updates on the status of your service as you wish - text, email and/or phone calls.
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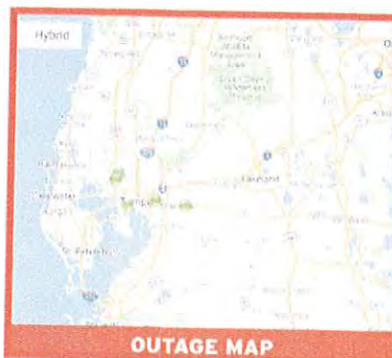
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TECO42219

Statement Date: 05/06/2019

Account: 211006277886

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



Current month's charges:	\$127.73
Total amount due:	\$127.73
Payment Due By:	05/28/2019

Your Account Summary

Previous Amount Due	\$123.24
Payment(s) Received Since Last Statement	-\$123.24
Current Month's Charges	\$127.73
Total Amount Due	\$127.73

Date Rec'd Rizzetta & Co., Inc. MAY 09 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277886

Current month's charges:	\$127.73
Total amount due:	\$127.73
Payment Due By:	05/28/2019
Amount Enclosed	\$ <u>127.73</u>

650148568609

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

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

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
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Commercial Customer Care

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Hearing Impaired/TTY
711

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Energy-Saving Programs
813-275-3909

Mail Payments to

TECO
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Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
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- 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.)

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

Account: **211006277886**
 Statement Date: 05/06/2019
 Current month's charges due **05/28/2019**



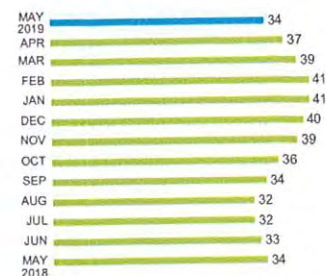
Details of Charges – Service from 03/30/2019 to 04/30/2019

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	04/30/2019	91,666		90,586		1,080 kWh	1	32 Days

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Basic Service Charge		\$18.14
Energy Charge	1,080 kWh @ \$0.05916/kWh	\$63.89
Fuel Charge	1,080 kWh @ \$0.03227/kWh	\$34.85
Florida Gross Receipt Tax		\$3.00
Electric Service Cost		\$119.88
Franchise Fee		\$7.85
Total Electric Cost, Local Fees and Taxes		\$127.73
Total Current Month's Charges		\$127.73

Important Messages

Fuel sources we use to serve you

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Be ready before the storm

Take these steps to help us ensure a faster response and timely updates for you if severe weather results in power outages:

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- Once registered, update your contact information (phone number and email address) at tecoaccount.com. Our automated system will match your information to your service address when you call or go online to report an outage so that we can serve you better.
- Go to tecoaccount.com/communication and sign up for free Power Updates*. Once enrolled, you'll be able to receive updates on the status of your service as you wish - text, email and/or phone calls.
- Bookmark our Outage Map page at tampaelectric.com/outagemap. Here, you'll be able to search for an address to see the location of a power outage and estimated restoration time.

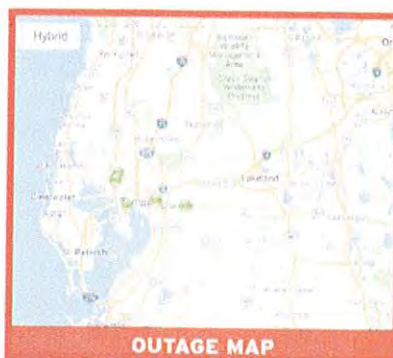
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- *Text **OUT** to **35069**; or
- Call **1-877-588-1010**.

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Safety & preparedness tips

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TEC042219

Statement Date: 05/06/2019
Account: 211006277001

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



Current month's charges:	\$122.93
Total amount due:	\$122.93
Payment Due By:	05/28/2019

Your Account Summary

Previous Amount Due	\$165.99
Payment(s) Received Since Last Statement	-\$165.99
Current Month's Charges	\$122.93
Total Amount Due	\$122.93

Date Rec'd Rizzetta & Co., Inc. MAY 09 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277001

Current month's charges:	\$122.93
Total amount due:	\$122.93
Payment Due By:	05/28/2019
Amount Enclosed	\$ <u>122.93</u>

650148568607

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.

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Account: 211006277001
Statement Date: 05/06/2019
Current month's charges due 05/28/2019

Details of Charges – Service from 04/02/2019 to 04/30/2019

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

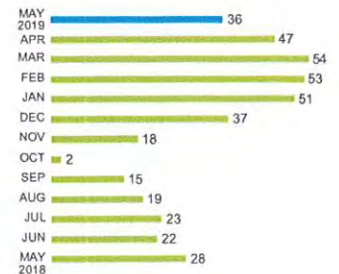
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C21227	04/30/2019	91,179		90,147		1,032 kWh	1	29 Days

Basic Service Charge		\$18.14
Energy Charge	1,032 kWh @ \$0.05916/kWh	\$61.05
Fuel Charge	1,032 kWh @ \$0.03227/kWh	\$33.30
Florida Gross Receipt Tax		\$2.88
Electric Service Cost		\$115.37
Franchise Fee		\$7.56
Total Electric Cost, Local Fees and Taxes		\$122.93
Total Current Month's Charges		\$122.93

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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Safety & preparedness tips

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TECO42219

Statement Date: 05/06/2019

Account: 211006275344

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



Current month's charges:	\$88.77
Total amount due:	\$88.77
Payment Due By:	05/28/2019

Your Account Summary

Previous Amount Due	\$102.26
Payment(s) Received Since Last Statement	-\$102.26
Current Month's Charges	\$88.77
Total Amount Due	\$88.77

Date Rec'd Rizzetta & Co., Inc. MAY 09 2019

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006275344

Current month's charges:	\$88.77
Total amount due:	\$88.77
Payment Due By:	05/28/2019
Amount Enclosed	\$ <u>88.77</u>

650148568602

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

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Hearing Impaired/TTY

711

Power Outages Toll-Free

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Account: 211006275344
Statement Date: 05/06/2019
Current month's charges due 05/28/2019

Details of Charges – Service from 03/30/2019 to 04/30/2019

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

Rate Schedule: General Service - Non Demand

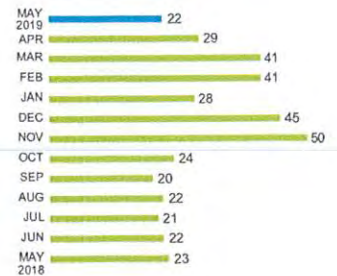
Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G21904	04/30/2019	65,885		65,195		690 kWh	1	32 Days

Basic Service Charge		\$18.14
Energy Charge	690 kWh @ \$0.05916/kWh	\$40.82
Fuel Charge	690 kWh @ \$0.03227/kWh	\$22.27
Florida Gross Receipt Tax		\$2.08
Electric Service Cost		\$83.31
Franchise Fee		\$5.46

Total Electric Cost, Local Fees and Taxes
\$88.77
Total Current Month's Charges
\$88.77

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Important Messages

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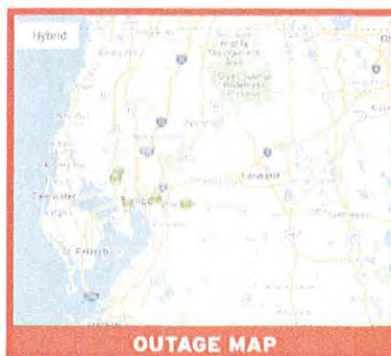
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TECO42219

Statement Date: 05/06/2019

Account: 211006275609

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



Current month's charges:	\$148.51
Total amount due:	\$148.51
Payment Due By:	05/28/2019

Your Account Summary

Previous Amount Due	\$139.12
Payment(s) Received Since Last Statement	-\$139.12
Current Month's Charges	\$148.51
Total Amount Due	\$148.51

Date Rec'd Rizzetta & Co., Inc. MAY 09 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006275609

Current month's charges:	\$148.51
Total amount due:	\$148.51
Payment Due By:	05/28/2019
Amount Enclosed	\$ <u>148.51</u>

650148568603

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

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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

Understanding Your Electric Charges

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

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

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

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

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

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

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

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

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

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

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

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

Account: 211006275609
Statement Date: 05/06/2019
Current month's charges due 05/28/2019



Details of Charges – Service from 03/30/2019 to 04/30/2019

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

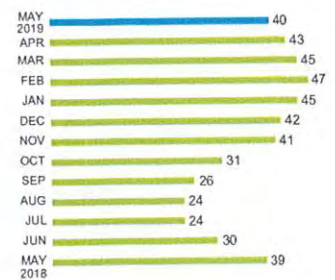
Rate Schedule: General Service - Non Demand

Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G49889	04/30/2019	3,208		1,920		1,288 kWh	1	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Basic Service Charge		\$18.14
Energy Charge	1,288 kWh @ \$0.05916/kWh	\$76.20
Fuel Charge	1,288 kWh @ \$0.03227/kWh	\$41.56
Florida Gross Receipt Tax		\$3.48
Electric Service Cost		\$139.38
Franchise Fee		\$9.13
Total Electric Cost, Local Fees and Taxes		\$148.51
Total Current Month's Charges		\$148.51

Important Messages

Fuel sources we use to serve you

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- Register in advance on tecoaccount.com to create an online profile and better manage your account online.
- Once registered, update your contact information (phone number and email address) at tecoaccount.com. Our automated system will match your information to your service address when you call or go online to report an outage so that we can serve you better.
- Go to tecoaccount.com/communication and sign up for free Power Updates*. Once enrolled, you'll be able to receive updates on the status of your service as you wish - text, email and/or phone calls.
- Bookmark our Outage Map page at tampaelectric.com/outagemap. Here, you'll be able to search for an address to see the location of a power outage and estimated restoration time.

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OUTAGE MAP

Safety & preparedness tips

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TECO42219

Statement Date: 05/06/2019

Account: 211006276102

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



Current month's charges:	\$126.14
Total amount due:	\$126.14
Payment Due By:	05/28/2019

Your Account Summary

Previous Amount Due	\$142.43
Payment(s) Received Since Last Statement	-\$142.43
Current Month's Charges	\$126.14
Total Amount Due	\$126.14

Date Rec'd Rizzetta & Co., Inc. MAY 09 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006276102

Current month's charges:	\$126.14
Total amount due:	\$126.14
Payment Due By:	05/28/2019
Amount Enclosed	\$ <u>126.14</u>

650148568604

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

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
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Account: 211006276102
Statement Date: 05/06/2019
Current month's charges due 05/28/2019



Details of Charges – Service from 04/02/2019 to 04/30/2019

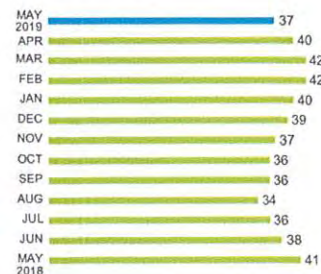
Service for: 1231 SCOTT ST E, TAMPA, FL 33602-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G96759	04/30/2019	95,626		94,562		1,064 kWh	1	29 Days

Basic Service Charge		\$18.14
Energy Charge	1,064 kWh @ \$0.05916/kWh	\$62.95
Fuel Charge	1,064 kWh @ \$0.03227/kWh	\$34.34
Florida Gross Receipt Tax		\$2.96
Electric Service Cost		\$118.39
Franchise Fee		\$7.75
Total Electric Cost, Local Fees and Taxes		\$126.14
Total Current Month's Charges		\$126.14

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Important Messages

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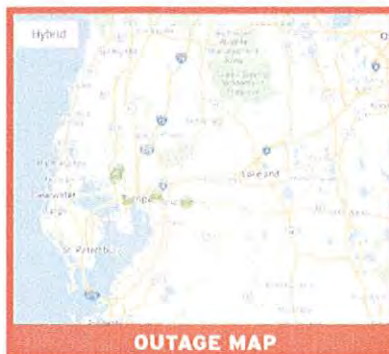
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Safety & preparedness tips

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TECO42219

Statement Date: 05/06/2019

Account: 211006276375

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



Current month's charges:	\$54.00
Total amount due:	\$54.00
Payment Due By:	05/28/2019

Your Account Summary

Previous Amount Due	\$59.09
Payment(s) Received Since Last Statement	-\$59.09
Current Month's Charges	\$54.00
Total Amount Due	\$54.00

Date Rec'd Rizzetta & Co., Inc. MAY 09 2019

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006276375

Current month's charges:	\$54.00
Total amount due:	\$54.00
Payment Due By:	05/28/2019
Amount Enclosed	\$ <u>54.00</u>

650148568605

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

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

Contact Information

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Account: 211006276375
Statement Date: 05/06/2019
Current month's charges due 05/28/2019

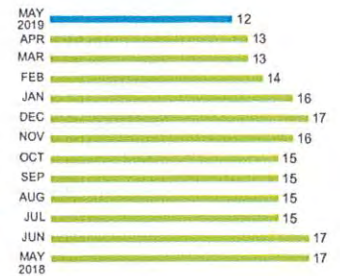
Details of Charges – Service from 04/02/2019 to 04/30/2019

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	04/30/2019	45,212	44,870		342 kWh	1	29 Days

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Basic Service Charge		\$18.14
Energy Charge	342 kWh @ \$0.05916/kWh	\$20.23
Fuel Charge	342 kWh @ \$0.03227/kWh	\$11.04
Florida Gross Receipt Tax		\$1.27
Electric Service Cost		\$50.68
Franchise Fee		\$3.32
Total Electric Cost, Local Fees and Taxes		\$54.00
Total Current Month's Charges		\$54.00

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- **Determine your flood zone** by visiting your county's emergency management website to see if you live in an area expected to experience heavy flooding in the event of severe weather.



Visit our storm safety page

Visit tampaelectric.com/stormsafety for information on our restoration process, safety and preparedness tips and more.



TECO42219

Statement Date: 05/06/2019

Account: 211006276698

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



Current month's charges:	\$25.03
Total amount due:	\$25.03
Payment Due By:	05/28/2019

Your Account Summary

Previous Amount Due	\$26.41
Payment(s) Received Since Last Statement	-\$26.41
Current Month's Charges	\$25.03
Total Amount Due	\$25.03

Date Rec'd Rizzetta & Co., Inc. MAY 09 2019

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



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

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

Tampa Electric will generate more solar energy per customer by 2021 than any other utility in the state.

Visit tampaelectric.com/solar to learn more about how we're tapping to sun to deliver renewable energy to all our customers.

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:	\$25.03
Total amount due:	\$25.03
Payment Due By:	05/28/2019
Amount Enclosed	\$ <u>25.03</u>

650148568606

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: 05/06/2019
Current month's charges due 05/28/2019

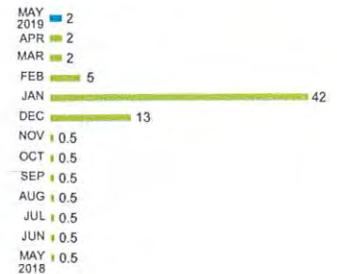
Details of Charges – Service from 04/02/2019 to 04/30/2019

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	04/30/2019	26,054		26,002		52 kWh	1	29 Days

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Basic Service Charge	\$18.14
Energy Charge	52 kWh @ \$0.05916/kWh \$3.08
Fuel Charge	52 kWh @ \$0.03227/kWh \$1.68
Florida Gross Receipt Tax	\$0.59
Electric Service Cost	\$23.49
Franchise Fee	\$1.54
Total Electric Cost, Local Fees and Taxes	\$25.03
Total Current Month's Charges	\$25.03

Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida. We have reached the half-way point on constructing of 6 million solar panels – enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending March 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 79%, Coal 15%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

You're a priority on our bucket list.



Your safety and reliable service - and our fast restoration for you after severe weather - are more than just top priorities; we work year-round to be ready for hurricane season. We're in this together, and we urge you to keep the following tips in mind. Visit tampaelectric.com/stormsafety for more.

Be ready before the storm

Take these steps to help us ensure a faster response and timely updates for you if severe weather results in power outages:

- Register in advance on tecoaccount.com to create an online profile and better manage your account online.
- Once registered, update your contact information (phone number and email address) at tecoaccount.com. Our automated system will match your information to your service address when you call or go online to report an outage so that we can serve you better.
- Go to tecoaccount.com/communication and sign up for free Power Updates*. Once enrolled, you'll be able to receive updates on the status of your service as you wish - text, email and/or phone calls.
- Bookmark our Outage Map page at tampaelectric.com/outagemap. Here, you'll be able to search for an address to see the location of a power outage and estimated restoration time.

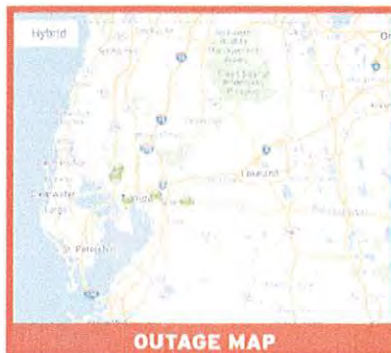
* Message and data rates may apply.

Report a power outage

Use any of these convenient options:

- Log into tecoaccount.com and report your outage with one click; or
- Visit tampaelectric.com/outage and report your outage. You'll need your meter or account number (found on your billing statement); or
- *Text **OUT** to **35069**; or
- Call **1-877-588-1010**.

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



Safety & preparedness tips

- **Stay a safe distance away from downed power lines and avoid floodwaters.** Always assume that a downed power line is energized and move a safe distance away to safety. Floodwaters can hide energized power lines or other hazards or put you at risk of drowning.
- **Use portable generators safely.** DO NOT Plug your appliances directly into the generator. Connecting your generator to your home's circuits may cause power to flow to outside lines, posing life-threatening danger to power restoration crews. Also, DO NOT operate portable generators inside or near air conditioning ducts or in any enclosed space (including a closed garage) where deadly carbon monoxide gases could build up.
- **Register for special needs assistance** for those who require a shelter with more skilled medical care by contacting your county's emergency management agency.
- **Determine your flood zone** by visiting your county's emergency management website to see if you live in an area expected to experience heavy flooding in the event of severe weather.



Visit our storm safety page

Visit tampaelectric.com/stormsafety for information on our restoration process, safety and preparedness tips and more.



TECO42219



INVOICE

INVOICE #	INVOICE DATE
TM 22707	5/15/2019
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: June 14, 2019

Invoice Amount: \$5,204.00

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

Invoice Total \$5,204.00
RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAY 09 2019

D/M approval gr Date 5/13
MAY 09 2019

Date entered _____

Fund 001 GL 53900 OC 4604 - \$4,790.75

Check # _____ 4609 - \$221.75

4652 - \$191.50

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



INVOICE

INVOICE #	INVOICE DATE
TM 25045	5/31/2019
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: June 30, 2019

Invoice Amount: \$81.66

Description	Current Amount
May Irrigation Inspection Repair Wet check system replaced 1 electric solenoid and 1 -1 station decoder zone #37 (decoder covered under Warranty) Irrigation Repairs	\$81.66

Invoice Total \$81.66

IN COMMERCIAL LANDSCAPING

RECEIVED

MAY 22 2019

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

D/M approval 96 Date 5/23/19

Date entered MAY 22 2019

Fund 001 GL 53900 OC 4614

Check # _____

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

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures June 2019 For Board Approval

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

The total items being presented: **\$23,684.28**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2019 Through June 30, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Drainage & Hydro Inc.	001513	0602219	Inspection & Maint of Stormwater Mangement Sys Qtr 2	\$ 5,900.00
Billi J. Griffin	001518	BG060619	Board of Supervisors Meeting 06/06/19	\$ 200.00
Christine M. Burdick	001517	CB060619	Board of Supervisors Meeting 06/06/19	\$ 200.00
Grau & Associates PA	001514	18273	Audit Services FYE 09/30/18	\$ 1,000.00
Hazel S. Harvey	001519	HH060619	Board of Supervisors Meeting 06/06/19	\$ 200.00
Hopping Green & Sams	001522	107967	General/Monthly Legal Services 05/19	\$ 473.00
IPFS Corporation	001507	GAA-836199 07/19	General/POL Liability Ins FY18/19 Pmt 9 of 10	\$ 1,032.85
Office Dynamics	001515	00028914	Bind & Ship 5 Agenda Booklets 05/19	\$ 385.40
Prismatic	001508	7845	Banners	\$ 1,918.95
Rizzetta & Company, Inc.	001509	INV0000041000	District Management Fees 06/19	\$ 3,479.58
Rizzetta Technology Services	001510	INV0000004410	Website Hosting Service 06/19	\$ 100.00
TECO	001521	Summary 05/19	Electric Summary 05/19	\$ 1,091.76
Teresa Morning	001520	TM060619	Board of Supervisors Meeting 06/06/19	\$ 200.00
Times Publishing Company	001511	780972 05/24/19	Legal Advertising 05/19	\$ 92.00

Encore Community Development District

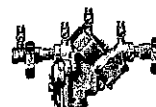
Paid Operation & Maintenance Expenditures

June 1, 2019 Through June 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	001512	TM 25978	Irrigation Repairs 05/19	\$ 59.28
Yellowstone Landscape	001516	TM 26161	Irrigation Repairs 05/19	\$ 193.43
Yellowstone Landscape	001523	TM 31390	Monthly Landscape Maint 06/19	\$ 5,204.00
Yellowstone Landscape	001523	TM 31948	Tree Install 06/19	\$ 263.00
Yellowstone Landscape	001523	TM 31949	Irrigation Repairs 06/19	\$ 1,608.07
Yellowstone Landscape	001523	TM 32028	Irrigation Repairs 06/19	<u>\$ 82.96</u>
Report Total				<u>\$ 23,684.28</u>



Advanced Drainage & Hydro



June 2, 2019

Invoice #06022019

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

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

Advanced Drainage & Hydro Inc. is pleased to have the following tasks completed for the Quarter 2/2019:

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. JUN 01 2019
D/M approval JK Date 6/10/19
JUN 03 2019
Date entered _____
Fund 001 GL 53800 OC 4599
Check # _____

**ENCORE CDD
SUPERVISOR PAY REQUEST**

Meeting Date: June 6, 2019

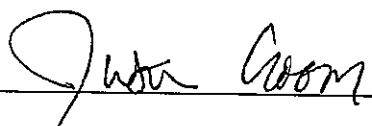
Name of Board Supervisor	Check if present	Check if paid
Dr. Hazel Harvey	✓	X
Billi Johnson-Griffin	✓	X
Christine Burdick	✓	X
Julia Jackson		
Teresa Morning	✓	X

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:00 PM	
Meeting End Time:	4:57 PM	
Total Meeting Time:	57 min	

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

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

DM Signature: 

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JUN 07 2019

D/M approval _____ Date _____

Date entered JUN 11 2019

Fund 001 GL 51100 OC 1101

Check # _____

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 18273
Date 06/03/2019

SERVICE

AMOUNT

Audit FYE 09/30/2018

\$ 1,000.00

Current Amount Due

\$ 1,000.00

RECEIVED

JUN 05 2019

QC Date 6/10/19
JUN 06 2019
001 BL 51300 DC 3202

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

June 20, 2019

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

Bill Number 107967
Billed through 05/31/2019

General Counsel/Monthly Meeting

ENCORE 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

05/06/19	JLK	Begin review of audit and provide comments to same.	1.20 hrs
05/10/19	JLK	Continue negotiations and research with district management team, insurance providers and ADA consultants on questions related to policies, accessibility and requisite standards.	0.10 hrs
05/16/19	JLK	Negotiate professional IT master services agreement with Rizzetta IT services.	0.10 hrs
05/30/19	JLK	Confer regarding document upload options for website compliance.	0.20 hrs
05/30/19	CGS	Monitor proposed legislation which may impact district.	0.20 hrs
Total fees for this matter			\$473.00

MATTER SUMMARY

Stuart, Cheryl G.	0.20 hrs	365 /hr	\$73.00
Kilinski, Jennifer L.	1.60 hrs	250 /hr	\$400.00

TOTAL FEES \$473.00

TOTAL CHARGES FOR THIS MATTER \$473.00

BILLING SUMMARY

Stuart, Cheryl G.	0.20 hrs	365 /hr	\$73.00
Kilinski, Jennifer L.	1.60 hrs	250 /hr	\$400.00

TOTAL FEES \$473.00

TOTAL CHARGES FOR THIS BILL \$473.00

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

D/M approval 96 Please include the bill number on your check. Date 6/21/19

Date entered JUN 20 2019

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
9	GAA-836199	07/01/19

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 07/06/19

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

RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAY 9 2019

D/M approval RL Date 6/3/19

Date entered MAY 29 2019

Fund 001 GL 51300 OC 4501 - \$238.31

Check # 401 53900 4503 - \$794.54

401 53900 4503 - \$2,940.27

OFFICE dynamics

not your average print shop!

INVOICE

Invoice

6720 E. Fowler Ave. • Tampa, FL 33617

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

www.OfficeDynamicsTampa.com

Bill To:

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

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

D/M approval RL Date 6/10/19

Invoice #: 00028914

Date entered JUN 06 2019

Date: 5/28/19

Fund 001 GL 913006 OC 4803

Page: 1

Check# _____

DATE	DESCRIPTION	AMOUNT
	5 Agenda booklets 158 color copies, 92 Black & white copies, 14 tabs and coil bound with clear front and Green Back	\$289.30
	UPS to 5 Locations	\$96.10
<p>Revised Invoice Please discard Previous Invoice Sent. Thanks RLP</p>		
Terms net 30 days. Payment not received within thirty days of date billed will result in an additional charge of 1.5% per month and in addition, the customer is responsible for costs of collection including reasonable attorneys fees incurred in the collection process.		Sales Tax: \$0.00
		Total Amount: \$385.40
		Amount Applied: \$0.00
		Balance Due: \$385.40

Terms: Net 10

PRISMATIC

745 N. Magnolia Avenue, #301

Orlando, FL 32803

407-895-0029

PRISMATIC

Invoice

BILL TO

ELL19-01-Signage

Encore CDD

Attn: AP

9428 Camden Field Parkway

Riverview, FL 33578

INVOICE # 7845

DATE 04/10/2019

DUE DATE 04/30/2019

TERMS Net 20

PROJECT

Banners-smoke free

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Design	Initiate services for file and proof management for exact reprint of smoke-free community banners.	0.33	375.00	123.75
Signage	Initiate services for production and installation of banners on lamp posts. Final invoice will reflect the quantity of hardware kits actually used.	0.33	5,440.00	1,795.20

Thank you for your business.

We're happy to be working with you.

BALANCE DUE

\$1,918.95

RECEIVED

Date Rec'd Rizzetta & Co., Inc. **MAY 24 2019**

D/M approval OL Date 6/3/19

Date entered **MAY 30 2019**

Fund 001 GL 57900 OC 4613

Check # _____

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

Invoice

Date	Invoice #
6/1/2019	INV0000041000

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
June		Upon Receipt	00201
Description	Qty	Rate	Amount
District Management Services	1.00	\$2,274.58	\$2,274.58
Administrative Services	1.00	\$250.00	\$250.00
Accounting Services	1.00	\$1,188.33	\$1,188.33
Field Services	1.00	\$600.00	\$600.00
<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">MAY 23 2019</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u><i>[Signature]</i></u> Date <u>6/3/19</u></p> <p>Date entered <u>MAY 29 2019</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3101</u> - \$2,274.58</p> <p>Check # _____ 3100 - \$250.00</p> <p style="margin-left: 200px;">53900 3201 - \$355.00</p> <p style="margin-left: 200px;">401 51300 4058 - \$600.00</p> <p style="margin-left: 200px;">401 51300 3201 - \$833.33</p>			
Subtotal			\$4,312.91
Total			\$4,312.91

Rizzetta Technology Services
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/1/2019	INV0000004410

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of		Terms	Client Number
June			00201
Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	0	\$15.00	\$0.00
Website Hosting, Backup and Content Updating	1	\$100.00	\$100.00
<div>RECEIVED</div> <div>Date Rec'd Rizzetta & Co., Inc. <u>MAY 23 2019</u></div> <div>D/M approval <u>QC</u> Date <u>6/3/19</u></div> <div>Date entered <u>MAY 29 2019</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></div> <div>Check # _____</div>		Subtotal	\$100.00
		Total	\$100.00

Encore CDD
TECO Summary 05/19
Period Covered: 05/01/19-05/30/19

Account Number	Invoice Date	Due Date	Amount	Location	GL Account
211006275021	06/05/19	06/26/19	\$ 153.41	1302 Nebraska Av N	4301
211006277597	06/05/19	06/26/19	\$ 193.68	1200 Nebraska Av N	4301
211006277886	06/05/19	06/26/19	\$ 115.94	1008 Nebraska Av N	4301
211006277001	06/05/19	06/26/19	\$ 209.37	1200 Nebraska Av N	4301
211006275344	06/05/19	06/26/19	\$ 83.97	1101 Scott St E #A	4301
211006275609	06/05/19	06/26/19	\$ 135.93	1199 Scott St E #B	4301
211006276102	06/05/19	06/26/19	\$ 124.33	1231 Scott St E	4301
211006276375	06/05/19	06/26/19	\$ 53.70	1261 Scott St E	4301
211006276698	06/05/19	06/26/19	\$ 21.43	1261 Scott St E Chr Lights	4307
TOTAL			\$ 1,091.76		

53100	4301	\$ 1,070.33	Utility
53100	4307	\$ 21.43	Street Lights
TOTAL		\$ 1,091.76	

RECEIVED

JUN 10 2019

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

D/M approval OK Date 6/19/19

Date entered **JUN 11 2019**

Fund 001 GL 53100 OC 4301 \$1,070.33

Check # _____ 4307 \$ 21.43

ACCOUNT INVOICE

tampaelectric.com

f t p 8+ in

Statement Date: 06/05/2019

Account: 211006275021

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



Current month's charges:	\$153.41
Total amount due:	\$153.41
Payment Due By:	06/26/2019

Your Account Summary

Previous Amount Due	\$161.60
Payment(s) Received Since Last Statement	-\$161.60
Current Month's Charges	\$153.41
Total Amount Due	\$153.41

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at
tampaelectric.com/powerupdates.



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



Billing and payments made easy!

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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: 211006275021

Current month's charges:	\$153.41
Total amount due:	\$153.41
Payment Due By:	06/26/2019

Amount Enclosed \$ 153.41
648914013707

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

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

6489140137072110062750210000000153412

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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813-275-3909

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TECO
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All Other Correspondence

Tampa Electric
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Tampa, FL 33601-0111

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

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ACCOUNT INVOICE

tampaelectric.com



Account: 211006275021
Statement Date: 06/05/2019
Current month's charges due 06/26/2019



Details of Charges – Service from 05/01/2019 to 05/30/2019

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000057697	05/30/2019	7,586	6,249		1,337 kWh	1	30 Days

Basic Service Charge		\$18.14
Energy Charge	1,337 kWh @ \$0.05916/kWh	\$79.10
Fuel Charge	1,337 kWh @ \$0.03227/kWh	\$43.14
Florida Gross Receipt Tax		\$3.60
Electric Service Cost		\$143.98
Franchise Fee		\$9.43

Total Electric Cost, Local Fees and Taxes

\$153.41

Total Current Month's Charges

\$153.41

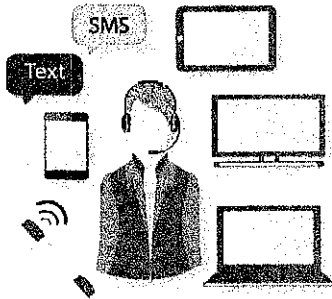
Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUN 2019	45
MAY	44
APR	36
MAR	30
FEB	34
JAN	34
DEC	41
NOV	64
OCT	77
SEP	74
AUG	66
JUL	71
JUN 2018	49

00000025-0000522-Page 37 of 38

REPORT A POWER OUTAGE AND GET UPDATES THIS STORM SEASON



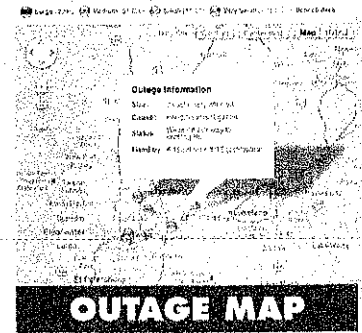
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Get the latest updates about the status of your outage with one of these convenient options:

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**Message and data rates may apply.*



Statement Date: 06/05/2019

Account: 211006277597

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



Current month's charges:	\$193.68
Total amount due:	\$193.68
Payment Due By:	06/26/2019

Your Account Summary

Previous Amount Due	\$213.77
Payment(s) Received Since Last Statement	-\$213.77
Current Month's Charges	\$193.68
Total Amount Due	\$193.68

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277597

Current month's charges:	\$193.68
Total amount due:	\$193.68
Payment Due By:	06/26/2019

Amount Enclosed \$193.68
648914013714

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

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

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
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Account: 211006277597
Statement Date: 06/05/2019
Current month's charges due 06/26/2019



Details of Charges – Service from 05/01/2019 to 05/30/2019

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	05/30/2019	46,994	45,254		1,740 kWh	1	30 Days

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

\$18.14
1,740 kWh @ \$0.05916/kWh \$102.94
1,740 kWh @ \$0.03227/kWh \$56.15
\$4.54
\$181.77
\$11.91

Total Electric Cost, Local Fees and Taxes

\$193.68

Total Current Month's Charges

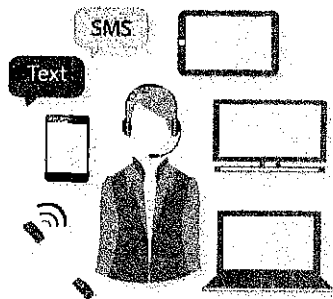
\$193.68

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUN 2019	58
MAY	61
APR	67
MAR	73
FEB	71
JAN	68
DEC	63
NOV	63
OCT	58
SEP	56
AUG	52
JUL	53
JUN 2018	58

REPORT A POWER OUTAGE AND GET UPDATES THIS STORM SEASON



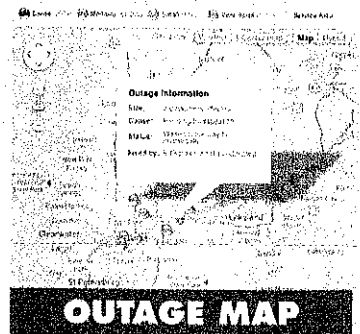
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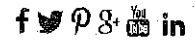
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**Message and data rates may apply.*



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/05/2019

Account: 211006277886

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



Current month's charges:	\$115.94
Total amount due:	\$115.94
Payment Due By:	06/26/2019

Your Account Summary

Previous Amount Due	\$127.73
Payment(s) Received Since Last Statement	-\$127.73
Current Month's Charges	\$115.94
Total Amount Due	\$115.94

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WAYS TO PAY YOUR BILL



See reverse side for more information.

Account: 211006277886

Current month's charges:	\$115.94
Total amount due:	\$115.94
Payment Due By:	06/26/2019

Amount Enclosed \$ 115.94
648914013715

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

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



tampaelectric.com

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Residential Customer Care

813-223-0800 (Hillsborough County)
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Account: 211006277886
Statement Date: 06/05/2019
Current month's charges due 06/26/2019



Details of Charges – Service from 05/01/2019 to 05/30/2019

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	05/30/2019	92,628	91,666		962 kWh	1	30 Days

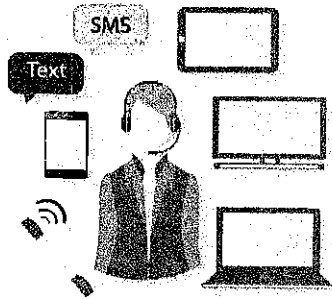
Basic Service Charge		\$18.14
Energy Charge	962 kWh @ \$0.05916/kWh	\$56.91
Fuel Charge	962 kWh @ \$0.03227/kWh	\$31.04
Florida Gross Receipt Tax		\$2.72
Electric Service Cost		\$108.81
Franchise Fee		\$7.13
Total Electric Cost, Local Fees and Taxes		\$115.94
Total Current Month's Charges		\$115.94

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUN 2019	32
MAY	34
APR	37
MAR	39
FEB	41
JAN	41
DEC	40
NOV	39
OCT	36
SEP	34
AUG	32
JUL	32
JUN 2018	33

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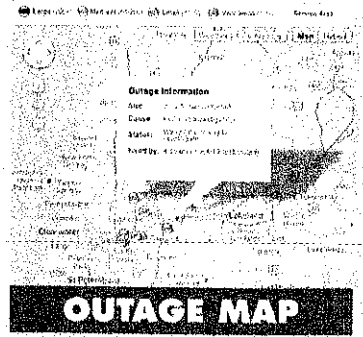
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**Message and data rates may apply.*



Statement Date: 06/05/2019
Account: 211006277001

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



Current month's charges: \$209.37
Total amount due: \$209.37
Payment Due By: 06/26/2019

Your Account Summary

Previous Amount Due	\$122.93
Payment(s) Received Since Last Statement	-\$122.93
Current Month's Charges	\$209.37
Total Amount Due	\$209.37

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277001

Current month's charges: \$209.37
Total amount due: \$209.37
Payment Due By: 06/26/2019
Amount Enclosed \$ 209.37

648914013713

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

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



tampaelectric.com

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

TECO

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

All Other Correspondence

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed monthly amount that covers the cost to provide service to your location.

Bright Choices™ – The number of leased light fixtures and/or poles and associated fees and charges.

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

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

Account: 211006277001
Statement Date: 06/05/2019
Current month's charges due 06/26/2019



Details of Charges – Service from 05/01/2019 to 05/31/2019

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
C21227	05/31/2019	93,076	91,179		1,897 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	1,897 kWh @ \$0.05916/kWh	\$112.23
Fuel Charge	1,897 kWh @ \$0.03227/kWh	\$61.22
Florida Gross Receipt Tax		\$4.91
Electric Service Cost		\$196.50
Franchise Fee		\$12.87

Total Electric Cost, Local Fees and Taxes

\$209.37

Total Current Month's Charges

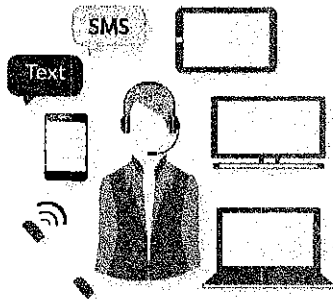
\$209.37

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUN 2019	61
MAY	36
APR	47
MAR	54
FEB	53
JAN	51
DEC	37
NOV	18
OCT	2
SEP	15
AUG	19
JUL	23
JUN 2018	22

REPORT A POWER OUTAGE AND GET UPDATES THIS STORM SEASON



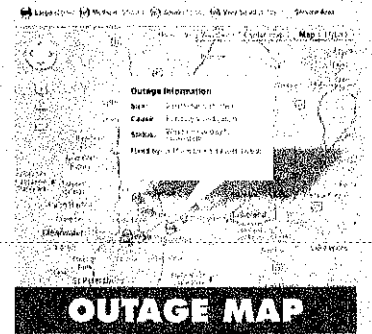
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**Message and data rates may apply.*



Statement Date: 06/05/2019

Account: 211006275344

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



Current month's charges:	\$83.97
Total amount due:	\$83.97
Payment Due By:	06/26/2019

Your Account Summary

Previous Amount Due	\$88.77
Payment(s) Received Since Last Statement	-\$88.77
Current Month's Charges	\$83.97
Total Amount Due	\$83.97

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into tecoaccount.com or visit tampaelectric.com/billpay.

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006275344

Current month's charges:	\$83.97
Total amount due:	\$83.97
Payment Due By:	06/26/2019

Amount Enclosed \$ 83.97
648914013708

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

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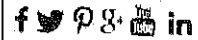
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ACCOUNT INVOICE

tampaelectric.com



Account: 211006275344
Statement Date: 06/05/2019
Current month's charges due 06/26/2019



Details of Charges – Service from 05/01/2019 to 05/30/2019

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	05/30/2019	66,527	65,885		642 kWh	1	30 Days

Basic Service Charge		\$18.14
Energy Charge	642 kWh @ \$0.05916/kWh	\$37.98
Fuel Charge	642 kWh @ \$0.03227/kWh	\$20.72
Florida Gross Receipt Tax		\$1.97
Electric Service Cost		\$78.81
Franchise Fee		\$5.16

Total Electric Cost, Local Fees and Taxes

\$83.97

Total Current Month's Charges

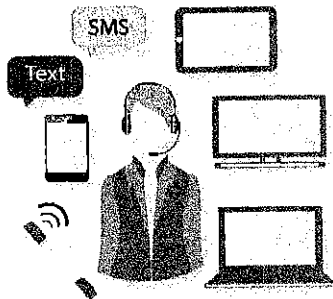
\$83.97

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUN 2019	21
MAY	22
APR	28
MAR	41
FEB	41
JAN	28
DEC	45
NOV	50
OCT	24
SEP	20
AUG	22
JUL	21
JUN 2018	22

REPORT A POWER OUTAGE AND GET UPDATES THIS STORM SEASON



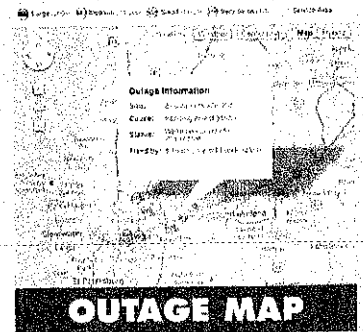
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**Message and data rates may apply.*



Statement Date: 06/05/2019

Account: 211006275609

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



Current month's charges:	\$135.93
Total amount due:	\$135.93
Payment Due By:	06/26/2019

Your Account Summary

Previous Amount Due	\$148.51
Payment(s) Received Since Last Statement	-\$148.51
Current Month's Charges	\$135.93
Total Amount Due	\$135.93

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WAYS TO PAY YOUR BILL



See reverse side for more information.

Account: 211006275609

Current month's charges:	\$135.93
Total amount due:	\$135.93
Payment Due By:	06/26/2019
Amount Enclosed	\$ 135.93

648914013709

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

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TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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Account: 211006275609
 Statement Date: 06/05/2019
 Current month's charges due 06/26/2019



Details of Charges – Service from 05/01/2019 to 05/30/2019

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	05/30/2019	4,370	3,208	1,162 kWh	1	30 Days

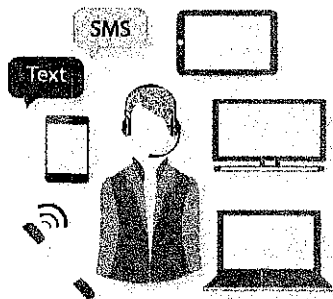
Basic Service Charge	\$18.14
Energy Charge	1,162 kWh @ \$0.05916/kWh \$68.74
Fuel Charge	1,162 kWh @ \$0.03227/kWh \$37.50
Florida Gross Receipt Tax	\$3.19
Electric Service Cost	\$127.57
Franchise Fee	\$8.36
Total Electric Cost, Local Fees and Taxes	\$135.93
Total Current Month's Charges	\$135.93

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUN 2019	39
MAY	40
APR	43
MAR	45
FEB	47
JAN	45
DEC	42
NOV	41
OCT	31
SEP	28
AUG	24
JUL	24
JUN 2018	30

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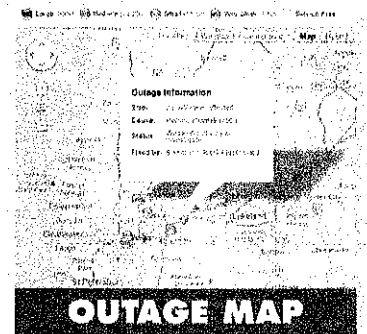
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Statement Date: 06/05/2019

Account: 211006276102

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



Current month's charges:	\$124.33
Total amount due:	\$124.33
Payment Due By:	06/26/2019

Your Account Summary

Previous Amount Due	\$126.14
Payment(s) Received Since Last Statement	-\$126.14
Current Month's Charges	\$124.33
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WAYS TO PAY YOUR BILL



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Account: 211006276102

Current month's charges:	\$124.33
Total amount due:	\$124.33
Payment Due By:	06/26/2019

Amount Enclosed \$ 124.33

648914013710

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

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Share – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

Sun SelectSM – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to GoSM – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

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's important that you pay your bill before this date 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.

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- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

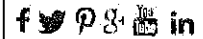
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Por favor, visite tampaelectric.com para ver esta información en español.

ACCOUNT INVOICE

tampaelectric.com



Account: 211006276102
Statement Date: 06/05/2019
Current month's charges due 06/26/2019



Details of Charges – Service from 05/01/2019 to 05/30/2019

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	05/30/2019	96,672	95,626		1,046 kWh	1	30 Days

Basic Service Charge		\$18.14
Energy Charge	1,046 kWh @ \$0.05916/kWh	\$61.88
Fuel Charge	1,046 kWh @ \$0.03227/kWh	\$33.75
Florida Gross Receipt Tax		\$2.92
Electric Service Cost		\$116.69
Franchise Fee		\$7.64

Total Electric Cost, Local Fees and Taxes

\$124.33

Total Current Month's Charges

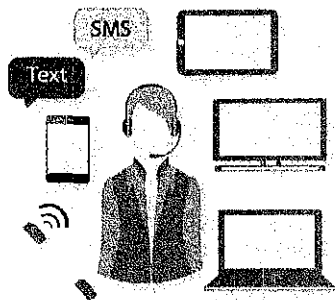
\$124.33

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUN 2018	35
MAY	37
APR	40
MAR	42
FEB	42
JAN	40
DEC	39
NOV	37
OCT	36
SEP	36
AUG	34
JUL	36
JUN 2018	38

REPORT A POWER OUTAGE AND GET UPDATES THIS STORM SEASON



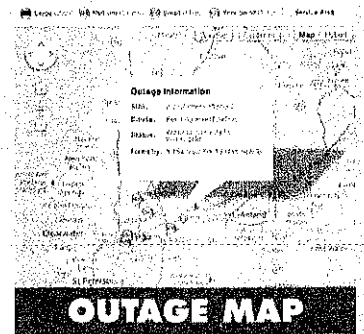
Report an outage caused by inclement weather with these convenient options:

- Log into **tecoaccount.com** and report your outage with one click; or
- Visit **tampaelectric.com/outage** and report your outage. You'll need your account or meter number (found on your billing statement); or
- *Text **OUT** to **35069**; or
- Call our automated system at **1-877-588-1010**.

Get the latest updates about the status of your outage with one of these convenient options:

- Sign up for **Power Updates*** through **tecoaccount.com/communication**. When you sign up, you can let us know how you'd like us to contact you. You can receive texts, emails and/or phone calls regarding your outage and other important information; or
- Text **UPDATE** to **35069** (after the outage has been reported); or
- Visit our Outage Map at **tecoaccount.com** or **tampaelectric.com/outagemap**. You can search for an address to see the location of a power outage and estimated restoration time.

**Message and data rates may apply.*



Statement Date: 06/05/2019
Account: 211006276375

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



Current month's charges:	\$53.70
Total amount due:	\$53.70
Payment Due By:	06/26/2019

Your Account Summary

Previous Amount Due	\$54.00
Payment(s) Received Since Last Statement	-\$54.00
Current Month's Charges	\$53.70
Total Amount Due	\$53.70

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at
tampaelectric.com/powerupdates.



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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into tecoaccount.com or visit tampaelectric.com/billpay.

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:	\$53.70
Total amount due:	\$53.70
Payment Due By:	06/26/2019
Amount Enclosed	\$ 53.70

648914013711

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 that covers the cost to provide service to your location.

Bright Choices™ – The number of leased light fixtures and/or poles and associated fees and charges.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing and delivering 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 meter will be read next month, and any difference 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. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A 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 to provide electric service. The fee is collected by Tampa Electric and 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 – 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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Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211006276375
Statement Date: 06/05/2019
Current month's charges due 06/26/2019



Details of Charges – Service from 05/01/2019 to 05/30/2019

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	05/30/2019	45,551	45,212	339 kWh	1	30 Days

Basic Service Charge		\$18.14
Energy Charge	339 kWh @ \$0.05916/kWh	\$20.06
Fuel Charge	339 kWh @ \$0.03227/kWh	\$10.94
Florida Gross Receipt Tax		\$1.26
Electric Service Cost		\$50.40
Franchise Fee		\$3.30

Total Electric Cost, Local Fees and Taxes

\$53.70

Total Current Month's Charges

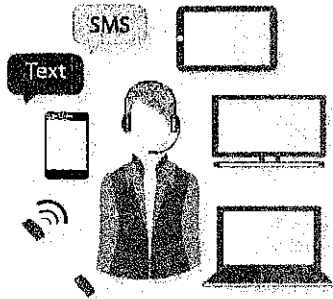
\$53.70

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUN 2019	11
MAY	12
APR	13
MAR	13
FEB	14
JAN	18
DEC	17
NOV	16
OCT	15
SEP	15
AUG	15
JUL	15
JUN 2018	17

REPORT A POWER OUTAGE AND GET UPDATES THIS STORM SEASON



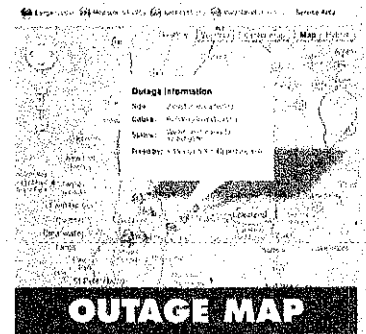
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- Visit **tampaelectric.com/outage** and report your outage. You'll need your account or meter number (found on your billing statement); or
- *Text **OUT** to **35069**; or
- Call our automated system at **1-877-588-1010**.

Get the latest updates about the status of your outage with one of these convenient options:

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**Message and data rates may apply.*



Statement Date: 06/05/2019

Account: 211006276698

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



Current month's charges:	\$21.43
Total amount due:	\$21.43
Payment Due By:	06/26/2019

Your Account Summary

Previous Amount Due	\$25.03
Payment(s) Received Since Last Statement	-\$25.03
Current Month's Charges	\$21.43
Total Amount Due	\$21.43

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information.

Account: 211006276698

Current month's charges:	\$21.43
Total amount due:	\$21.43
Payment Due By:	06/26/2019

Amount Enclosed \$ 21.43

648914013712

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

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

Contact Information

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

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

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Account: **211006276698**
Statement Date: **06/05/2019**
Current month's charges due **06/26/2019**



Details of Charges – Service from 05/01/2019 to 05/30/2019

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	05/30/2019	26,070		26,054		16 kWh	1	30 Days

Basic Service Charge		\$18.14
Energy Charge	16 kWh @ \$0.05916/kWh	\$0.95
Fuel Charge	16 kWh @ \$0.03227/kWh	\$0.52
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.11
Franchise Fee		\$1.32

Total Electric Cost, Local Fees and Taxes

\$21.43

Total Current Month's Charges

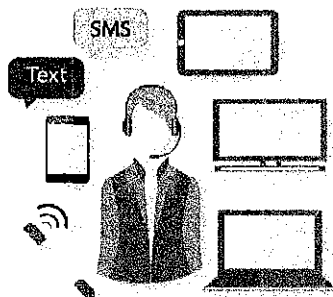
\$21.43

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUN 2019	0.5
MAY	2
APR	2
MAR	2
FEB	5
JAN	42
DEC	13
NOV	0.5
OCT	0.5
SEP	0.5
AUG	0.5
JUL	0.5
JUN 2018	0.5

REPORT A POWER OUTAGE AND GET UPDATES THIS STORM SEASON



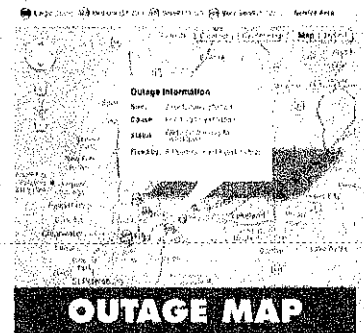
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- Text **UPDATE** to **35069** (after the outage has been reported); or
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**Message and data rates may apply.*



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Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: BOS Meeting** was published in **Tampa Bay Times: 5/24/19**, in said newspaper in the issues of **Tampa Tribune City**

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

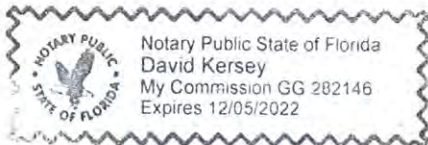
Signature of Affiant

Sworn to and subscribed before me this 05/24/2019.

Signature of Notary Public

Personally known ✓ or produced identification

Type of identification produced _____



LEGAL NOTICE

ENCORE COMMUNITY DEVELOPMENT DISTRICT REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on June 6, 2019 at 4:00 p.m. at the Tampa Housing Authority, located at 5301 West Cypress Street, Tampa, Florida 33607. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Encore Community Development District
Justin Croom, District Manager

5/24/2019

780972-1



INVOICE

INVOICE #	INVOICE DATE
TM 25978	5/31/2019
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: June 30, 2019

Invoice Amount: \$59.28

Description	Current Amount
May Service Call Found a 4 Station Decoder (Zones 33-36) that had failed. This decoder is under warranty but we did charge for labor to program and install the decoder. Thank you. Irrigation Repairs	\$59.28

RECEIVED

MAY 30 2019

Date Rec'd Rizzetta & Co., Inc. _____ Invoice Total \$59.28
D/M approval 9C Date 6/3/19
Date entered MAY 30 2019
Fund 001 GL 53900 OC 4614
Check # _____

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



Proposal #16190
Date: 05/30/2019
From: Timothy Bowersox

Proposal For

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

main:
mobile:

Location

1004 N Nebraska Ave
Tampa, FL 33602

Property Name: Encore CDD

May Service Call

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor Rate	1.00	\$59.28

Client Notes

Found a 4 Station Decoder (Zones 33-36) that had failed. This decoder is under warranty but we did charge for labor to program and install the decoder. Thank you.

Signature

x

SUBTOTAL	\$59.28
SALES TAX	\$0.00
TOTAL	\$59.28

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Timothy Bowersox

Office:

tbowersox@yellowstonelandscape.com

RECEIVED

Date Rec'd Rizzetta & Co., Inc. **MAY 30 2019**

DM approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check # _____



Irrigation Repair Report

Tech: Michael
 Helper: _____
 Property: Encore

Date: 5/29/19
 Timer: _____
 Bill To: _____

Part Type	Part#	Description	Zone(s)	Quantity	Unit Cost	Total Cost
	(warr)	4= Station decoder	33,34,35,36	1		\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
Total Parts						\$ -

Description and location of work performed

Zone # 33,34,35,36 4= Station decoder replaced (warr)

Sheet

of

Job #

1074660.201.99999

Authorized by: _____

Repair Time-Tech:

Repair Time-Help:

Repair Time TOTAL

Rate/Hr

\$55.00

\$35.00

Total

\$ -

\$ -

\$ -

Labor Total

\$ -

Parts Total

\$ -

Total Billing

\$ -



INVOICE

INVOICE #	INVOICE DATE
TM 26161	5/31/2019
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: June 30, 2019

Invoice Amount: \$193.43

Description	Current Amount
May Service Call Traced out wire to locate valve for Zone 36. Replaced faulty decoder on Zone 36. Irrigation Repairs	\$193.43

RECEIVED

Invoice Total

\$193.43

JUN 03 2019

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

D/M approval 9C Date 6/10/19

Date entered JUN 03 2019

Fund 001 GL 53900 OC 4614

Check # _____

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



Proposal #16312
Date: 05/31/2019
From: Timothy Bowersox

Proposal For

Location

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

main:
mobile:

1004 N Nebraska Ave
Tampa, FL 33602

WT # 381890

Property Name: Encore CDD

May Service Call

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor Rate	2.00	\$118.55
DC Latching Solenoid	1.00	\$74.88

Client Notes

Traced out wire to locate valve for Zone 36. Replaced faulty decoder on Zone 36.

Signature

X

SUBTOTAL	\$193.43
SALES TAX	\$0.00
TOTAL	\$193.43

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

Contact

Assigned To

Print Name: _____

Timothy Bowersox

Title: _____

Office:

tbowersox@yellowstonelandscape.com

Date: _____



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TM 31390	6/15/2019
TERMS	PO NUMBER
Net 30	

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

Invoice Due Date: July 15, 2019

Invoice Amount: \$5,204.00

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

Invoice Total **\$5,204.00**

RECEIVED

JUN 14 2019

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

D/M approval JC Date 6/18/19

Date entered JUN 14 2019

Fund 001 GL 53900 OC 4604 \$ 4,790.75

Check # _____ 4609 \$ 221.75

4652 \$ 191.50

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



INVOICE

INVOICE #	INVOICE DATE
TM 31948	6/30/2019
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: July 30, 2019

Invoice Amount: \$263.00

Description	Current Amount
Ella Promenade Turf Repair Turf replacement on the corner of the Ella Promenade, along Ray Charles Blvd. Tree & Plant Installation	\$263.00

Invoice Total **\$263.00**

PAID BY CHECK 6/21/19

RECEIVED

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

D/M approval QC Date 6/21/19

Date entered JUN 20 2019

Fund 001 GL 53900 OC 4650

Check # _____

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



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



INVOICE

INVOICE #	INVOICE DATE
TM 31949	6/30/2019
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: July 30, 2019

Invoice Amount: \$1,608.07

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

Filter Lid & Lid Gasket Replacement

Replacement of leaking Filter Lid and Lid Gasket. Includes all necessary labor & materials.

Irrigation \$1,608.07

Invoice Total \$1,608.07

RECEIVED

JUN 18 2019

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

D/M approval SC Date 6/21/19

Date entered JUN 20 2019

Fund 001 GL 53900 OC 4614

Check # _____

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



Proposal #11427

Date: 04/16/2019

From: Scott Crow

Proposal For

Location

Rizzetta & Company, Inc.

9428 Camden Field Pkwy
Riverview, FL 33578

main:
mobile:

1004 N Nebraska Ave

Tampa, FL 33602

Property Name: Encore CDD

Filter Lid & Lid Gasket Replacement

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Filter Lid & Gasket Replacement	1.00	\$1,652.29	\$1,652.29

Client Notes

Replacement of leaking Filter Lid and Lid Gasket. Includes all necessary labor & materials.

SUBTOTAL \$1,608.07

Signature

SALES TAX \$0.00

X

TOTAL \$1,608.07

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: Joseph Rothke

Title: Regional District Manager

Date: 4/17/19

Assigned To

Scott Crow

Office:
scrow@yellowstonelandscape.com



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TM 32028	6/30/2019
TERMS	PO NUMBER
Net 30	

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

Invoice Due Date: July 30, 2019

Invoice Amount: \$82.96

Description	Current Amount
June Irrigation Inspection Repair Wet check system replaced 1 electric solenoid for zone # 30 Middle island round about. Irrigation Repairs	\$82.96

Invoice Total **\$82.96**

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JUN 20 2019
D/M approval SL Date 6/21/19
Date entered JUN 20 2019
Fund 001 GL 53900 OC 4614
Check # _____

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures July 2019 For Board Approval

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

The total items being presented: **\$18,111.61**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2019 Through July 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hopping Green & Sams	001530	108611	General/Monthly Legal Services 06/19	\$ 1,345.00
IPFS Corporation	001524	GAA-836199 08/19	General/POL Liability Ins FY18/19 Pmt 10 of 10	\$ 1,032.85
Prismatic	001525	7991	Banners 06/19	\$ 1,136.05
Rizzetta & Company, Inc.	001526	INV0000041448	District Management Fees 07/19	\$ 3,479.58
Rizzetta Technology Services	001527	INV0000004496	Website Hosting Service 07/19	\$ 100.00
TECO	001529	Summary 06/19	Electric Summary 06/19	\$ 1,094.34
Yellowstone Landscape	001528	TM 33782	Summer Annual Rotation 2019	\$ 1,080.00
Yellowstone Landscape	001528	TM 33783	Tree Removal 06/19	\$ 294.00
Yellowstone Landscape	001531	TM 37800	Monthly Landscape Maint 07/19	\$ 5,204.00
Yellowstone Landscape	001531	TM 41310	Plant Install 07/19	\$ 2,291.13
Yellowstone Landscape	001531	TM 41311	Irrigation Repairs 07/19	\$ <u>1,054.66</u>
Report Total				\$ <u>18,111.61</u>

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

July 16, 2019

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

Bill Number 108611
Billed through 06/30/2019

General Counsel/Monthly Meeting

ENCORE 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

06/05/19	LMG	Conference with Kilinski regarding preparation for meeting; correspondence with Croom regarding budget.	0.50 hrs
06/06/19	JLK	Confer with DM and Gentry and follow up from same.	0.30 hrs
06/06/19	LMG	Correspondence regarding ADA site compliance; attend board meeting; follow up regarding same.	1.70 hrs
06/07/19	LMG	Prepare ADA Site Compliance agreement and scope of work.	0.50 hrs
06/11/19	JLK	Review ADASC updated proposal and confer with staff on same; review/edit professional IT services agreement and transmit to DM.	0.90 hrs
06/12/19	LMG	Review and send budget notice.	0.20 hrs
06/14/19	LMG	Revise and transmit budget appropriation resolution.	0.20 hrs
06/17/19	LMG	Revise ADA site compliance agreement.	0.30 hrs
06/18/19	LMG	Research regarding public officials and ethics; conference with Croom regarding ADA Site Compliance; review Rizzetta website responsibilities.	0.80 hrs
06/19/19	JLK	Continue research, drafting and negotiation of ADA documents, agreements, accessibility policy and technology agreement and disseminate same to DM.	0.40 hrs

Total fees for this matter \$1,345.00

MATTER SUMMARY

Kilinski, Jennifer L.	1.60 hrs	250 /hr	\$400.00
Gentry, Lauren M.	4.20 hrs	225 /hr	\$945.00

TOTAL FEES \$1,345.00

TOTAL CHARGES FOR THIS MATTER **\$1,345.00**

BILLING SUMMARY

Kilinski, Jennifer L.	1.60 hrs	250 /hr	\$400.00
Gentry, Lauren M.	4.20 hrs	225 /hr	\$945.00
TOTAL FEES			\$1,345.00
TOTAL CHARGES FOR THIS BILL			<u>\$1,345.00</u>

Please include the bill number on your check.

RECEIVED

JUL 16 2019

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

D/M approval QC Date 7/22/19

Date entered JUL 19 2019

Fund 001 GL 51400 OC 3107

Check # _____

DST 00124519

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

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

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
10	GAA-836199	08/01/19

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
199JE82M to register.
For questions, please call (800)584-9969

PAYMENT DUE: \$3,973.12

IF RECEIVED AFTER 08/06/19

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

JUL 01 2019

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

D/M approval RL Date 7/1/19

Date entered JUN 27 2019

Fund 001 GL 51300 OC 4501 \$238.31

Check # 53900 4503 \$794.54

20200
401 53900 4503 \$2,940.27
20200 \$1,032.85
\$2,940.27

PRISMATIC

745 N. Magnolia Avenue, #301
Orlando, FL 32803
407-895-0029

PRISMATIC

Invoice

BILL TO

ELL19-01-Signage
Encore CDD
Attn: AP
9428 Camden Field Parkway
Riverview, FL 33578

INVOICE # 7991**DATE 06/26/2019****DUE DATE 07/26/2019****TERMS Net 30****PROJECT**

Banners-smoke free

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Design	Completed services for file management and project coordination	0.67	375.00	251.25
Signage	Production and installation of ten (10) 2x5 two-sided pole banners \$2,600 Qty. 4 banner hardware kits \$80 Deposit credit -\$1,795.20	1	884.80	884.80

Services are 100% complete. Refer to invoice 7845 for deposit.

Thank you for your business.
We're happy to be working with you.

BALANCE DUE**\$1,136.05**

RECEIVED

JUN 27 2019

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

D/M approval SC Date 7/1/19Date entered JUN 27 2019Fund 001 GL 54100 OC 4613

Check # _____

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

Invoice

Date	Invoice #
7/1/2019	INV0000041448

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
July		Upon Receipt	00201
Description	Qty	Rate	Amount
District Management Services	1.00	\$2,274.58	\$2,274.58
Administrative Services	1.00	\$250.00	\$250.00
Accounting Services	1.00	\$1,188.33	\$1,188.33
Field Services	1.00	\$600.00	\$600.00
<p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. JUN 20 2019</p> <p>DAM approval <u>SC</u> Date <u>6/21/19</u></p> <p>Date entered <u>JUN 21 2019</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3101</u> \$ <u>2,274.58</u></p> <p>Check # <u>3100</u> \$ <u>250.00</u></p> <p><u>3201</u> \$ <u>355.00</u></p> <p><u>53900</u> <u>4658</u> \$ <u>600.00</u></p> <p><u>20200</u></p> <p><u>401</u> <u>51300</u> <u>3201</u> \$ <u>833.33</u></p> <p><u>20200</u></p> <p style="text-align: right;">\$ <u>3,479.58</u></p> <p style="text-align: right;">\$ <u>833.33</u></p>			
Subtotal			\$4,312.91
Total			\$4,312.91

Rizzetta Technology Services
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/1/2019	INV0000004496

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
July			00201
Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	0	\$15.00	\$0.00
Website Hosting, Backup and Content Updating	1	\$100.00	\$100.00
<p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>JUN 19 2019</u></p> <p>D/M approval <u>JC</u> Date <u>6/21/19</u></p> <p>Date entered <u>JUN 20 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 06/19
Period Covered: 05/31/19-06/28/19

Account Number	Invoice Date	Due Date	Amount	Location	GL Account
211006275021	07/05/19	07/26/19	\$ 151.31	1302 Nebraska Av N	4301
211006277597	07/05/19	07/26/19	\$ 212.97	1200 Nebraska Av N	4301
211006277886	07/05/19	07/26/19	\$ 115.94	1008 Nebraska Av N	4301
211006277001	07/05/19	07/26/19	\$ 165.10	1200 Nebraska Av N	4301
211006275344	07/05/19	07/26/19	\$ 90.46	1101 Scott St E #A	4301
211006275609	07/05/19	07/26/19	\$ 150.31	1199 Scott St E #B	4301
211006276102	07/05/19	07/26/19	\$ 131.04	1231 Scott St E	4301
211006276375	07/05/19	07/26/19	\$ 55.99	1261 Scott St E	4301
211006276698	07/05/19	07/26/19	\$ 21.22	1261 Scott St E Chr Lights	4307
TOTAL			\$ 1,094.34		

53100	4301	\$ 1,073.12	Utility
53100	4307	\$ 21.22	Street Lights
TOTAL		\$ 1,094.34	

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

D/M approval QC Date 7/15/19

Date entered JUL 12 2019

Fund 001 GL 53100 OC 4301 \$ 1,073.12

Check # 4307 \$ 21.22

Statement Date: 07/05/2019

Account: 211006275021

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



Current month's charges: \$151.31
Total amount due: \$151.31
Payment Due By: 07/26/2019

Your Account Summary

Previous Amount Due \$153.41
Payment(s) Received Since Last Statement -\$153.41
Current Month's Charges \$151.31

Total Amount Due \$151.31

RECEIVED

JUL 10 2019

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

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check # _____

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at tampaelectric.com/powerupdates.



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

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



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: \$151.31
Total amount due: \$151.31
Payment Due By: 07/26/2019
Amount Enclosed: \$ 151.31

651383161479

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 that covers the cost to provide service to your location.

Bright Choices™ -- The number of leased light fixtures and/or poles and associated fees and charges.

Budget Billing -- Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Energy Charge -- The cost (except fuel) of producing and delivering 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 meter will be read next month, and any difference 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. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax -- A 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 to provide electric service. The fee is collected by Tampa Electric and 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 -- 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.

Share -- A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

Sun Select™ -- The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to Go™ -- The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

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's important that you pay your bill before this date 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 tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 866-889-6460.
(A convenience fee will be charged to your bank account or credit card.)

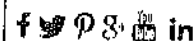
When making your payment, please have your bill or account number available.

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 not 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 INVOICE

tampaelectric.com



Account: 211006275021
 Statement Date: 07/05/2019
 Current month's charges due 07/26/2019



Details of Charges – Service from 05/31/2019 to 06/28/2019

Service for: 1302 N NEBRASKA AVE, TAMPA, FL 33602-2848

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000057697	06/28/2019	8,902	7,586		1,316 kWh	1	29 Days

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)

JUL 2019	45
JUN	45
MAY	44
APR	36
MAR	30
FEB	34
JAN	34
DEC	41
NOV	64
OCT	77
SEP	74
AUG	68
JUL 2018	71

Basic Service Charge		\$18.14
Energy Charge	1,316 kWh @ \$0.05916/kWh	\$77.85
Fuel Charge	1,316 kWh @ \$0.03227/kWh	\$42.47
Florida Gross Receipt Tax		\$3.55
Electric Service Cost		\$142.01
Franchise Fee		\$9.30
Total Electric Cost, Local Fees and Taxes		\$151.31
Total Current Month's Charges		\$151.31

Important Messages

Recent record temperatures can result in higher electric bills

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Sun Select™

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- 1 Note the pole ID number and/or the nearest street address or intersection.
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 - tampaelectric.com/ReportLight
 - Or call 813-223-0800 Hillsborough;
863-299-0800 Polk or 1-888-223-0800
all other counties
- 3 Provide your contact information so we can follow up with you.

Streetlights help make our community safer. We typically replace all reported lights within 7* business days with energy-efficient light-emitting diodes (LED). LEDs use up to 60 percent less energy, last longer than conventional lighting and generate less light pollution.

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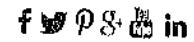
TECO
TAMPA ELECTRIC
AN EMERA COMPANY

MORE POWER TO YOU.

TECO5719

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/05/2019
Account: 211006277597

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



Current month's charges:	\$212.97
Total amount due:	\$212.97
Payment Due By:	07/26/2019

Your Account Summary

Previous Amount Due	\$193.68
Payment(s) Received Since Last Statement	-\$193.68
Current Month's Charges	\$212.97
Total Amount Due	\$212.97

JUL 10 2019

Date Rec'd Rizzetta & Co., Inc.

DM 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.

Scammers are calling. Don't be a victim.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277597

Current Month's Charges	\$212.97
Total Amount Due	\$212.97
Payment Due By	07/26/2019
Account Number	651383161486

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

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

6513831614862110062775970000000212978

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

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

Understanding Your Electric Charges

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Bright Choices™ -- The number of leased light fixtures and/or poles and associated fees and charges.

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

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

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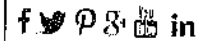
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ACCOUNT INVOICE

tampaelectric.com



Account: 211006277597
 Statement Date: 07/05/2019
 Current month's charges due 07/26/2019



Details of Charges -- Service from 05/31/2019 to 07/01/2019

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	07/01/2019	48,927	46,994		1,933 kWh	1	32 Days

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)

JUL 2019	60
JUN	58
MAY	61
APR	67
MAR	73
FEB	71
JAN	58
DEC	63
NOV	63
OCT	58
SEP	56
AUG	52
JUL 2018	53

Basic Service Charge		\$18.14
Energy Charge	1,933 kWh @ \$0.05916/kWh	\$114.36
Fuel Charge	1,933 kWh @ \$0.03227/kWh	\$62.38
Florida Gross Receipt Tax		\$5.00
Electric Service Cost		\$199.88
Franchise Fee		\$13.09

Total Electric Cost, Local Fees and Taxes

\$212.97

Total Current Month's Charges

\$212.97

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Sun Select

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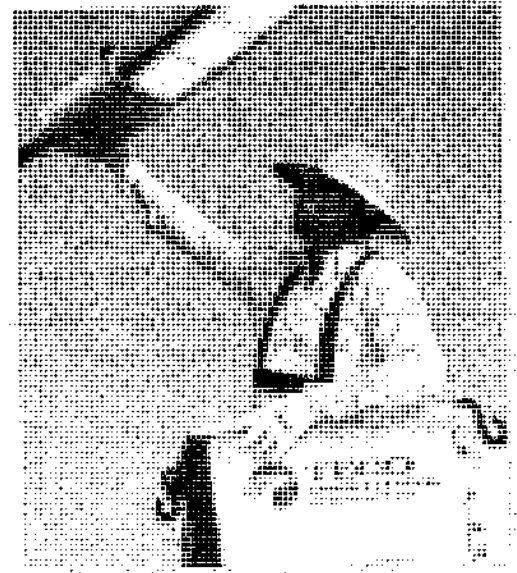
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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

MORE POWER TO YOU.

TECO51719

Statement Date: 07/05/2019
Account: 211006277886

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



Current month's charges:	\$115.94
Total amount due:	\$115.94
Payment Due By:	07/26/2019

Your Account Summary

Previous Amount Due	\$115.94
Payment(s) Received Since Last Statement	-\$115.94
Current Month's Charges	\$115.94
Total Amount Due	\$115.94

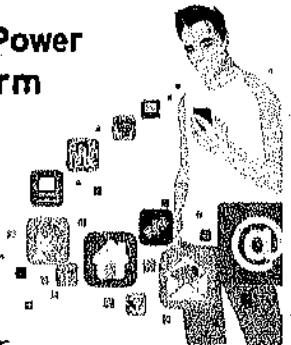
RECEIVED \$115.94

Date Rec'd Rizzetta & Co., Inc. JUL 10 2019
DM approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check # _____

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277886

Current month's charges:	\$115.94
Total amount due:	\$115.94
Payment Due By:	07/26/2019
Amount Due:	\$115.94

651383161487

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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888-223-0800 (All other counties)

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Account: 211006277886
Statement Date: 07/05/2019
Current month's charges due 07/26/2019

Details of Charges – Service from 05/31/2019 to 07/01/2019

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	07/01/2019	93,590	92,628		962 kWh	1	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUL 2019	30
JUN	32
MAY	34
APR	37
MAR	38
FEB	41
JAN	41
DEC	40
NOV	39
OCT	38
SEP	34
AUG	32
JUL 2018	32

Basic Service Charge	\$18.14
Energy Charge 962 kWh @ \$0.05916/kWh	\$56.91
Fuel Charge 962 kWh @ \$0.03227/kWh	\$31.04
Florida Gross Receipt Tax	\$2.72
Electric Service Cost	\$108.81
Franchise Fee	\$7.13
Total Electric Cost, Local Fees and Taxes	\$115.94
Total Current Month's Charges	\$115.94

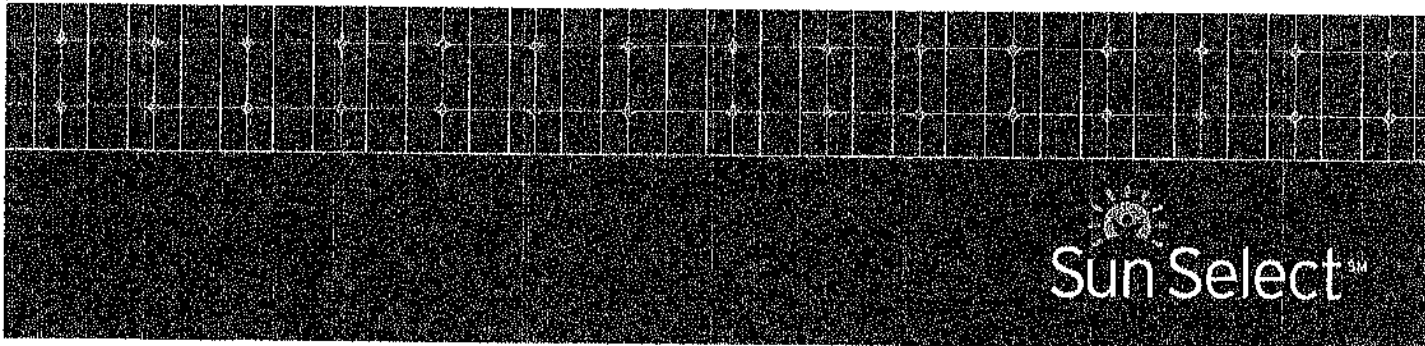
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05000026-0000596-Page 6 of 38

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MORE POWER TO YOU.

TECO5719

Statement Date: 07/05/2019
Account: 211006277001

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

Current month's charges:	\$165.10
Total amount due:	\$165.10
Payment Due By:	07/26/2019

Your Account Summary

Previous Amount Due	\$209.37
Payment(s) Received Since Last Statement	-\$209.37
Current Month's Charges	\$165.10
Total Amount Due	\$165.10

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

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277001

Current month's charges:	\$165.10
Total amount due:	\$165.10
Payment Due By:	07/26/2019

651383161485

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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Account: 211006277001
Statement Date: 07/05/2019
Current month's charges due 07/26/2019

Details of Charges – Service from 06/01/2019 to 07/01/2019

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	07/01/2019	94,530	93,076		1,454 kWh	1	31 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUL 2019	47
JUN	61
MAY	38
APR	47
MAR	54
FEB	63
JAN	51
DEC	37
NOV	18
OCT	2
SEP	16
AUG	19
JUL 2018	23

Basic Service Charge		\$18.14
Energy Charge	1,454 kWh @ \$0.05916/kWh	\$86.02
Fuel Charge	1,454 kWh @ \$0.03227/kWh	\$46.92
Florida Gross Receipt Tax		\$3.87
Electric Service Cost		\$154.95
Franchise Fee		\$10.15
Total Electric Cost, Local Fees and Taxes		\$165.10
Total Current Month's Charges		\$165.10

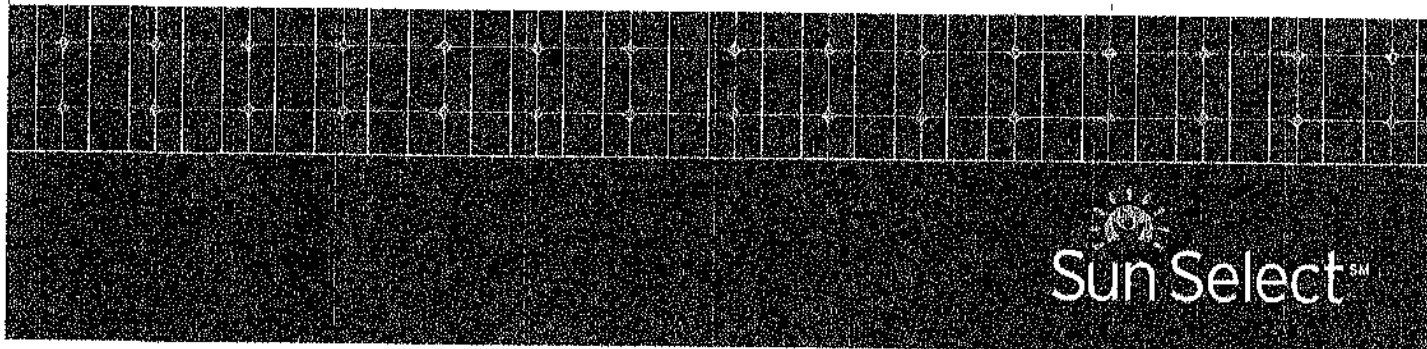
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MORE POWER TO YOU.

11C056719

Statement Date: 07/05/2019

Account: 211006275344

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



Current month's charges:	\$90.46
Total amount due:	\$90.46
Payment Due By:	07/26/2019

Your Account Summary

Previous Amount Due	\$83.97
Payment(s) Received Since Last Statement	-\$83.97
Current Month's Charges	\$90.46
Total Amount Due	\$90.46

RECEIVED

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

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check # _____

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006275344

Current month's charges:	\$90.46
Total amount due:	\$90.46
Payment Due By:	07/26/2019
Amount Enclosed	\$ <u>90.46</u>

651383161480

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 that covers the cost to provide service to your location.

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

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Estimated -- If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

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

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

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

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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's important that you pay your bill before this date to avoid interruption of service.

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

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

Account: 211006275344
 Statement Date: 07/05/2019
 Current month's charges due 07/26/2019

Details of Charges – Service from 05/31/2019 to 07/01/2019

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	07/01/2019	67,234	66,527	707 kWh	1	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

Basic Service Charge		\$18.14
Energy Charge	707 kWh @ \$0.05916/kWh	\$41.83
Fuel Charge	707 kWh @ \$0.03227/kWh	\$22.81
Florida Gross Receipt Tax		\$2.12
Electric Service Cost		\$84.90
Franchise Fee		\$5.56
Total Electric Cost, Local Fees and Taxes		\$90.46
Total Current Month's Charges		\$90.46

JUL 2019	22
JUN	21
MAY	22
APR	29
MAR	41
FEB	41
JAN	28
DEC	45
NOV	50
OCT	24
SEP	20
AUG	22
JUL 2018	21

Important Messages

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Sun SelectSM

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all other counties

- 3 Provide your contact information so we can follow up with you.

Streetlights help make our community safer. We typically replace all reported lights within 7* business days with energy-efficient light-emitting diodes (LED). LEDs use up to 60 percent less energy, last longer than conventional lighting and generate less light pollution.

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

MORE POWER TO YOU.

TECO51719

Statement Date: 07/05/2019
Account: 211006275609

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

Current month's charges:	\$150.31
Total amount due:	\$150.31
Payment Due By:	07/26/2019

Your Account Summary

Previous Amount Due	\$135.93
Payment(s) Received Since Last Statement	-\$135.93
Current Month's Charges	\$150.31
Total Amount Due	\$150.31

RECEIVED

JUL 10 2019

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

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check # _____

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006275609

Current month's charges:	\$150.31
Total amount due:	\$150.31
Payment Due By:	07/26/2019
Amount Enclosed	\$150.31

651383161481

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

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

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
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Account: **211006275609**
 Statement Date: **07/05/2019**
 Current month's charges due **07/26/2019**

Details of Charges – Service from 05/31/2019 to 07/01/2019

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	07/01/2019	5,676	4,370		1,306 kWh	1	32 Days

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)

Basic Service Charge		\$18.14
Energy Charge	1,306 kWh @ \$0.05916/kWh	\$77.26
Fuel Charge	1,306 kWh @ \$0.03227/kWh	\$42.14
Florida Gross Receipt Tax		\$3.53
Electric Service Cost		\$141.07
Franchise Fee		\$9.24
Total Electric Cost, Local Fees and Taxes		\$150.31
Total Current Month's Charges		\$150.31

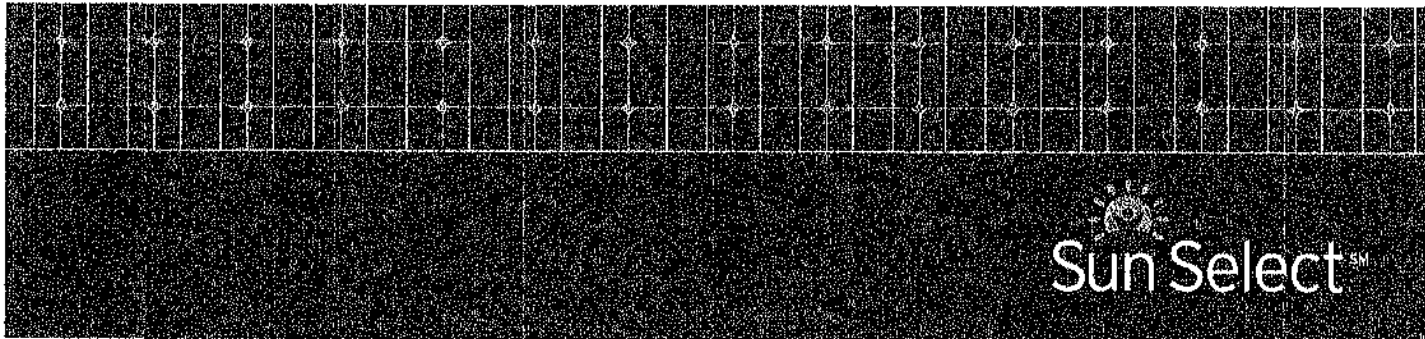
JUL 2018	41
JUN	39
MAY	40
APR	43
MAR	45
FEB	46
JAN	47
DEC	42
NOV	41
OCT	31
SEP	26
AUG	24
JUL 2018	24

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863-299-0800 Polk or 1-888-223-0800
all other counties

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Streetlights help make our community safer. We typically replace all reported lights within 7* business days with energy-efficient light-emitting diodes (LED). LEDs use up to 60 percent less energy, last longer than conventional lighting and generate less light pollution.

**Extensive repairs may take longer.*



MORE POWER TO YOU.

TECO51719

Statement Date: 07/05/2019

Account: 211006276102

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



Current month's charges:	\$131.04
Total amount due:	\$131.04
Payment Due By:	07/26/2019

Your Account Summary

Previous Amount Due	\$124.33
Payment(s) Received Since Last Statement	-\$124.33
Current Month's Charges	\$131.04
Total Amount Due	\$131.04

RECEIVED

JUL 10 2019

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

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check # _____

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006276102

Current month's charges:	\$131.04
Total amount due:	\$131.04
Payment Due By:	07/26/2019

Amount Enclosed \$131.04

651383161482

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

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Account: 211006276102
 Statement Date: 07/05/2019
 Current month's charges due 07/26/2019

Details of Charges — Service from 05/31/2019 to 07/01/2019

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	07/01/2019	97,785	96,672		1,113 kWh	1	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

Basic Service Charge		\$18.14
Energy Charge	1,113 kWh @ \$0.05916/kWh	\$65.85
Fuel Charge	1,113 kWh @ \$0.03227/kWh	\$35.92
Florida Gross Receipt Tax		\$3.07
Electric Service Cost		\$122.98
Franchise Fee		\$8.06
Total Electric Cost, Local Fees and Taxes		\$131.04
Total Current Month's Charges		\$131.04

JUL 2019	35
JUN	35
MAY	37
APR	40
MAR	42
FEB	42
JAN	40
DEC	39
NOV	37
OCT	38
SEP	38
AUG	34
JUL 2018	38

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Sun Select

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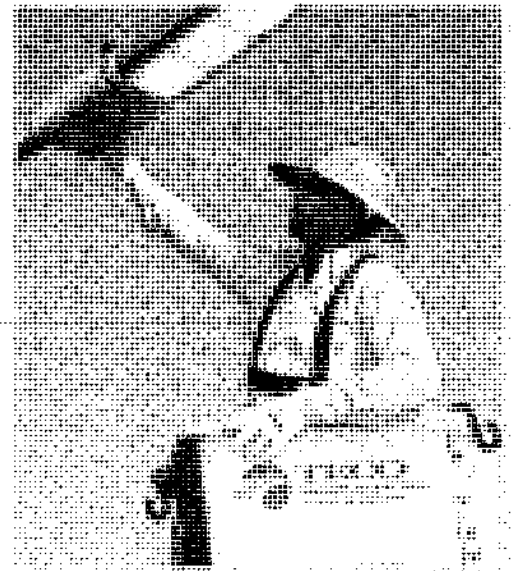
① Note the pole ID number and/or the nearest street address or intersection.

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MORE POWER TO YOU.

TECO51719

Statement Date: 07/05/2019

Account: 211006276375

ENCORE COMMUNITY DEVELOP
1281 SCOTT ST E
TAMPA, FL 33602-0000



Current month's charges:	\$55.99
Total amount due:	\$55.99
Payment Due By:	07/26/2019

Your Account Summary

Previous Amount Due	\$53.70
Payment(s) Received Since Last Statement	-\$53.70
Current Month's Charges	\$55.99
Total Amount Due	\$55.99

RECEIVED

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

D/M approval _____ Date _____

Date entered _____

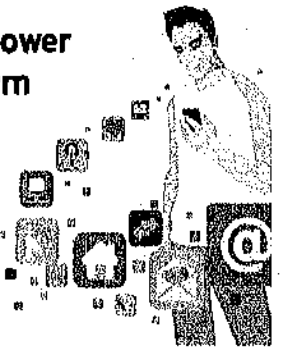
Fund _____ GL _____ OC _____

Check # _____

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006276375

Current month's charges:	\$55.99
Total amount due:	\$55.99
Payment Due By:	07/26/2019

651383161483

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

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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 that covers the cost to provide service to your location.

Bright Choices™ -- The number of leased light fixtures and/or poles and associated fees and charges.

Budget Billing -- Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Energy Charge -- The cost (except fuel) of producing and delivering 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 meter will be read next month, and any difference 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. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax -- A 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 to provide electric service. The fee is collected by Tampa Electric and 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 -- 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.

Share -- A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

Sun Select™ -- The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to Go™ -- The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

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's important that you pay your bill before this date 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 tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 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 not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

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

Account: 211006276375
Statement Date: 07/05/2019
Current month's charges due 07/26/2019

Details of Charges – Service from 05/31/2019 to 07/01/2019

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	07/01/2019	45,913	45,551		362 kWh	1	32 Days

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)

JUL 2019	11
JUN	11
MAY	12
APR	13
MAR	13
FEB	14
JAN	18
DEC	17
NOV	16
OCT	15
SEP	15
AUG	15
JUL 2018	15

Basic Service Charge		\$18.14
Energy Charge	362 kWh @ \$0.05916/kWh	\$21.42
Fuel Charge	362 kWh @ \$0.03227/kWh	\$11.68
Florida Gross Receipt Tax		\$1.31
Electric Service Cost		\$52.55
Franchise Fee		\$3.44
Total Electric Cost, Local Fees and Taxes		\$55.99
Total Current Month's Charges		\$55.99

Important Messages
Recent record temperatures can result in higher electric bills

Your bill might be higher this month due to the record temperatures over the last month. When temperatures rise, your air conditioning system works extra hard to keep things cool. This means you're using more electricity too. Tampa Electric offers several energy-saving tips and free programs that can help you manage your electricity use and bills. Visit tampaelectric.com/save to learn more.

When it comes to solar, sharing just makes sense.

Sun Select shared solar is a simple and meaningful way to support renewable energy, whether or not a rooftop system is an option for you. Learn why Sun Select makes sense for you, the community and the environment at tampaelectric.com/sunselect.



Sun Select

Report a streetlight outage. It's as easy as...

① Note the pole ID number and/or the nearest street address or intersection.

② Report the light out:
• tampaelectric.com/ReportLight
• Or call 813-223-0800 Hillsborough;
863-299-0800 Polk or 1-888-223-0800
all other counties

③ Provide your contact information so we can follow up with you.

Streetlights help make our community safer. We typically replace all reported lights within 7* business days with energy-efficient light-emitting diodes (LED). LEDs use up to 60 percent less energy, last longer than conventional lighting and generate less light pollution.

**Extensive repairs may take longer.*



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

MORE POWER TO YOU.

TECO51719

Statement Date: 07/05/2019
Account: 211006276698

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



Current month's charges: \$21.22
Total amount due: \$21.22
Payment Due By: 07/26/2019

Your Account Summary

Previous Amount Due \$21.43
Payment(s) Received Since Last Statement -\$21.43
Current Month's Charges \$21.22
Total Amount Due \$21.22

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JUL 10 2019
DM approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check # _____

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at
tampaelectric.com/powerupdates.



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

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



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: \$21.22
Total amount due: \$21.22
Payment Due By: 07/26/2019
Amount Enclosed: \$21.22

651383161484

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33678-0519

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

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

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Account: 211006276698
Statement Date: 07/05/2019
Current month's charges due 07/28/2019



Details of Charges – Service from 05/31/2019 to 07/01/2019

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	07/01/2019	26,084	26,070	14 kWh	1	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUL 2018	0.4
JUN	0.5
MAY	2
APR	2
MAR	2
FEB	5
JAN	42
DEC	13
NOV	0.5
OCT	0.5
SEP	0.5
AUG	0.5
JUL 2018	0.5

Basic Service Charge		\$18.14
Energy Charge	14 kWh @ \$0.05916/kWh	\$0.83
Fuel Charge	14 kWh @ \$0.03227/kWh	\$0.45
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.92
Franchise Fee		\$1.30
Total Electric Cost, Local Fees and Taxes		\$21.22
Total Current Month's Charges		\$21.22

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all other counties

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

MORE POWER TO YOU.

TECO51719



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TM 33782	6/30/2019
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: July 30, 2019

Invoice Amount: \$1,080.00

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

2019 Summer Annual Rotation

Price for Summer 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

RECEIVED

Invoice Total

\$1,080.00

JUN 28 2019

Date Rec'd Rizzetta & Co., Inc.

D/M approval QC Date 7/8/19

Date entered JUL 05 2019

Fund 001 GL 53900 OC 4650

Check # _____

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



INVOICE

INVOICE#	INVOICE DATE
TM 33783	6/30/2019
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: July 30, 2019

Invoice Amount: \$294.00

Description	Current Amount
Palm Tree Removals Flush cut removal of two crashing palm, located along Governor St, on the south end of the property. Labor	\$294.00

Invoice Total \$294.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JUN 28 2019

D/M approval SL Date 7/8/19

Date entered JUL 05 2019

Fund 001 GL 53900 OC 4650

Check # _____

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TM 37800	7/15/2019
TERMS	PO NUMBER
Net 30	

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

Invoice Due Date: August 14, 2019

Invoice Amount: \$5,204.00

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

Invoice Total **\$5,204.00**

JUL 12 2019
Date Rec'd Rizzetta & Co., Inc. _____
DM approval QC Date 7/22/19
Date entered JUL 19 2019
Fund 001 GL 53900 OC 4604 \$ 4,790.75
Check # 4609 \$ 221.75
4652 \$ 191.50

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TM 41310	7/31/2019
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: August 30, 2019

Invoice Amount: \$2,291.13

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

Trinnette To Replace Firecracker Plants

Revised Proposal per Board's Request

Install a row of Variegated Arboricola Trinnette around the 4 palms that currently have Firecracker Plant.

Plant Installation \$2,291.13

Invoice Total \$2,291.13

RECEIVED

JUL 26 2019

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

D/M approval QC Date 7/29/19

Date entered JUL 26 2019

Fund 001 GL 53900 OC 4650

Check # _____

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



Proposal #5142
Date: 04/18/2019
From: Scott Crow

Proposal For

Location

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

main:
mobile:

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

Hazel S. Harvey

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.



INVOICE

INVOICE #	INVOICE DATE
TM 41311	7/31/2019
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: August 30, 2019

Invoice Amount: \$1,054.66

Description	Current Amount
Filter Piston Rebuild and Control Panel Cooling Fan Replacement	
Irrigation	\$1,054.66

Invoice Total **\$1,054.66**

RECEIVED

JUL 26 2019

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

D/M approval SL Date 7/29/19

Date entered JUL 26 2019

Fund 001 GL 53900 OC 4614

Check # _____

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

Tab 5

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

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

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

The total items being presented: **\$43,608.57**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

May 1, 2019 Through May 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Cardno, Inc.	001304	517251	Engineering Services Through 05/17/2019	\$ 607.50
City of Tampa Utilities	001300	2175375 03/19	1237 E Harrison St 03/19	\$ 596.79
City of Tampa Utilities	001305	2175376 04/19	1304 N Nebraska Ave 04/19	\$ 93.63
Frontier Florida LLC	001301	813-223-7101-092412-5 05/19	Acct 813-223-7101-092412-5 05/19	\$ 291.43
IPFS Corporation	001298	GAA-836199 06/19	General/POL Liability Ins FY18/19 Pmt 8 of 10	\$ 2,940.27
Rizzetta & Company, Inc.	001299	INV0000040257	District Management Fees 05/19	\$ 833.33
Tampa Bay Trane	001302	221423	Select Quarterly/Bill Qtrly Contract From 05/01/2019	\$ 14,000.00
TECO	001303	211006277308 04/19	1200 Nebraska Av N 04/19	\$ 23,956.93
TECO	001303	211006278348 04/19	1004 Nebraska Ave N C 04/19	<u>\$ 288.69</u>
Report Total				<u>\$ 43,608.57</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 # : 517251
Project : 0202414631
Project Name : Encore CDD
Invoice Group : **
Invoice Date : 5/21/2019

For Professional Services Rendered through: 5/17/2019

Salaries

Rate Schedule Labor	607.50	
Total Salaries		607.50
Current Invoice		607.50
Total this Invoice		607.50
Amount Due This Invoice **		607.50

RECEIVED

Date Rec'd Rizzetta & Co., Inc. **MAY 21 2019**
D/M approval JC Date 5/28/19
Date entered **MAY 21 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.	3/28/2019	0.75	135.00	101.25
Coordinate with Rob Ori to have a meeting on the chiller rate study status. Set meeting for Monday. Contact Trane regarding chiller pipe locations and connection information for buildings.				
	4/1/2019	1.25	135.00	168.75
Call with Rob Ori regarding Chiller Rate Study update information provided and outstanding. contact THA to obtain development plan. Send development plan to Rob. Coordinate with Chrisine regarding additional information needed.				
	4/2/2019	0.25	135.00	33.75
Send information to Rob Ori related to chiller maintenance contract.				
	4/8/2019	1.25	135.00	168.75
Coordinate with Rob Ori regarding chiller rate study update. Prepare and send requesting information to Rob. Set review meeting next week. Coordinate with Joe R regarding projects and update				
	4/16/2019	1.00	135.00	135.00
Coordiante with Rob Ori regarding chiller rate study. Send information requested.				
		4.50		607.50

Rate Schedule Labor

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

Labor : 607.50
Expense : 0.00

Total Project: 0202414631 -- Encore CDD

607.50



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

Amount Now Due
\$596.79
Make Check Payable:
City of Tampa Utilities

Your Account Number
2175375



BILL DATE: 04/23/2019
PAY NEW CHARGES BY: 05/14/2019



200
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

00002175375 0000059679

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: 04/23/2019

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

SERVICE TO: 04/03/2019

Meter Number		Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
		Current	Previous			
10111234	WATER	4062	4062	33	0	
10111234	WATER	89	89	33	0	
17063414	WATER	2497	2378	33	119	89
12024493	WATER	99	99	33	0	
12011270	WATER	826	826	33	0	
LAST BILLING						639.18
LESS PAYMENTS						639.18CR
WATER MINIMUM CHARGE						33.00
TBW PASS-THROUGH						0.00
WATER SUBTOTAL						33.00
UTILITY TAX 10%						3.30
WASTEWATER LINKED INSIDE						560.49

Amount Now Due

\$596.79

Your Account Number

2175375

Water Customer Class

INDUSTRIAL

Water Usage History

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

Date Rec'd Rizzetta & Co., Inc. MAY 01 2019

D/M approval JR Date 5/6

Date entered MAY 02 2019

Fund 401 GL 53600 OC 4301

Check# _____

See Reverse Side for
additional information

Pay This Amount

\$596.79

PLEASE PAY BY DUE DATE OF 05/14/2019

Payment Options

1. Pay your current bill online – tampagov.net/COTU
2. Set up automatic electronic payments – Contact our Call Center or download an application from tampagov.net/COTUAutopay to initiate.
3. U.S. Mail – Use the pre-addressed remittance envelope provided with the bill. Remember to include your entire utility account number and service address on all checks and money orders.
4. Pay by phone - Call (813) 274-8811, to pay by credit card, 24/7.
5. Walk in to pay at the venues below:
 - a. Westshore Pharmacy – 3206 S. Westshore Boulevard (current bills only)
 - b. Amscot – All locations (cash only)

City of Tampa Utilities – Helpful Information

Stay in Touch

Utilities Call Center (8 a.m.-5 p.m., Mon-Fri) – (813) 274-8811; Fax – (813) 274-8430
Water Emergency (24/7) – (813) 274-8811
Wastewater Emergency (24/7) – (813) 898-1420
Water Use Restrictions Hotline – (813) 274-8032

Alert Tampa - Sign up to receive important information and emergency notifications including service changes on your cell, mobile device, email or landline phone. Sign up for Alert Tampa online at tampagov.net/AlertTampa.

Customer Information

Meter Reading – As of October 1, 2012, all water meters are read monthly.

Solid Waste Collection – For days of service, holiday schedules, missed pickup or special services, please contact the Utilities Call Center or visit us at tampagov.net/SolidWaste.

Start/Stop Services - To start or discontinue Water, Wastewater, Reclaimed Water or Solid Waste services, please contact the Utilities Call Center or visit us at tampagov.net/COTU to fill out a change of service form.

Water Use Restrictions: Water use restrictions may change seasonally due to water supply conditions. For a recorded summary of the current water use restrictions call the Water Use Restrictions Hotline or visit us at tampagov.net/WaterRestrictions.

Utility Bill Terms

Amount Now Due - This month's charges are now due and will become delinquent after 30 days. Bills with an unpaid balance from the previous month are delinquent and subject to late fees and service discontinuance without additional notice. Contact the Utilities Call Center and select the Credit and Collections option to request payment arrangements.

CCF – One hundred cubic feet or 748 gallons. Water and wastewater charges are based on units of usage metered in hundreds of cubic feet (CCF).

Reclaimed Water Charges - Charges associated with reclaimed water use. Reclaimed water is charged at a flat rate of \$1.20/CCF. Reclaimed Water is recycled water produced at the Howard F. Curren Advanced Wastewater Treatment Plant. It can be safely used for irrigation and other commercial uses and is not subject to water use restrictions.

Solid Waste Charges – Charges associated with collection and disposal of residential or commercial solid waste. A senior citizen discount is available. Restrictions apply; please contact the Utilities Call Center for eligibility information.

TBW Pass-Through – Charge associated with purchase of water from Tampa Bay Water. The City of Tampa purchases water from Tampa Bay Water during times when the City's resources can no longer meet customer demand.

Utility Tax – Ten percent (10%) of all drinking and reclaimed water charges. Proceeds are used for City of Tampa capital improvements and other public purposes.

Wastewater Charges – Charges associated with collecting, pumping and treating wastewater. All wastewater is treated at the Howard F. Curren Advanced Wastewater Treatment Plant.

Water Charges – Charges associated with drinking water production and distribution from the City's David L. Tippin Water Treatment Facility. All drinking water customers are subject to a tiered-rate structure. For details on what tier rates apply to your account contact the Utilities Call Center or go to tampagov.net/WaterRates.



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

Amount Now Due

\$93.63

Make Check Payable:
City of Tampa Utilities

Your Account Number

2175376



BILL DATE: 05/13/2019

PAY NEW CHARGES BY: 06/03/2019



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

00002175376 0000009363

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: 05/13/2019

Service For:

ENCORE COMMUNITY DEVELOPMENT
1304 N NEBRASKA AVE

SERVICE TO: 05/06/2019

Amount Now Due
\$93.63

Your Account Number
2175376

Water Customer Class
COMMERCIAL

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

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
10061898 WATER	348	342	33		
LAST BILLING					123.16
LESS PAYMENTS					123.16CR
WATER TIER 1 CHARGE					14.58
TBW PASS-THROUGH					0.00
WATER SUBTOTAL					14.58
UTILITY TAX 10%					1.46
WASTEWATER CHARGE					28.26
SW 65 GALLON COMM. CART CHARGE					49.33

MAY 20 2019

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

D/M approval OK Date 5/29/19

Date entered MAY 20 2019

Fund 401 GL 53600 OC 4301

Check# _____

See Reverse Side for additional information

Pay This Amount

\$93.63

PLEASE PAY BY DUE DATE OF 06/03/2019

RECEIVED

Date Rec'd Rizzetta & Co., Inc. **MAY 06 2019**

D/M approval 82 Date 5/13

Date entered **MAY 08 2019**

Fund 401 GL 57200 OC 4102

Check # _____

Account Summary

New Charges Due Date	5/28/19
Billing Date	5/01/19
Account Number	813-223-7101-092412-5
PIN	XXXXXXXXXX
Previous Balance	291.43
Payments Received Thru 4/24/19	-291.43
Thank you for your payment!	
Balance Forward	.00
New Charges	291.43
Total Amount Due	\$291.43

Make your business a more inviting place



FiOS® TV for Business

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

Find the right package for you and your business at **1.877.659.8216** or **business.frontier.com**

Manage Your Account

To Pay Your Bill

Online: Frontier.com 1.800.801.6652

Pay by Mail

To Contact Us

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



PAYMENT STUB

Total Amount Due **\$291.43**

New Charges Due Date 5/28/19

Account Number 813-223-7101-092412-5

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

Amount Enclosed \$ 291.43

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





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 05/01/19 to 05/31/19

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		4.58
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	5/01	5.99
1 Frontier Road Work Recovery Surcharge			
	AUTOCH	5/01	1.25
Additional Line Discount	AUTOCH	5/01	-30.00
Solutions Bundle Discount	AUTOCH	5/01	-22.00
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	5/01	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	5/01	4.99
813/223-7101 Subtotal			-35.46
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	5/01	4.31
813/223-7960 Subtotal			4.31
Partial Month Charges			
FiOS Internet Bus 99 MO	PROMOTION	5/01 5/31	-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.



INSURED

ENCORE COMMUNITY DEVELOPMENT
DISTRICT9428 CAMDEN FIELD PKWY
C/O RIZZETTA & COMPANY
RIVERVIEW, FL 33578-0519Written notations on this coupon will NOT be received.
To ensure proper credit, include coupon with payment.

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
8	GAA-836199	06/01/19

For overnight or priority delivery,
please mail to:
1055 BROADWAY
11TH FLOOR
KANSAS CITY, MO 64105Make 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 06/06/19

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

RECEIVED

APR 7 6 2019

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

D/M approval JS Date 4/20Date entered APR 26 2019Fund 001 GL 51300 OC 4501 \$ 238.31Check # 401 53900 4503 \$ 794.54401 53900 4503 \$ 2940.27

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

Invoice

Date	Invoice #
5/1/2019	INV0000040257

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
May		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 - 401 3201 \$833.33	1.00	\$1,188.33	\$1,188.33
Field Services 4658 - 001 3201 \$355	1.00	\$600.00	\$600.00
<div>RECEIVED</div> <div>APR 24 2019</div> <div>Date Rec'd Rizzetta & Co., Inc. _____</div> <div>D/M approval <u>RS</u> Date <u>4/30</u></div> <div>Date entered <u>APR 26 2019</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>*</u></div> <div>Check # <u>53900</u> <u>4658</u></div> <div><u>401</u> <u>51300</u> <u>3201</u></div>			
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

221423

INVOICE DATE

05/06/2019

BILL TO:		JOB LOCATION:
ENC343 Encore Community Development District		ENC343
9428 Camden Field Pkwy		0001
Riverview, FL 33578		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	14,000.00
	Period From: 05/01/2019	

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. MAY 09 2019

D/M approval 82 Date 5/13

Date entered MAY 10 2019

Fund 400 GL 53900 OC 4306

Check# _____

Sub Total

14,000.00

Sales Tax

0.00

TOTAL AMOUNT DUE ---->

14,000.00



To view our current terms and conditions follow the link below

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

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

Statement Date: 05/08/2019

Account: 211006277308

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

Current month's charges:	\$23,956.93
Total amount due:	\$23,956.93
Payment Due By:	05/29/2019

Your Account Summary

Previous Amount Due	\$16,294.60
Payment(s) Received Since Last Statement	-\$16,294.60
Current Month's Charges	\$23,956.93
Total Amount Due	\$23,956.93

Date Rec'd Rizzetta & Co., Inc. MAY 14 2019
D/M approval QC Date 5/21/19
Date entered MAY 14 2019
Fund 401 GL 53100 OC 4301
Check# _____



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

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

Tampa Electric will generate more solar energy per customer by 2021 than any other utility in the state.

Visit tampaelectric.com/solar to learn more about how we're tapping to sun to deliver renewable energy to all our customers.

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



See reverse side for more information

Account: 211006277308

Current month's charges:	\$23,956.93
Total amount due:	\$23,956.93
Payment Due By:	05/29/2019
Amount Enclosed	\$ <u>23,956.93</u>

685950982665



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

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



tampaelectric.com

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

TECO

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Zap Cap 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: 05/08/2019
 Current month's charges due 05/29/2019

Details of Charges – Service from 04/05/2019 to 05/03/2019

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	05/03/2019	6,389		5,674		214,500 kWh	300.0000	29 Days
C10615	05/03/2019	3.11		0		934.2 kW	300.0000	29 Days

Basic Service Charge		\$30.24
Energy Charge	214,500 kWh @ \$0.06494/kWh	\$13,929.63
Fuel Charge	214,500 kWh @ \$0.03227/kWh	\$6,921.92
Capacity Charge	214,500 kWh @ -\$0.00007/kWh	-\$15.02
Energy Conservation Charge	214,500 kWh @ \$0.00272/kWh	\$583.44
Environmental Cost Recovery	214,500 kWh @ \$0.00220/kWh	\$471.90
Florida Gross Receipt Tax		\$562.10
Electric Service Cost		\$22,484.21
Franchise Fee		\$1,472.72
Total Electric Cost, Local Fees and Taxes		\$23,956.93

Total Current Month's Charges

\$23,956.93

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida. We have reached the half-way point on constructing of 6 million solar panels – enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending March 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 79%, Coal 15%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



You're a priority on our bucket list.



Your safety and reliable service - and our fast restoration for you after severe weather - are more than just top priorities; we work year-round to be ready for hurricane season. We're in this together, and we urge you to keep the following tips in mind. Visit tampaelectric.com/stormsafety for more.

Be ready before the storm

Take these steps to help us ensure a faster response and timely updates for you if severe weather results in power outages:

- Register in advance on tecoaccount.com to create an online profile and better manage your account online.
- Once registered, update your contact information (phone number and email address) at tecoaccount.com. Our automated system will match your information to your service address when you call or go online to report an outage so that we can serve you better.
- Go to tecoaccount.com/communication and sign up for free Power Updates*. Once enrolled, you'll be able to receive updates on the status of your service as you wish - text, email and/or phone calls.
- Bookmark our Outage Map page at tampaelectric.com/outagemap. Here, you'll be able to search for an address to see the location of a power outage and estimated restoration time.

* Message and data rates may apply.

Report a power outage

Use any of these convenient options:

- Log into tecoaccount.com and report your outage with one click; or
- Visit tampaelectric.com/outage and report your outage. You'll need your meter or account number (found on your billing statement); or
- *Text **OUT** to **35069**; or
- Call **1-877-588-1010**.

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



Safety & preparedness tips

- **Stay a safe distance away from downed power lines and avoid floodwaters.** Always assume that a downed power line is energized and move a safe distance away to safety. Floodwaters can hide energized power lines or other hazards or put you at risk of drowning.
- **Use portable generators safely.** DO NOT Plug your appliances directly into the generator. Connecting your generator to your home's circuits may cause power to flow to outside lines, posing life-threatening danger to power restoration crews. Also, DO NOT operate portable generators inside or near air conditioning ducts or in any enclosed space (including a closed garage) where deadly carbon monoxide gases could build up.
- **Register for special needs assistance** for those who require a shelter with more skilled medical care by contacting your county's emergency management agency.
- **Determine your flood zone** by visiting your county's emergency management website to see if you live in an area expected to experience heavy flooding in the event of severe weather.



Visit our storm safety page

Visit tampaelectric.com/stormsafety for information on our restoration process, safety and preparedness tips and more.



TECO42219

Statement Date: 05/08/2019

Account: 211006278348

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

Current month's charges:	\$288.69
Total amount due:	\$288.69
Payment Due By:	05/29/2019

Your Account Summary

Previous Amount Due	\$8,290.23
Payment(s) Received Since Last Statement	-\$8,290.23
Current Month's Charges	\$288.69
Total Amount Due	\$288.69

Date Rec'd Rizzetta & Co., Inc. MAY 14 2019
D/M approval 9C Date 5/21/19
Date entered MAY 14 2019
Fund 401 GL 53100 OC 4301
Check# _____



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

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

Tampa Electric will generate more solar energy per customer by 2021 than any other utility in the state.

Visit tampaelectric.com/solar to learn more about how we're tapping to sun to deliver renewable energy to all our customers.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006278348

Current month's charges:	\$288.69
Total amount due:	\$288.69
Payment Due By:	05/29/2019
Amount Enclosed	\$ <u>288.69</u>

685950982666

00003043 02 AV 0 38 33578 FTECO105081923541010 00000 02 01000000 013 02 9754 004

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

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

6859509826662110062783480000000288694

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: 211006278348
Statement Date: 05/08/2019
Current month's charges due 05/29/2019

Details of Charges – Service from 04/05/2019 to 05/03/2019

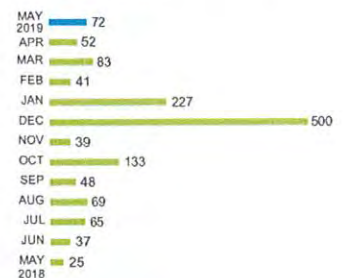
Service for: 1004 N NEBRASKA AVE, C, TAMPA, FL 33602-3041

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C23367	05/03/2019	230		217		2,080 kWh	160.0000	29 Days
C23367	05/03/2019	0.07		0		10.72 kW	160.0000	29 Days

Basic Service Charge		\$30.24
Demand Charge	11 kW @ \$10.59000/kW	\$116.49
Energy Charge	2,080 kWh @ \$0.01596/kWh	\$33.20
Fuel Charge	2,080 kWh @ \$0.03227/kWh	\$67.12
Capacity Charge	11 kW @ -\$0.03000/kW	-\$0.33
Energy Conservation Charge	11 kW @ \$1.17000/kW	\$12.87
Environmental Cost Recovery	2,080 kWh @ \$0.00220/kWh	\$4.58
Florida Gross Receipt Tax		\$6.77
Electric Service Cost		\$270.94
Franchise Fee		\$17.75
Total Electric Cost, Local Fees and Taxes		\$288.69
Total Current Month's Charges		\$288.69

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida. We have reached the half-way point on constructing of 6 million solar panels – enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending March 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 79%, Coal 15%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



You're a priority on our bucket list.



Your safety and reliable service - and our fast restoration for you after severe weather - are more than just top priorities; we work year-round to be ready for hurricane season. We're in this together, and we urge you to keep the following tips in mind. Visit tampaelectric.com/stormsafety for more.

Be ready before the storm

Take these steps to help us ensure a faster response and timely updates for you if severe weather results in power outages:

- Register in advance on tecoaccount.com to create an online profile and better manage your account online.
- Once registered, update your contact information (phone number and email address) at tecoaccount.com. Our automated system will match your information to your service address when you call or go online to report an outage so that we can serve you better.
- Go to tecoaccount.com/communication and sign up for free Power Updates*. Once enrolled, you'll be able to receive updates on the status of your service as you wish - text, email and/or phone calls.
- Bookmark our Outage Map page at tampaelectric.com/outagemap. Here, you'll be able to search for an address to see the location of a power outage and estimated restoration time.

* Message and data rates may apply.

Report a power outage

Use any of these convenient options:

- Log into tecoaccount.com and report your outage with one click; or
- Visit tampaelectric.com/outage and report your outage. You'll need your meter or account number (found on your billing statement); or
- *Text **OUT** to **35069**; or
- Call **1-877-588-1010**.

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



Safety & preparedness tips

- **Stay a safe distance away from downed power lines and avoid floodwaters.** Always assume that a downed power line is energized and move a safe distance away to safety. Floodwaters can hide energized power lines or other hazards or put you at risk of drowning.
- **Use portable generators safely.** DO NOT Plug your appliances directly into the generator. Connecting your generator to your home's circuits may cause power to flow to outside lines, posing life-threatening danger to power restoration crews. Also, DO NOT operate portable generators inside or near air conditioning ducts or in any enclosed space (including a closed garage) where deadly carbon monoxide gases could build up.
- **Register for special needs assistance** for those who require a shelter with more skilled medical care by contacting your county's emergency management agency.
- **Determine your flood zone** by visiting your county's emergency management website to see if you live in an area expected to experience heavy flooding in the event of severe weather.



Visit our storm safety page

Visit tampaelectric.com/stormsafety for information on our restoration process, safety and preparedness tips and more.



TECO42219

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

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

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

The total items being presented: **\$56,667.89**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

June 1, 2019 Through June 30, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City of Tampa Utilities	001306	2175375 04/19	1237 E Harrison St 04/19	\$ 931.20
City of Tampa Utilities	001312	2175375 05/19	1237 E Harrison St 05/19	\$ 1,373.94
City of Tampa Utilities	001312	2175376 05/19	1304 N Nebraska Ave 05/19	\$ 50.98
Frontier Florida LLC	001309	813-223-7101-092412-5 06/19	Acct 813-223-7101-092412-5 06/19	\$ 291.43
IPFS Corporation	001307	GAA-836199 07/19	General/POL Liability Ins FY18/19 Pmt 9 of 10	\$ 2,940.27
Rizzetta & Company, Inc.	001308	INV0000041000	District Management Fees 06/19	\$ 833.33
Tampa Bay Trane	001310	223717	Select Quarterly/Bill Qtrly Contract From 06/01/19	\$ 14,000.00
TECO	001311	211006277308 05/19	1200 Nebraska Av N 05/19	\$ 35,935.61
TECO	001311	211006278348 05/19	1004 Nebraska Ave N C 05/19	<u>\$ 311.13</u>
Report Total				<u>\$ 56,667.89</u>



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

Amount Now Due

\$931.20

Make Check Payable:
City of Tampa Utilities

Your Account Number

2175375



BILL DATE: 05/22/2019

PAY NEW CHARGES BY: 06/12/2019



1473
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

00002175375 0000093120

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: 05/22/2019

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

SERVICE TO: 05/06/2019

Amount Now Due
\$931.20

Your Account Number
2175375

Water Customer Class
INDUSTRIAL

Water Usage History	
Months	Gallons (1000's)
MAY	142
APR	89
MAR	96
FEB	50
JAN	73
DEC	89
NOV	211
OCT	197
SEP	203
AUG	170
JUL	174
JUN	138
MAY	85

Meter Number		Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
		Current	Previous			
10111234	WATER	89	89	33	0	0
10111234	WATER	4063	4062	33	1	1
17063414	WATER	2686	2497	33	189	141
12024493	WATER	99	99	33	0	0
12011270	WATER	826	826	33	0	0
LAST BILLING						596.79
LESS PAYMENTS						596.79CR
WATER MINIMUM CHARGE						33.00
TBW PASS-THROUGH						0.00
WATER SUBTOTAL						33.00
UTILITY TAX 10%						3.30
WASTEWATER LINKED INSIDE						894.90

Date Rec'd Rizzetta & Co., Inc. MAY 29 2019
D/M approval [Signature] Date 6/3/19
Date entered MAY 29 2019
Fund 401 GL 53600 OC 4301
Check# _____

See Reverse Side for additional information

Pay This Amount

\$931.20

PLEASE PAY BY DUE DATE OF 06/12/2019



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

Amount Now Due

\$1,373.94

Make Check Payable:
City of Tampa Utilities

Your Account Number

2175375



BILL DATE: 06/13/2019

PAY NEW CHARGES BY: 07/05/2019



3926



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

00002175375 0000137394

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: 06/13/2019

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

SERVICE TO: 06/06/2019

Meter Number		Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
		Current	Previous			
10111234	WATER	89	89	34	0	0
10111234	WATER	4063	4063	34	0	0
17063414	WATER	2969	2686	34	283	212
12024493	WATER	100	99	34	1	1
12011270	WATER	826	826	34	0	0

LAST BILLING				
LESS PAYMENTS				931.20
WATER MINIMUM CHARGE				931.20CR
TBW PASS-THROUGH				33.00
WATER SUBTOTAL		0.0 @	0.00	0.00
UTILITY TAX 10%		33.00		
WASTEWATER LINKED INSIDE				3.30
				1,337.64

Date Rec'd Fizzetta & Co., Inc. JUN 17 2019

D/M approval SC Date 6/21/19

Date entered JUN 20 2019

Fund 401 GL 53600 OC 4301

Check#

Amount Now Due
\$1,373.94

Your Account Number
2175375

Water Customer Class
INDUSTRIAL

Water Usage History	
Months	Gallons (1000's)
JUN	212
MAY	142
APR	89
MAR	96
FEB	50
JAN	73
DEC	89
NOV	211
OCT	197
SEP	203
AUG	170
JUL	174
JUN	138

See Reverse Side for additional information

Pay This Amount  \$1,373.94

PLEASE PAY BY DUE DATE OF 07/05/2019



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: 06/13/2019

PAY NEW CHARGES BY: 07/05/2019



3928

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.



ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PARKWAY
RIVERVIEW FL 33578

BILL DATE: 06/13/2019

Service For:

ENCORE COMMUNITY DEVELOPMENT
1304 N NEBRASKA AVE

SERVICE TO: 06/04/2019

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
10061898 WATER	348	348	29	0	0
LAST BILLING					93.63
LESS PAYMENTS					93.63CR
WATER MINIMUM CHARGE					1.50
TBW PASS-THROUGH					0.00
WATER SUBTOTAL					0.00
UTILITY TAX 10%					0.15
SW 65 GALLON COMM. CART CHARGE					49.33

Amount Now Due

\$50.98

Your Account Number

2175376

Water Customer Class

COMMERCIAL

Water Usage History

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

Date Rec'd Rizzetta & Co., Inc.

JUN 17 2019

D/M approval

Date 6/21/19

Date entered

JUN 20 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 07/05/2019

PAGE 1 OF 1

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



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 CUSTOMERCARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.

PAYING YOUR BILL

Pay online, by phone, by mail or at any Authorized Payment Location. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. Visit Frontier.com to set up recurring electronic payments to streamline bill payment.

LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. If you pay your bill after the due date, you may be charged a fee (including a Treatment Charge if your account has been delinquent for 3 consecutive months and your past due balance is greater than \$99), your service may be interrupted and you may have to pay a reconnection charge to restore service. A fee may be charged for a check that is returned by the bank for any reason. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating. When making an online payment, please allow time for the transfer of funds. If the funds are not received by Frontier by the due date, a fee may be assessed.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic local service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services.

Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

SERVICE TERMS

Visit Frontier.com/terms, Frontier.com/tariffs or call customer service for information on applicable tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier services - voice, internet and/or video - including limitations of liability, and early termination fees and the effective date of and billing for the termination of service(s). Frontier's Terms, include a binding arbitration provision to resolve customer disputes (Frontier.com/terms/arbitration). Subscribers to Frontier's TV and Internet services are billed one full month in advance. If you cancel your TV and/or Internet service subscription, termination of your service subscription(s) and any early termination fees will be effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. We encourage you to review the Terms as they contain important information about your rights and obligations, and ours. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.

CURRENT BILLING SUMMARY

Local Service from 06/01/19 to 06/30/19

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	6/01	5.99
1 Frontier Road Work Recovery Surcharge			
Additional Line Discount	AUTOCH	6/01	1.25
Solutions Bundle Discount	AUTOCH	6/01	-30.00
1 Federal Primary Carrier Multi Line Charge			-22.00
	AUTOCH	6/01	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	6/01	4.99
813/223-7101 Subtotal			-35.46
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	6/01	4.31
813/223-7960 Subtotal			4.31
Partial Month Charges			
FiOS Internet Bus 99 MO	PROMOTION	6/01 6/30	-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.

Beginning with your next bill, the Carrier Cost Recovery Surcharge 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
9	GAA-836199	07/01/19

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 07/06/19

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

RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAY 9 2019

D/M approval RL Date 6/3/19Date entered MAY 29 2019Fund 001 GL 51300 OC 4501 - \$238.31Check # 401 53900 4503 - \$794.54401 53900 4503 - \$2,940.27

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

Invoice

Date	Invoice #
6/1/2019	INV0000041000

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
June		Upon Receipt	00201
Description	Qty	Rate	Amount
District Management Services	1.00	\$2,274.58	\$2,274.58
Administrative Services	1.00	\$250.00	\$250.00
Accounting Services	1.00	\$1,188.33	\$1,188.33
Field Services	1.00	\$600.00	\$600.00
<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">MAY 23 2019</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u><i>[Signature]</i></u> Date <u>6/3/19</u></p> <p>Date entered <u>MAY 29 2019</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3101</u> - \$2,274.58</p> <p>Check # _____ 3100 - \$250.00</p> <p style="margin-left: 150px;">53900 3201 - \$355.00</p> <p style="margin-left: 150px;">401 51300 4058 - \$600.00</p> <p style="margin-left: 150px;">401 51300 3201 - \$833.33</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

223717

INVOICE DATE

06/05/2019

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: 06/01/2019	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

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JUN 10 2019
D/M approval SC Date 6/18/19
Date entered JUN 11 2019
Fund 401 GL 539000C 4306
Check # _____

Sub Total
14,000.00

Sales Tax
0.00

TOTAL AMOUNT DUE ---->

14,000.00



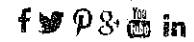
To view our current terms and conditions follow the link below

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.

ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 06/07/2019
Account: 211006277308

Current month's charges:	\$35,935.61
Total amount due:	\$35,935.61
Payment Due By:	06/28/2019

Your Account Summary

Previous Amount Due	\$23,956.93
Payment(s) Received Since Last Statement	-\$23,956.93
Current Month's Charges	\$35,935.61
Total Amount Due	\$35,935.61

RECEIVED \$35,935.61

Date Rec'd Rizzetta & Co., Inc. JUN 12 2019
D/M approval JK Date 6/19/19
Date entered JUN 12 2019
Fund 401 GL 53100 OC 4301
Check # _____

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at
tampaelectric.com/powerupdates.

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into tecoaccount.com or visit tampaelectric.com/billpay.

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:	\$35,935.61
Total amount due:	\$35,935.61
Payment Due By:	06/28/2019
Amount Enclosed	\$ 22,935.61

687185564037

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

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

6871855640372110062773080000035935612



tampaelectric.com

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed monthly amount that covers the cost to provide service to your location.

Bright Choices™ – The number of leased light fixtures and/or poles and associated fees and charges.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing and delivering 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 meter will be read next month, and any difference 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. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A 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 to provide electric service. The fee is collected by Tampa Electric and 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 – 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.

Share – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

Sun Select™ – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to Go™ – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

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's important that you pay your bill before this date 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 tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 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 not 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 INVOICE

tampaelectric.com

f t p g+ You in

Account: 211006277308
Statement Date: 06/07/2019
Current month's charges due 06/28/2019

Details of Charges – Service from 05/04/2019 to 06/04/2019

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	06/04/2019	7,462	6,389		321,900 kWh	300.0000	32 Days
C10615	06/04/2019	3.07	0		920.1 kW	300.0000	32 Days

Basic Service Charge		\$30.24
Energy Charge	321,900 kWh @ \$0.06494/kWh	\$20,904.19
Fuel Charge	321,900 kWh @ \$0.03227/kWh	\$10,387.71
Capacity Charge	321,900 kWh @ -\$0.00007/kWh	-\$22.53
Energy Conservation Charge	321,900 kWh @ \$0.00272/kWh	\$875.57
Environmental Cost Recovery	321,900 kWh @ \$0.00220/kWh	\$708.18
Florida Gross Receipt Tax		\$843.16
Electric Service Cost		\$33,726.52
Franchise Fee		\$2,209.09
Total Electric Cost, Local Fees and Taxes		\$35,935.61
Total Current Month's Charges		\$35,935.61

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUN 2018	10059
MAY	7397
APR	4860
MAR	5876
FEB	3019
JAN	3861
DEC	6076
NOV	9807
OCT	11020
SEP	11103
AUG	9800
JUL	9355
JUN 2018	6632

Billing Demand (Kilowatts)

JUN 2019	920
JUN 2018	856

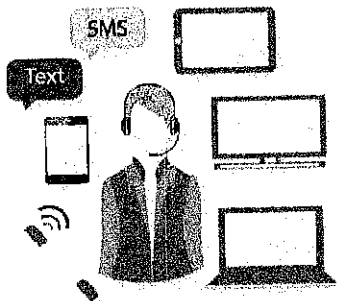
Load Factor (Percentage)

JUN 2019	45.65
JUN 2018	31.61

00003205-0006436-Page 7 of 8



REPORT A POWER OUTAGE AND GET UPDATES THIS STORM SEASON



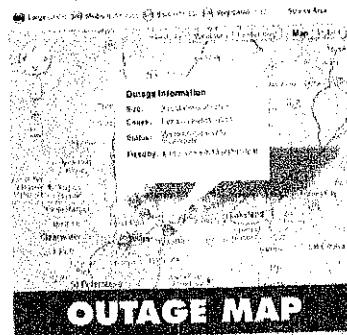
Report an outage caused by inclement weather with these convenient options:

- Log into **tecoaccount.com** and report your outage with one click; or
- Visit **tampaelectric.com/outage** and report your outage. You'll need your account or meter number (found on your billing statement); or
- *Text **OUT** to **35069**; or
- Call our automated system at **1-877-588-1010**.

Get the latest updates about the status of your outage with one of these convenient options:

- Sign up for **Power Updates*** through **tecoaccount.com/communication**. When you sign up, you can let us know how you'd like us to contact you. You can receive texts, emails and/or phone calls regarding your outage and other important information; or
- Text **UPDATE** to **35069** (after the outage has been reported); or
- Visit our Outage Map at **tecoaccount.com** or **tampaelectric.com/outagemap**. You can search for an address to see the location of a power outage and estimated restoration time.

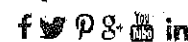
**Message and data rates may apply.*





ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 06/07/2019

Account: 211006278348

Current month's charges:	\$311.13
Total amount due:	\$311.13
Payment Due By:	06/28/2019

Your Account Summary

Previous Amount Due	\$288.69
Payment(s) Received Since Last Statement	-\$288.69
Current Month's Charges	\$311.13
Total Amount Due	\$311.13

RECEIVED

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

D/M approval SL Date 6/12/19

Date entered JUN 12 2019

Fund 401 GL 53100 OC 4301

Check # _____

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



Billing and payments made easy!

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tampaelectric.com

Contact Information

Residential Customer Care

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

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Hearing Impaired/TTY
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Power Outages Toll-Free
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Energy-Saving Programs
813-275-3909

Mail Payments to

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

All Other Correspondence

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

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

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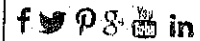
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Por favor, visite tampaelectric.com para ver esta información en español.

ACCOUNT INVOICE

tampaelectric.com



Account: 211006278348
Statement Date: 06/07/2019
Current month's charges due 06/28/2019

Details of Charges – Service from 05/04/2019 to 06/04/2019

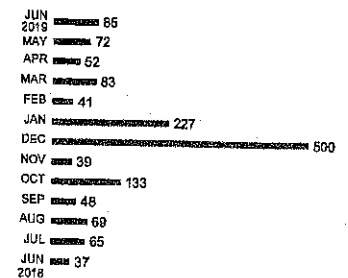
Service for: 1004 N NEBRASKA AVE, C, TAMPA, FL 33602-3041

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
C23367	06/04/2019	247	230		2,720 kWh	160.0000	32 Days
C23367	06/04/2019	0.07	0		10.4 kW	160.0000	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Basic Service Charge		\$30.24
Demand Charge	10 kW @ \$10.59000/kW	\$105.90
Energy Charge	2,720 kWh @ \$0.01596/kWh	\$43.41
Fuel Charge	2,720 kWh @ \$0.03227/kWh	\$87.77
Capacity Charge	10 kW @ -\$0.03000/kW	-\$0.30
Energy Conservation Charge	10 kW @ \$1.17000/kW	\$11.70
Environmental Cost Recovery	2,720 kWh @ \$0.00220/kWh	\$5.98
Florida Gross Receipt Tax		\$7.30
Electric Service Cost		\$292.00
Franchise Fee		\$19.13

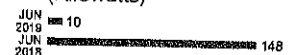
Total Electric Cost, Local Fees and Taxes

\$311.13

Total Current Month's Charges

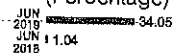
\$311.13

Billing Demand
(Kilowatts)

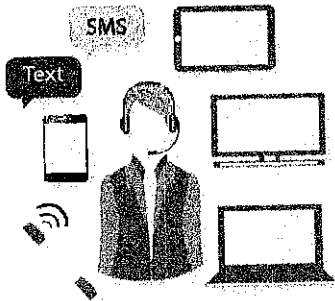


Load Factor

(Percentage)



REPORT A POWER OUTAGE AND GET UPDATES THIS STORM SEASON



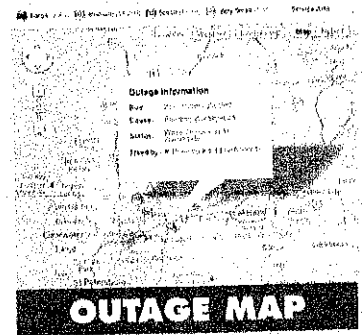
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- *Text **OUT** to **35069**; or
- Call our automated system at **1-877-588-1010**.

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- Visit our Outage Map at **tecoaccount.com** or **tampaelectric.com/outagemap**. You can search for an address to see the location of a power outage and estimated restoration time.

**Message and data rates may apply.*



ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

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

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

The total items being presented: **\$57,073.41**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

July 1, 2019 Through July 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City of Tampa Utilities	001317	2175375 06/19	1237 E Harrison St 06/19	\$ 1,294.99
City of Tampa Utilities	001317	2175376 06/19	1304 N Nebraska Ave 06/19	\$ 56.71
Frontier Florida LLC	001315	813-223-7101-092412-5 07/19	Acct 813-223-7101-092412-5 07/19	\$ 296.55
IPFS Corporation	001313	GAA-836199 08/19	General/POL Liability Ins FY18/19 Pmt 10 of 10	\$ 2,940.27
Rizzetta & Company, Inc.	001314	INV0000041448	District Management Fees 07/19	\$ 833.33
Tampa Bay Trane	001316	226170	Select Quarterly/Bill Qtrly Contract From 07/01/19	\$ 14,000.00
TECO	001318	211006277308 06/19	1200 Nebraska Av N 06/19	\$ 27,570.61
TECO	001318	211006278348 06/19	1004 Nebraska Ave N C 06/19	<u>\$ 10,080.95</u>
Report Total				<u>\$ 57,073.41</u>



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

Amount Now Due

\$1,294.99
Make Check Payable:
City of Tampa Utilities

Your Account Number

2175375



BILL DATE: 07/12/2019

PAY NEW CHARGES BY: 08/02/2019



3898
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

00002175375 0000129499

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



ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PARKWAY
RIVERVIEW FL 33578

BILL DATE: 07/12/2019

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

SERVICE TO: 07/05/2019

Amount Now Due
\$1,294.99

Your Account Number
2175375

Water Customer Class
INDUSTRIAL

Water Usage History	
Months	Gallons (1000's)
JUL	200
JUN	212
MAY	142
APR	89
MAR	96
FEB	50
JAN	73
DEC	89
NOV	211
OCT	197
SEP	203
AUG	170
JUL	174

Meter Number		Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
		Current	Previous			
10111234	WATER	4077	4063	31	14	10
10111234	WATER	89	89	31	0	0
17063414	WATER	3212	2969	31	243	182
12024493	WATER	110	100	31	10	7
12011270	WATER	826	828	31	0	0
LAST BILLING						1,373.94
LESS PAYMENTS						1,373.94CR
WATER TIER 1 CHARGE						34.02
TBW PASS-THROUGH						0.00
WATER SUBTOTAL						34.02
UTILITY TAX 10%						3.40
WASTEWATER LINKED INSIDE						1,257.57

Date Rec'd Rizzetta & Co., Inc. JUL 17 2019

D/M approval SC Date 7/22/19

Date entered JUL 19 2019

Fund 401 GL 53600 OC 4301

Check#

See Reverse Side for additional information

Pay This Amount

\$1,294.99

PLEASE PAY BY DUE DATE OF 08/02/2019



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

Amount Now Due

\$56.71
Make Check Payable:
City of Tampa Utilities

Your Account Number
2175376



BILL DATE: 07/12/2019

PAY NEW CHARGES BY: 08/02/2019



3897
ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

00002175376 0000005671

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



ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PARKWAY
RIVERVIEW FL 33578

BILL DATE: 07/12/2019

Service For:

ENCORE COMMUNITY DEVELOPMENT
1304 N NEBRASKA AVE

SERVICE TO: 07/03/2019

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
10061898 WATER	349	348	29	1	1
LAST BILLING					50.98
LESS PAYMENTS					50.98CR
WATER TIER 1 CHARGE					2.43
TBW PASS-THROUGH					0.00
WATER SUBTOTAL					2.43
UTILITY TAX 10%					0.24
WASTEWATER CHARGE					4.71
SW 65 GALLON COMM. CART CHARGE					49.33

Amount Now Due

\$56.71

Your Account Number

2175376

Water Customer Class

COMMERCIAL

Water Usage History

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

Date Rec'd Rizzetta & Co., Inc. JUL 17 2019

O/M approval SL Date: 7/22/19

Date entered: JUL 19 2019

Fund 401 GL 53600 OC 4301

Check#

See Reverse Side for
additional information

Pay This Amount

\$56.71

PLEASE PAY BY DUE DATE OF 08/02/2019

PAGE 1 OF 1

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

REC'D 11/19

Date Rec'd Rizzetta & Co., Inc. JUL 09 2019
 DAM approval OK Date 7/15/19
 Date entered JUL 12 2019
 Fund 401 GL 51200 OC 402
 Check # _____

Account Summary

New Charges Due Date	7/25/19
Billing Date	7/01/19
Account Number	813-223-7101-092412-5
PIN	
Previous Balance	291.43
Payments Received Thru 8/25/19	-291.43
Thank you for your payment!	
Balance Forward	.00
New Charges	296.55
Total Amount Due	\$296.55

Make your business a more inviting place



FIOS® TV for Business

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

Find the right package for you and your business at
1.877.659.8216 or **business.frontier.com**

Manage Your Account

To Pay Your Bill

Online: Frontier.com 1.800.801.6652

Pay by Mail

To Contact Us

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

1,8

Frontier
COMMUNICATIONS

P.O. Box 5157, Tampa, FL 33675

AB 01 006036 92373 B 29 A



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

PAYMENT STUB

Total Amount Due **\$296.55**

New Charges Due Date 7/25/19

Account Number 813-223-7101-092412-5

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

Amount Enclosed \$ 296.55

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

FRONTIER
 PO BOX 740407
 CINCINNATI OH 45274-0407



00900881322371010924120000000000000000296555



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 CUSTOMERCARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.

PAYING YOUR BILL

Pay online, by phone, by mail or at any Authorized Payment Location. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. Visit Frontier.com to set up recurring electronic payments to streamline bill payment.

LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. If you pay your bill after the due date, you may be charged a fee (including a Treatment Charge if your account has been delinquent for 3 consecutive months and your past due balance is greater than \$99), your service may be interrupted and you may have to pay a reconnection charge to restore service. A fee may be charged for a check that is returned by the bank for any reason. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating. When making an online payment, please allow time for the transfer of funds. If the funds are not received by Frontier by the due date, a fee may be assessed.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic local service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services.

Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

SERVICE TERMS

Visit Frontier.com/terms, Frontier.com/tariffs or call customer service for information on applicable tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier services - voice, internet and/or video - including limitations of liability, and early termination fees and the effective date of and billing for the termination of service(s). Frontier's Terms, include a binding arbitration provision to resolve customer disputes (Frontier.com/terms/arbitration). Subscribers to Frontier's TV and Internet services are billed one full month in advance. If you cancel your TV and/or Internet service subscription, termination of your service subscription(s) and any early termination fees will be effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. We encourage you to review the Terms as they contain important information about your rights and obligations, and ours. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.



CURRENT BILLING SUMMARY

Local Service from 07/01/19 to 07/31/19		
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		10.00
Federal Excise Tax		.79
Federal USF Recovery Charge		5.00
FCA Long Distance - Federal USF Surcharge		4.88
FL State Communications Services Tax		0.00
FL State Gross Receipts Tax		5.12
City Communications Services Tax		13.40
2 FL Telecommunications Relay Service		.20
2 Hillsborough County 911 Surcharge		.80
Total Basic Charges		232.45
Non Basic Charges		
FIOS Internet for Business 25/25		110.00
Other Charges-Detailed Below		-38.14
Partial Month Charges-Detailed Below		-25.00
Federal Excise Tax		.30
FCA Long Distance - Federal USF Surcharge		2.10
FL State Communications Services Tax		-1.00
FL State Gross Receipts Tax		-1.00
City Communications Services Tax		-2.07
Total Non Basic Charges		55.60
Toll/Other		
Other Charges-Detailed Below		5.00
FCA Long Distance - Federal USF Surcharge		1.48
FL State Communications Services Tax		.37
FL State Gross Receipts Tax		.19
City Communications Services Tax		.49
Total Toll/Other		8.50
TOTAL		296.55

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	7/01	5.00
1 Frontier Road Work Recovery Surcharge			
Additional Line Discount	AUTOCH	7/01	1.25
Solutions Bundle Discount	AUTOCH	7/01	-30.00
1 Federal Primary Carrier Multi Line Charge			-22.00
1 Carrier Cost Recovery Surcharge	AUTOCH	7/01	4.31
813/223-7101	AUTOCH	7/01	8.99
1 Federal Primary Carrier Multi Line Charge	Subtotal		-34.48
813/223-7960	AUTOCH	7/01	4.31
Partial Month Charges	Subtotal		4.31
FIOS Internet Bus 99 MO	PROMOTION	7/01 7/31	-25.00
813/223-7101	Subtotal		-25.00
Subtotal			-55.15

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 \$105.67 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective July 1, 2019, both the Federal Universal Service Fund (USF) Surcharge and the Frontier Long Distance (USF) surcharge are increasing to 24.4%. Questions? Please contact customer service.

Effective with your current bill, the Carrier Cost Recovery Surcharge has increased to \$5.99. Questions? Please contact customer service.

DST 00124519

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

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

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
10	GAA-836199	08/01/19

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
199JE82M to register.
For questions, please call (800)584-9969

PAYMENT DUE: \$3,973.12

IF RECEIVED AFTER 08/06/19

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

JUL 01 2019

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

D/M approval RL Date 7/1/19

Date entered JUN 27 2019

Fund 001 GL 51300 OC 4501 \$238.31

Check # 53900 4503 \$794.54

20200
401 53900 4503 \$2,940.27
20200 \$1,032.85
\$2,940.27

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

Invoice

Date	Invoice #
7/1/2019	INV0000041448

Bill To:

ENCORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
July		Upon Receipt	00201
Description	Qty	Rate	Amount
District Management Services	1.00	\$2,274.58	\$2,274.58
Administrative Services	1.00	\$250.00	\$250.00
Accounting Services	1.00	\$1,188.33	\$1,188.33
Field Services	1.00	\$600.00	\$600.00
<p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. JUN 20 2019</p> <p>DAM approval <u>SC</u> Date <u>6/21/19</u></p> <p>Date entered <u>JUN 21 2019</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3101</u> \$ <u>2,274.58</u></p> <p>Check # <u>3100</u> \$ <u>250.00</u></p> <p><u>3201</u> \$ <u>355.00</u></p> <p><u>53900</u> <u>4658</u> \$ <u>600.00</u></p> <p><u>20200</u></p> <p><u>401</u> <u>51300</u> <u>3201</u> \$ <u>833.33</u></p> <p><u>20200</u></p> <p style="text-align: right;">\$ 3,479.58</p> <p style="text-align: right;">\$ 833.33</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

JUL 08 2019

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

226170

INVOICE DATE

07/03/2019

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: 07/01/2019	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. **JUL 08 2019**
D/M approval SC Date 8/5/19
Date entered JUL 12 2019
Fund 401 GL 53900 OC 4306
Check # _____

Sub Total
14,000.00

Sales Tax
0.00

TOTAL AMOUNT DUE ---->

14,000.00



To view our current terms and conditions follow the link below

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

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

Statement Date: 07/09/2019
Account: 211006277308

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

Current month's charges:	\$27,570.61
Total amount due:	\$27,570.61
Payment Due By:	07/30/2019

Your Account Summary

Previous Amount Due	\$35,935.61
Payment(s) Received Since Last Statement	-\$35,935.61
Current Month's Charges	\$27,570.61
Total Amount Due	\$27,570.61

Date Rec'd Rizzotta & Co., Inc. JUL 12 2019
D/M approval 96 Date 7/22/19
Date entered JUL 19 2019
Fund 401 GL 53100 OC 4301
Check# _____

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at
tampaelectric.com/powerupdates.



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

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



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:	\$27,570.61
Total amount due:	\$27,570.61
Payment Due By:	07/30/2019

Amount Enclosed \$27,570.61
674839913085

00006404 02 AV 0.38 33578 FTECO107101800075310 00000 02 01000000 018 02 13180 004

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 that covers the cost to provide service to your location.

Bright Choices™ -- The number of leased light fixtures and/or poles and associated fees and charges.

Budget Billing -- Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Energy Charge -- The cost (except fuel) of producing and delivering 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 meter will be read next month, and any difference 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, utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax -- A 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 to provide electric service. The fee is collected by Tampa Electric and 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 -- 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.

Share -- A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

Sun Select™ -- The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to Go™ -- The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

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's important that you pay your bill before this date 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 tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 866-689-6489.
(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 not 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 INVOICE

tampaelectric.com

f t p g in

Account: 211008277308
Statement Date: 07/09/2019
Current month's charges due 07/30/2019

Details of Charges -- Service from 06/05/2019 to 07/03/2019

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	07/03/2019	8,285	7,462		246,900 kWh	300.0000	29 Days
C10615	07/03/2019	3.18	0		955.2 kW	300.0000	29 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

JUL 2019	8514
JUN	10068
MAY	7307
APR	4890
MAR	5878
FEB	3019
JAN	3861
DEC	6075
NOV	9607
OCT	11020
SEP	11103
AUG	9800
JUL 2018	9365

Basic Service Charge		\$30.24
Energy Charge	246,900 kWh @ \$0.06494/kWh	\$16,033.69
Fuel Charge	246,900 kWh @ \$0.03227/kWh	\$7,967.46
Capacity Charge	246,900 kWh @ -\$0.00007/kWh	-\$17.28
Energy Conservation Charge	246,900 kWh @ \$0.00272/kWh	\$671.57
Environmental Cost Recovery	246,900 kWh @ \$0.00220/kWh	\$543.18
Florida Gross Receipt Tax		\$646.89
Electric Service Cost		\$25,875.75
Franchise Fee		\$1,694.86

Total Electric Cost, Local Fees and Taxes

\$27,570.61

Total Current Month's Charges

\$27,570.61

Billing Demand (Kilowatts)

JUL 2019	955
JUL 2018	892

Load Factor (Percentage)

JUL 2019	57.14
JUL 2018	43.72

Important Messages

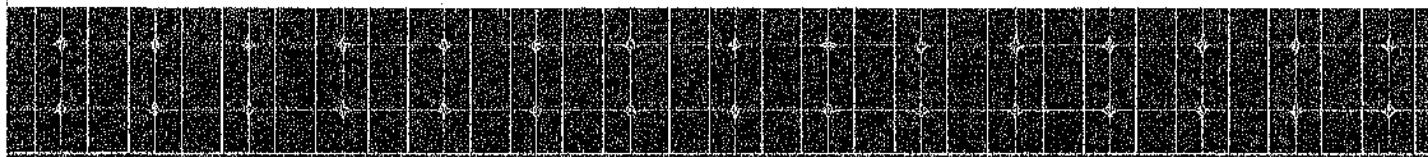
Recent record temperatures can result in higher electric bills

Your bill might be higher this month due to the record temperatures over the last month. When temperatures rise, your air conditioning system works extra hard to keep things cool. This means you're using more electricity too. Tampa Electric offers several energy-saving tips and free programs that can help you manage your electricity use and bills. Visit tampaelectric.com/save to learn more.



When it comes to solar, sharing just makes sense.

Sun Select shared solar is a simple and meaningful way to support renewable energy, whether or not a rooftop system is an option for you. Learn why Sun Select makes sense for you, the community and the environment at tampaelectric.com/sunselect.




Sun Select™

Report a streetlight outage. It's as easy as...

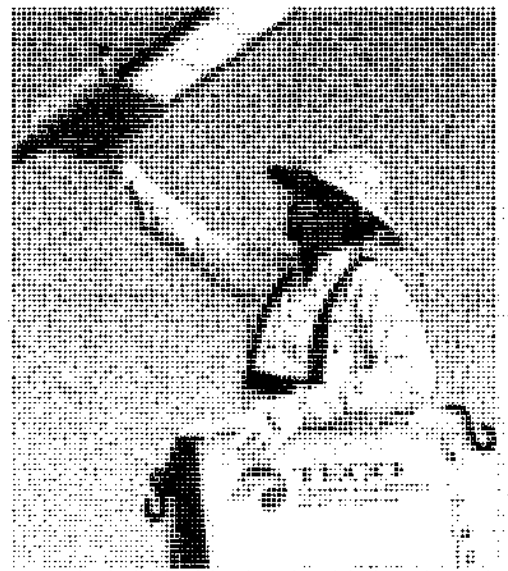
1 Note the pole ID number and/or the nearest street address or intersection.

2 Report the light out:
• tampaelectric.com/ReportLight
• Or call 813-223-0800 Hillsborough;
863-299-0800 Polk or 1-888-223-0800
all other counties

3 Provide your contact information so we can follow up with you.

Streetlights help make our community safer. We typically replace all reported lights within 7* business days with energy-efficient light-emitting diodes (LED). LEDs use up to 60 percent less energy, last longer than conventional lighting and generate less light pollution.

**Extensive repairs may take longer.*



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

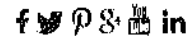
MORE POWER TO YOU.

TTC051719



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/09/2019

Account: 211006278348

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

Current month's charges:	\$10,080.95
Total amount due:	\$10,080.95
Payment Due By:	07/30/2019

Your Account Summary

Previous Amount Due	\$311.13
Payment(s) Received Since Last Statement	-\$311.13
Current Month's Charges	\$10,080.95
Total Amount Due	\$10,080.95

Date Rec'd Rizzetta & Co., Inc. JUL 12 2019
D/M approval 96 Date 7/22/19
Date entered JUL 19 2019
Fund 401 GL 53100 OC 4301
Check# _____

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at tampaelectric.com/powerupdates.



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

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006278348

Current month's charges:	\$10,080.95
Total amount due:	\$10,080.95
Payment Due By:	07/30/2019

Amount Enclosed \$ 10,080.95

600000199976

ENCORE COMMUNITY DEVELOP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33678-0519

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

6000001999762110062783480000010080956

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

All Other Correspondence

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

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Energy Charge -- The cost (except fuel) of producing and delivering 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 meter will be read next month, and any difference will be adjusted accordingly.

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

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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's important that you pay your bill before this date 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 tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 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 not 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: 211006278348
Statement Date: 07/09/2019
Current month's charges due 07/30/2019

Details of Charges – Service from 06/05/2019 to 07/03/2019

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	07/03/2019	821	247		91,840 kWh	160.0000	29 Days
C23367	07/03/2019	2.43	0		389.12 kW	160.0000	29 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUL 2019	3187
JUN # 85	
MAY # 72	
APR # 62	
MAR # 63	
FEB # 41	
JAN # 227	
DEC # 600	
NOV # 39	
OCT # 133	
SEP # 48	
AUG # 99	
JUL # 65	
2018	

Basic Service Charge		\$30.24
Demand Charge	389 kW @ \$10.59000/kW	\$4,119.51
Energy Charge	91,840 kWh @ \$0.01596/kWh	\$1,465.77
Fuel Charge	91,840 kWh @ \$0.03227/kWh	\$2,963.68
Capacity Charge	389 kW @ -\$0.03000/kW	-\$11.67
Energy Conservation Charge	389 kW @ \$1.17000/kW	\$455.13
Environmental Cost Recovery	91,840 kWh @ \$0.00220/kWh	\$202.05
Florida Gross Receipt Tax		\$236.53
Electric Service Cost		\$9,461.24
Franchise Fee		\$619.71

Total Electric Cost, Local Fees and Taxes **\$10,080.95**

Total Current Month's Charges **\$10,080.95**

Billing Demand

(Kilowatts)

JUL 2019	390
JUL 2018	11
2018	

Load Factor

(Percentage)

JUL 2019	33.91
JUL 2018	26.84
2018	

Important Messages

Recent record temperatures can result in higher electric bills

Your bill might be higher this month due to the record temperatures over the last month. When temperatures rise, your air conditioning system works extra hard to keep things cool. This means you're using more electricity too. Tampa Electric offers several energy-saving tips and free programs that can help you manage your electricity use and bills. Visit tampaelectric.com/save to learn more.



When it comes to solar, sharing just makes sense.

Sun Select shared solar is a simple and meaningful way to support renewable energy, whether or not a rooftop system is an option for you. Learn why Sun Select makes sense for you, the community and the environment at tampaelectric.com/sunselect.



Sun Select

Report a streetlight outage. It's as easy as...

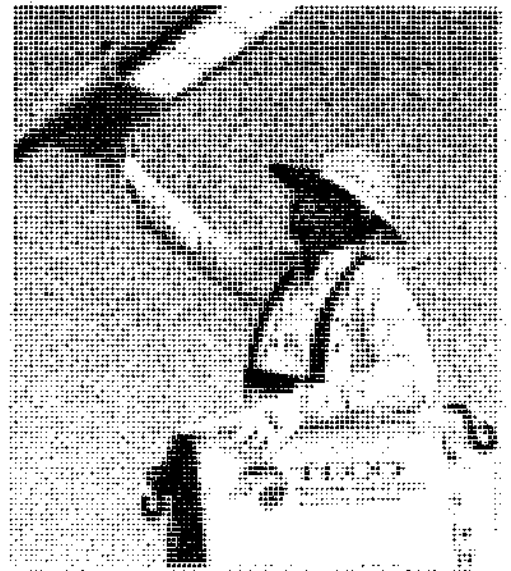
1 Note the pole ID number and/or the nearest street address or intersection.

2 Report the light out:
• tampaelectric.com/ReportLight
• Or call 813-223-0800 Hillsborough;
863-299-0800 Polk or 1-888-223-0800
all other counties

3 Provide your contact information so we can follow up with you.

Streetlights help make our community safer. We typically replace all reported lights within 7* business days with energy-efficient light-emitting diodes (LED). LEDs use up to 60 percent less energy, last longer than conventional lighting and generate less light pollution.

**Extensive repairs may take longer.*



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

MORE POWER TO YOU.

TECO51719

Tab 6



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Encore Community Development District

encorecdd.org

**Approved 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 06/30/19	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	\$ 266,021	\$ 199,516	\$ 66,505	\$ 199,516	\$ -	
7								
8	TOTAL REVENUES	\$ 300,989	\$ 367,494	\$ 300,306	\$ 67,188	\$ 300,306	\$ -	
9								
10	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
11								
12	TOTAL REVENUES AND BALANCE FORWARD	\$ 300,989	\$ 367,494	\$ 300,306	\$ 67,188	\$ 300,306	\$ -	
13								
15								
16	EXPENDITURES - ADMINISTRATIVE							
17								
18	Legislative							
19	Supervisor Fees	\$ 4,200	\$ 5,600	\$ 11,400	\$ 5,800	\$ 6,000	\$ (5,400)	5 Supervisors x 6 Meetings
20	Financial & Administrative							
21	Administrative Services	\$ 2,250	\$ 3,000	\$ 3,000	\$ 0	\$ 3,400	\$ 400	DM fee
22	District Management	\$ 20,471	\$ 27,295	\$ 27,295	\$ 0	\$ 27,545	\$ 250	DM fee
23	District Engineer	\$ 2,465	\$ 3,287	\$ 10,000	\$ 6,713	\$ 10,000	\$ -	
24	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	DM fee
25	Accounting Services	\$ 3,195	\$ 4,260	\$ 4,260	\$ -	\$ 5,000	\$ 740	Split with the Chiller Fund
26	Auditing Services	\$ 4,500	\$ 4,100	\$ 4,100	\$ -	\$ 4,600	\$ 500	
27	Miscellaneous Mailings	\$ 1,274	\$ 1,699	\$ 2,000	\$ 301	\$ 1,500	\$ (500)	
28	Public Officials Liability Insurance	\$ 2,546	\$ 2,750	\$ 3,025	\$ 275	\$ 2,888	\$ (137)	Per Egis Estimates
29	Legal Advertising	\$ 506	\$ 675	\$ 1,800	\$ 1,125	\$ 1,800	\$ -	
30	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
31	Website Hosting, Maintenance, Backup (and Email)	\$ 900	\$ 1,200	\$ 1,200	\$ -	\$ 6,000	\$ 4,800	ADA Compliant Website
32	Legal Counsel							
33	District Counsel	\$ 8,076	\$ 10,768	\$ 15,000	\$ 4,232	\$ 10,000	\$ (5,000)	
34								
35	Administrative Subtotal	\$ 55,558	\$ 69,808	\$ 88,255	\$ 18,448	\$ 83,908	\$ (4,347)	
36								
37	EXPENDITURES - FIELD OPERATIONS							
38								
39	Electric Utility Services							
40	Utility Services	\$ 9,921	\$ 13,228	\$ 14,000	\$ 772	\$ 14,000	\$ -	
41	Street Lights	\$ 377	\$ 503	\$ 1,000	\$ 497	\$ 1,000	\$ -	

Proposed Budget
Encore Community Development District
General Fund
Fiscal Year 2019/2020

	Chart of Accounts Classification	Actual YTD through 06/30/19	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
42	Solar Energy							
43	Solar System Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
44	Stormwater Control							
45	Stormwater System Maintenance	\$ 28,500	\$ 38,000	\$ 31,520	\$ (6,480)	\$ 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	\$ 11,743	\$ 11,743	\$ 3,300	\$ (8,443)	\$ -	\$ (3,300)	Budgeted on chiller fund
49	Landscape Maintenance	\$ 43,117	\$ 57,489	\$ 57,489	\$ (0)	\$ 57,489	\$ -	
50	Holiday Decorations	\$ 41,325	\$ 41,325	\$ 41,325	\$ -	\$ 41,325	\$ -	
51	Irrigation Maintenance	\$ 1,996	\$ 2,661	\$ 2,661	\$ (0)	\$ 2,661	\$ -	
52	Irrigation Repairs	\$ 5,757	\$ 7,676	\$ 5,000	\$ (2,676)	\$ 5,000	\$ -	
53	Landscape - Mulch	\$ -	\$ -	\$ 12,258	\$ 12,258	\$ 12,258	\$ -	
54	Landscape Replacement Plants, Shrubs, Trees	\$ 6,705	\$ 8,940	\$ 15,000	\$ 6,060	\$ 15,000	\$ -	
55	Field Services	\$ 5,400	\$ 7,200	\$ 7,200	\$ -	\$ 7,200	\$ -	
56	Palm Tree Injection Treatment	\$ 1,724	\$ 2,299	\$ 2,298	\$ (1)	\$ 2,298	\$ -	
57	Road & Street Facilities							
58	Electrical Maintenance	\$ 1,588	\$ 2,117	\$ 15,000	\$ 12,883	\$ 10,000	\$ (5,000)	
59	Street Sign Repair & Replacement	\$ 3,055	\$ 4,073	\$ 1,500	\$ (2,573)	\$ 1,500	\$ -	
60	Contingency							
61	Miscellaneous Contingency	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 10,767	\$ 9,767	
62								
63	Field Operations Subtotal	\$ 161,208	\$ 197,255	\$ 212,051	\$ 14,796	\$ 216,398	\$ 4,347	
64								
65	Contingency for County TRIM Notice							
66								
67	TOTAL EXPENDITURES	\$ 216,766	\$ 267,062	\$ 300,306	\$ 33,244	\$ 300,306	\$ -	
68								
69	EXCESS OF REVENUES OVER EXPENDITURES	\$ 84,223	\$ 100,432	\$ -	\$ 100,432	\$ -	\$ -	
70								

Proposed Budget
Encore Community Development District
Chiller Fund
Fiscal Year 2019/2020

	Chart of Accounts Classification	Actual YTD through 06/30/19	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	\$ 292,447	\$ 389,929	\$ 450,000	\$ (60,071)	\$ 450,000	\$ -	
6	Contributions & Donations from Private Sources							
7	Developer Contributions	\$ 107,974	\$ 143,965	\$ 201,541	\$ (57,576)	\$ 201,541	\$ -	
8	EnerNOC Program	\$ 8,426	\$ 11,235	\$ -	\$ 11,235	\$ -	\$ -	TECO Demand Schedule
9								
10	TOTAL REVENUES	\$ 408,847	\$ 545,129	\$ 651,541	\$ (106,412)	\$ 651,541	\$ -	
11								
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	TOTAL REVENUES AND BALANCE FORWARD	\$ 408,847	\$ 545,129	\$ 651,541	\$ (106,412)	\$ 651,541	\$ -	
15								
17								
18	EXPENDITURES - ADMINISTRATIVE							
19								
20	Financial & Administrative							
21	District Engineer	\$ 2,553	\$ 3,404	\$ 2,400	\$ (1,004)	\$ 2,400	\$ -	
22	Rate Consulting Services	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	Study being done in 2019
23	Accounting Services	\$ 7,500	\$ 10,000	\$ 10,000	\$ -	\$ 10,000		
24	Legal Counsel							
25	District Counsel	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
26								
27	Administrative Subtotal	\$ 10,053	\$ 13,404	\$ 32,400	\$ 18,996	\$ 32,400	\$ -	
28								
29	EXPENDITURES - FIELD OPERATIONS							
30								
31	Electric Utility Services							
32	Utility Services	\$ 218,757	\$ 291,676	\$ 380,000	\$ 88,324	\$ 380,000	\$ -	18/19-Fees are higher in summer than winter/spring
33	Water-Sewer Combination Services							
34	Utility Services	\$ 6,833	\$ 9,111	\$ 15,000	\$ 5,889	\$ 15,000	\$ -	
35	Other Physical Environment							
36	Property Insurance	\$ 31,611	\$ 38,846	\$ 42,731	\$ 3,885	\$ 40,788	\$ (1,943)	Per Egis Estimates
37	Parks & Recreation							
38	Telephone Fax, Internet	\$ 2,605	\$ 3,473	\$ 3,410	\$ (63)	\$ 3,490	\$ 80	

**Proposed Budget
Encore Community Development District
Chiller Fund
Fiscal Year 2019/2020**

	Chart of Accounts Classification	Actual YTD through 06/30/19	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
39	Maintenance & Monitoring Contracts	\$ 126,000	\$ 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	\$ 385,806	\$ 511,106	\$ 619,141	\$ 108,035	\$ 619,141	\$ -	
45								
46	Contingency for County TRIM Notice							
47								
48	TOTAL EXPENDITURES	\$ 395,859	\$ 524,510	\$ 651,541	\$ 127,031	\$ 651,541	\$ -	
49								
50	EXCESS OF REVENUES OVER	\$ 12,988	\$ 20,619	\$ -	\$ 20,619	\$ -	\$ -	
51								

**Proposed Budget
Encore Community Development District
Chiller Reserve Fund
Fiscal Year 2018/2019**

	Chart of Accounts Classification	Actual YTD through 06/30/19	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	\$ 12,672	\$ 16,896	\$ -	\$ 16,896	\$ -	\$ -	
8								
9	TOTAL REVENUES	\$ 152,672	\$ 296,896	\$ 280,000	\$ 16,896	\$ 280,000	\$ -	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE	\$ 152,672	\$ 296,896	\$ 280,000	\$ 16,896	\$ 280,000	\$ -	
14								
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	\$ 152,672	\$ 296,896	\$ -	\$ 296,896	\$ -	\$ -	
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 7

RESOLUTION 2019-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE ENCORE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors ("**Board**") of the Encore Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Encore Community Development District for the Fiscal Year Ending September 30, 2020."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
401 - CHILLER OPERATIONS	\$ _____
405 – CHILLER RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST, 2019.

ATTEST:

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Tab 8

RESOLUTION 2019-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCORE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Encore Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"), attached hereto as **Exhibit "A,"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of

the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B";** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

B. **Direct Bill Assessments.** The operations and maintenance special assessments imposed on the Direct Collect Property will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2019; provided, however, that, to the extent permitted by law, the

assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than November 1, 2019, 25% due no later than February 1, 2020 and 25% due no later than May 1, 2020. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2019/2020, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 26th day of August, 2019.

ATTEST:

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget

Exhibit B: Assessment Roll

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
2019 ASSESSMENT LIEN ROLL**

Folio	Mail Name	Legal 1	Legal 2	O&M	TOTAL
1928560010	SCHOOL BOARD OF HILLSBOROUGH COUNTY	GIDDENS SUBDIVISION	BEG AT SW COR OF LOT 8 BLK 4 NORTH 73 FT	\$0.00	\$0.00
1833410072	TEMPO AT ENCORE LP	ENCORE	LOT 2	\$31,459.96	\$31,459.96
1833410078	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	LOT 5	\$16,460.09	\$16,460.09
1833410080	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	LOT 6	\$1,496.37	\$1,496.37
1833410084	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	LOT 8	\$32,421.39	\$32,421.39
1833410086	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	LOT 9	\$36,079.19	\$36,079.19
1833410088	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	LOT 10	\$32,088.87	\$32,088.87
1833410090	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	LOT 11	\$31,756.34	\$31,756.34
1833410092	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	LOT 12	\$22,113.05	\$22,113.05
1833410098	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	TRACT 2A	\$8,645.71	\$8,645.71
1833410100	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	TRACTS 1A 1B 1C 1D 1E	\$18,288.99	\$18,288.99
1833410112	THA ENCORE RETAIL LLC	THE TRIO CONDOMINIUM	UNIT 1 AND UNDIV INTEREST IN COMMON ELEMENTS	\$1,378.51	\$1,378.51
1833410114	TRIO AT ENCORE LP	THE TRIO CONDOMINIUM	UNIT 2 AND UNDIV INTEREST IN COMMON ELEMENTS	\$21,363.60	\$21,363.60
1833410116	TRIO AT ENCORE LP	THE TRIO CONDOMINIUM	COMMON AREA	\$0.00	\$0.00
1833410124	HOUSING AUTHORITY OF CITY OF TAMPA	ENCORE PHASE 1B	TRACT A	\$166.26	\$166.26
1833410132	ELLA AT ENCORE LP	THE ELLA CONDOMINIUM	UNIT 1 AND UNDIV INTEREST IN COMMON ELEMENTS	\$1,378.51	\$1,378.51
1833410134	ELLA AT ENCORE LP	THE ELLA CONDOMINIUM	UNIT 2 AND UNDIV INTEREST IN COMMON ELEMENTS	\$22,053.15	\$22,053.15
1833410142	THA ENCORE RETAIL LLC	THE REED CONDOMINIUM	UNIT 1 AND UNDIV INTEREST IN COMMON ELEMENTS	\$1,378.51	\$1,378.51
1833410144	THE REED AT ENCORE LP	THE REED CONDOMINIUM	UNIT 2 AND UNDIV INTEREST IN COMMON ELEMENTS	\$21,777.49	\$21,777.49
NET COLLECTIONS				\$300,305.99	\$300,305.99

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
2019 ASSESSMENT ROLL (DIRECT COLLECT)**

Folio	Mail Name	Legal 1	Legal 2	O&M	TOTAL
1928560010	SCHOOL BOARD OF HILLSBOROUGH COUNTY	GIDDENS SUBDIVISION	BEG AT SW COR OF LOT 8 BLK 4 NORTH 73 FT	\$0.00	\$0.00
1833410078	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	LOT 5	\$16,460.09	\$16,460.09
1833410080	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	LOT 6	\$1,496.37	\$1,496.37
1833410084	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	LOT 8	\$32,421.39	\$32,421.39
1833410086	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	LOT 9	\$36,079.19	\$36,079.19
1833410088	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	LOT 10	\$32,088.87	\$32,088.87
1833410090	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	LOT 11	\$31,756.34	\$31,756.34
1833410092	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	LOT 12	\$22,113.05	\$22,113.05
1833410098	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	TRACT 2A	\$8,645.71	\$8,645.71
1833410100	HOUSING AUTHORITY OF THE CITY OF TAMPA	ENCORE	TRACTS 1A 1B 1C 1D 1E	\$18,288.99	\$18,288.99
1833410116	TRIO AT ENCORE LP	THE TRIO CONDOMINIUM	COMMON AREA	\$0.00	\$0.00
1833410124	HOUSING AUTHORITY OF CITY OF TAMPA	ENCORE PHASE 1B	TRACT A	\$166.26	\$166.26
NET COLLECTIONS				\$199,516.26	\$199,516.26

ENCORE COMMUNITY DEVELOPMENT DISTRICT 2019 ASSESSMENT ROLL (UNIFORM METHOD)					
Folio	Mail Name	Legal 1	Legal 2	O&M	TOTAL

1833410072	TEMPO AT ENCORE LP	ENCORE	LOT 2	\$33,468.04	\$33,468.04
1833410112	THA ENCORE RETAIL LLC	THE TRIO CONDOMINIUM	UNIT 1 AND UNDIV INTEREST IN COMMON ELEMENTS	\$1,466.50	\$1,466.50
1833410114	TRIO AT ENCORE LP	THE TRIO CONDOMINIUM	UNIT 2 AND UNDIV INTEREST IN COMMON ELEMENTS	\$22,727.23	\$22,727.23
1833410132	ELLA AT ENCORE LP	THE ELLA CONDOMINIUM	UNIT 1 AND UNDIV INTEREST IN COMMON ELEMENTS	\$1,466.50	\$1,466.50
1833410134	ELLA AT ENCORE LP	THE ELLA CONDOMINIUM	UNIT 2 AND UNDIV INTEREST IN COMMON ELEMENTS	\$23,460.80	\$23,460.80
1833410142	THA ENCORE RETAIL LLC	THE REED CONDOMINIUM	UNIT 1 AND UNDIV INTEREST IN COMMON ELEMENTS	\$1,466.50	\$1,466.50
1833410144	THE REED AT ENCORE LP	THE REED CONDOMINIUM	UNIT 2 AND UNDIV INTEREST IN COMMON ELEMENTS	\$23,167.54	\$23,167.54

	\$107,223.11	\$107,223.11
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Less Collection Costs and Discounts @ 6%	(\$6,433.39)	(\$6,433.39)
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Net Expected Assessment Revenue	\$100,789.72	\$100,789.72
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TOTAL RECORDS	19
RECORDS ASSESSED	7
RECORDS NOT ASSESSED	12
TOTAL ASSESSMENT	\$107,223.11

Tab 9

RESOLUTION 2019-06

A RESOLUTION OF THE ENCORE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING TIME AND DATE FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2019/2020, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Encore Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings.

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

1. The Fiscal Year 2019/2020 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST, 2019.

ATTEST:

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice Chairman

EXHIBIT "A"
BOARD OF SUPERVISORS MEETING DATES
ENCORE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020

October 3, 2019
December 5, 2019
February 6, 2020
April 2, 2020
June 4, 2020
August 2, 2020

The meetings will convene at 4:00 p.m. at the office of Tampa Housing Authority, located at 5301 West Cypress Street, Tampa, Florida 33607.

Tab 10



Proposal #23861
Date: 07/31/2019
From: Timothy Bowersox

Proposal For

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

main:
mobile:

Location

1004 N Nebraska Ave
Tampa, FL 33602

Property Name: Encore CDD

Church Turf Replacement

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$98.00	\$98.00
St. Augustine Sod	195.00	\$1.50	\$292.50

Client Notes

Signature

x

SUBTOTAL	\$390.50
SALES TAX	\$0.00
TOTAL	\$390.50

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

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

Contact

Assigned To

Print Name: _____

Timothy Bowersox

Title: _____

Office:

towersox@yellowstonelandscape.com

Date: _____



Proposal #17269

Date: 06/17/2019

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

Filter Piston Rebuild and Control Panel Cooling Fan Replacement

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Piston Rebuild Parts	1.00	\$181.89	\$181.89
Control Panel Cooling Fan	1.00	\$427.52	\$427.52
Service Call & Labor	1.00	\$445.25	\$445.25

Client Notes

Signature

x

SUBTOTAL \$1,054.66

SALES TAX \$0.00

TOTAL \$1,054.66

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Scott Crow

Office:
scrow@yellowstonelandscape.com



Proposal #16508

Date: 06/03/2019

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

2019 Summer Annual Rotation

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Annual Installation (Sub)	720.00	\$1.50	\$1,080.00

Client Notes

Price for Summer 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.

Signature

x

SUBTOTAL \$1,080.00

SALES TAX \$0.00

TOTAL \$1,080.00

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Scott Crow

Office:

scrow@yellowstonelandscape.com



Proposal #23867
Date: 07/31/2019
From: Timothy Bowersox

Proposal For

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

main:
mobile:

Location

1004 N Nebraska Ave
Tampa, FL 33602

Property Name: Encore CDD

Triangle Plant Bed Installation

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$516.75	\$516.75
Dwarf Firebush, 3 gal	12.00	\$16.88	\$202.50
Summer Sunset Jasmine, 1 gal	88.00	\$7.38	\$649.00
Pine Bark Mini Nuggets	15.00	\$8.13	\$121.88
Irrigation Parts	1.00	\$25.00	\$25.00

Client Notes

Signature

x

SUBTOTAL	\$1,515.13
SALES TAX	\$0.00
TOTAL	\$1,515.13

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 11

CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES

DATE: August 26, 2019

BETWEEN: **RIZZETTA TECHNOLOGY SERVICES, LLC.**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**Consultant**")

AND: **ENCORE COMMUNITY DEVELOPMENT DISTRICT**
9428 Camden Field Park Way
Riverview, Florida 33578

(Hereinafter referred to as "**District**," and together with Consultant, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for technology services (hereinafter referred to as "**Contract**") is for the Consultant to provide professional technology services to the District pursuant to Chapter 189.069, Florida Statutes. A brief description of these services is provided below, and a detailed description is provided in **Exhibit A** to this Contract.

A. ONE-TIME SERVICES. The Consultant shall provide the following One-Time Services to the District pursuant to this Contract:

- i. **Website Development** - Consultant shall provide all required content to a third party responsible for design and implementation of a website for the District to comply with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet website. Details of the required content are shown in **Exhibit A**. Consultant shall secure and register a domain name in the District's name, which the domain shall be owned by the District, for purposes of establishing the website.

- ii. **E-mail Set-up** - Consultant shall establish and register a domain name in the District's name for purposes of setting up and creating individual e-mail addresses for supervisors, staff or employees as designated by the District. Said domain name shall be owned by the District.

B. STANDARD ON-GOING SERVICES. The Consultant shall provide the following Standard On-Going Services on a monthly basis to the District pursuant to this Contract:

- i. **Website Compliance and Management** - Consultant shall be responsible for ensuring District's on-going compliance with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet web site throughout the term of this Contract. Consultant shall maintain the domain for the District. Consultant will manage the website maintenance contract provider and ensure they are meeting the requirements of the contract with the District. Consultant will provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.
- ii. **E-mail** - Consultant shall provide services including ongoing management of e-mail accounts, hosting and backup in compliance with all applicable laws, including public records law and public records retention.

II. ADDITIONAL SERVICES. In addition to the One-Time and Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above as well as any changes in the scope requested by the District, will be considered additional services. If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval of the description and fees for such services to the Consultant.

III. LITIGATION SUPPORT SERVICES. Upon the District's request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the

District has issued its written approval of the description and fees for such services to the Consultant.

- IV. TERM.** The Consultant's services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The Consultant may change the prices only with the District's written consent.

V. FEES AND EXPENSES; PAYMENT TERMS.

A. FEES AND EXPENSES.

- i. A schedule of fees for the services described in Sections I, II, and III of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the Consultant's compensation for services provided pursuant to this Contract, the District shall compensate the Consultant only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the Consultant will invoice the District for the Consultant's services in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved will be provided to the District at such time as those services are required. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice.
- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses.
- iii. In the event the District authorizes a change in the scope of services requested, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

- iv. For the purposes of this Contract, an out-of-pocket expense is an expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage and copies.
- v. Fees for services to be billed on an hourly basis will be billed at the Consultant's current hourly rates at the time of the execution of this Contract, as set forth in **Exhibit B**. The hourly rate for the services may be amended from time to time pursuant to the amendment procedure in this Contract and in advance of such proposed change. Consultant's current hourly rates are shown in **Exhibit B** to this Contract. Any proposed change shall indicate the new hourly fee for such services.

B. PAYMENT TERMS.

- i. **One-Time Services.** One-Time Services will be billed at fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Standard On-Going Services.** Standard On-Going Services will be billed monthly at a fixed fee pursuant to the schedule shown in **Exhibit B**.
- iii. **Additional Services.** Additional Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit B**.
- iv. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit B**.
- v. **Out-of-Pocket expenses.** Out-of-Pocket expenses of the Consultant will be billed monthly as incurred.

All invoices will be due and payable thirty (30) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VI. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** The Consultant shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay Consultant's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by

the Prompt Payment Act, Section 218.70 Florida Statutes. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.

VII. NON-CONTINGENCY. The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

VIII. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Consultant.

IX. RESPONSIBILITIES.

A. DISTRICT RESPONSIBILITIES. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. LIMITATIONS OF RESPONSIBILITIES. To the extent not referenced herein, Consultant shall not be responsible for the acts or omissions of any other contractor, subcontractor, supplier, or of any other individual or entity performing services that are not under the control of the Consultant or its own employees, contractors, subcontractors, agents or related entities. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

X. TERMINATION. This Contract may be terminated as follows:

A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be affected by written notice to Consultant at the address noted herein.

B. By the Consultant for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be affected by written notice to District at the address noted herein.

- C.** By the Consultant or District, for any reason, upon provision of a minimum of sixty (60) days written notice of termination to the address noted herein.
- D.** Upon any termination, Consultant will be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any offsets that the District may have for services not performed. Consultant will make all reasonable effort to provide for an orderly transfer of the domain(s), e-mails, books and records of the District to the District or its designee. Upon termination, the District will continue to own the domain name, e-mail accounts and e-mail and website content.

XI. GENERAL TERMS AND CONDITIONS.

- A.** All invoices are due and payable within thirty (30) days of invoice date, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C.** This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Hillsborough County, Florida.
- E.** In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- D.** The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Consultant.
- E.** The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- F.** Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XII. INDEMNIFICATION.

A. DISTRICT INDEMNIFICATION. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence, reckless and/or willful misconduct of the Consultant or persons or entities within Consultants control and direction, the District agrees to indemnify and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District that relates to the subject matter of this Contract. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

CONSULTANT INDEMNIFICATION. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS. Nothing herein shall be construed to limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIII. INSURANCE.

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
 - i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v.** Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D.** If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so, however) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

- XIV. ASSIGNMENT.** Except as provided in this section, neither the District nor the Consultant may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be

made by the Consultant or the District without the prior written approval of the other party is void.

- XV. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Consultant understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

- XVI. NOTICES.** All notices, requests, consents and other communications under this Contract ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District:	Encore Community Development District 9428 Camden Field Parkway Riverview, Florida 33578 Attn: District Manager
----------------------------	--

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300 (32301)
P.O. Box 6526
Tallahassee, FL 32314
Attn: District Counsel

If to the Consultant: Rizzetta Technology Services, LLC.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XVII. EFFECTIVE DATE.** This Contract shall become effective upon execution by both the District and the Consultant and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Contract.
- XVIII. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XIX. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibit A**, shall constitute the final and complete expression of this Contract between the District and the Consultant relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibit A**, this instrument shall control.
- XX. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Consultant under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.

- XXI. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.
- XXII. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXIII. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- XXIV. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA TECHNOLOGY SERVICES, LLC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: Managing Member

DATE: _____

WITNESS: _____
Signature

Print Name

ENCORE COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

ATTEST:

Secretary/Assistant Secretary
Board of Supervisors

Print Name

Exhibit A – Scope of Services
Exhibit B – Schedule of Fees

EXHIBIT A
Scope of Services

ONE-TIME SERVICES: The Consultant shall provide the following One-Time Services to the District pursuant to this Contract.

Website Development - Consultant shall provide all required content to a third party responsible for design and implementation of a website for the District to comply with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet website. Details of the required content are shown in **Exhibit A**. Consultant shall secure and register a domain name in the District's name, which the domain shall be owned by the District, for purposes of establishing the website.

E-mail Set-up - Consultant shall establish and register a domain name in the District's name for purposes of setting up and creating individual e-mail addresses for supervisors, staff or employees as designated by the District. Said domain name shall be owned by the District.

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

1. **Website Compliance and Management** - Consultant shall be responsible for ensuring District's on-going compliance with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet web site throughout the term of this Contract. Consultant shall maintain the domain for the District. Consultant will manage the website maintenance contract provider and ensure they are meeting the requirements of the contract with the District. Consultant will provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.
2. **E-mail** - Consultant shall provide services including ongoing management of e-mail accounts, hosting and backup in compliance with all applicable laws, including public records law and public records retention.

REQUIRED WEB SITE CONTENT: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites will be required to include and make available the following information or documents, which requirements may be changed from time to time and which Consultant shall be responsible for ensuring District compliance associated therewith. Changes to the requirements may be subject to additional fees:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and

- appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
 5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
 6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
 7. A description of the boundaries or service area of, and the services provided by, the special district.
 8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
 9. The primary contact information for the special district for purposes of communication from the department.
 10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
 11. The budget of the special district and any amendments thereto in accordance with s. 189.016.
 12. Tentative budgets must be posted at least two (2) days before the budget hearing and now remain on District websites for forty-five (45) days.
 13. Final adopted budgets must be posted within thirty (30) days after adoption and now remain on District websites for two (2) years.
 14. Budget amendments must be posted within five (5) days after adoption and now remain on District websites for two (2) years.
 15. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.
 16. A listing of its regularly scheduled public meetings as required by s. 189.015(1).
 17. The public facilities report, if applicable.
 18. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
 19. At least seven (7) days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least one (1) year after the event.

LITIGATION SUPPORT SERVICES: Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

EXHIBIT B
Schedule of Fees

One-Time Services will be billed at a fee pursuant to the following schedule:

Website Development:	Yes_____	No_____	\$ 750.00
Email Set-up:	Yes_____	No_____	\$ 500.00
Total One-Time Services:			\$_____

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

		MONTHLY
Website Compliance and Management:		\$ 100.00
Email (50 GB per user) at \$15.00 per month per account:		
Board Supervisor Account	_____ X \$15.00	\$_____
Onsite Staff Account	_____ X \$15.00	\$_____
Miscellaneous Account	_____ X \$15.00	\$_____
Total Standard On-Going Services:		\$_____

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

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

JOB TITLE:	HOURLY RATE:
Managing Partner	\$300.00
Chief Financial Officer	\$250.00
Director	\$225.00
Regional District Manager	\$200.00
Financial Services Manager	\$200.00
Accounting Manager	\$200.00
Regional Licensed Community Association Manager	\$200.00
Systems Administrator	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Manager, Field Services	\$175.00
Clubhouse Manager	\$175.00
Senior Field Services Manager	\$150.00
Senior Accountant	\$150.00
Field Services Manager	\$125.00
Community Association Coordinator	\$100.00
Financial Associate	\$100.00
Staff Accountant	\$100.00
Accounting Clerk	\$ 85.00
Administrative Assistant	\$ 85.00


Tab 12

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

A photograph showing three men in a professional setting. Two men in grey Trane uniforms are shaking hands with a man in a dark suit. They are standing next to a large, white Trane HVAC unit. The background shows industrial equipment and pipes.

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:
Tracer SC Upgrade

DATE:
July 23, 2019

Date: July 23, 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 Tampa Housing Authority

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 July 23, 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 ENCORE CENTRAL ENERGY PLANT:

2) SCOPE OF SERVICES:

The existing Niagara JACE and XD box are no longer functional thus kWh and Ton Hours for the plant are no longer being recorded. This scope includes removing the existing controllers and upgrading the Tracer SC to SC+. The SC+ has a Modbus connection so we will move the Modbus meter over to the SC+ then create programming routines to directly measure and record kWh and Ton Hours for the central energy plant.

This scope includes:

- Control wiring installation, supervision, labor and material (i.e. conduit, wire, cable, etc.) as required to remove existing JACE and XD box and replace the SC with an SC+.
- Create TGP program to calculate and report kWh and Ton Hours for the CEP.
- Training is available at the training center in our office
- One (1) year parts and labor warranty
- All work shall be accomplished during normal business hours

- a) 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.
- Smoke, or fire-smoke dampers, their associated interlock wiring, overtime required for accelerated installation schedule, etc
- Software upgrades or repairs to existing system not defined above
- Repair or replacement of existing controls not specifically listed in above scope
- Excludes lockable covers for space sensors.
- Excludes installation, control of, or interlock to hurricane, smoke or fire-smoke dampers.
- Excludes smoke detectors, smoke vents or associated wiring to fire alarm system.
- Excludes test and balance, commissioning or accompanying 3rd party test and balance contractor.
- Excludes overtime required for accelerated installation schedule.

b) NOTES:

- All work is to be performed during normal business hours, Monday - Friday, 8am to 5pm.

- 3) SERVICE FEE: Customer agrees to pay **\$7,587.00**, to TBT as consideration (the "Service Fee") for the Service & Repairs outlined in this proposal.

This proposal will remain valid until September 30, 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

Tab 13

**ENCORE
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Encore Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of Encore Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the District as of September 30, 2018, and the respective changes in financial position, and, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

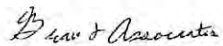
Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 30, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated May 30, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.



May 30, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Encore Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,338,738.
- The change in the District's total net position in comparison with the prior fiscal year was \$48,760, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental fund reported an ending fund balance of \$105,733, an increase of \$28,714 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments and Developer contributions (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the District include general government and physical environment. The business-type activities of the District include a chiller operation.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District can be divided into two categories: governmental funds and proprietary funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental fund for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance for the general fund. The general fund is considered a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Proprietary Fund

The District maintains one type of proprietary fund, an enterprise fund. An enterprise fund is used to report the same function presented as business-type activities in the government-wide financial statements. The District uses an enterprise fund to account for the chiller operations within the District.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2018	2017	2018	2017	2018	2017
Current and other assets	\$ 125,774	\$ 94,135	\$ 1,355,995	\$ 1,139,168	\$ 1,481,769	\$ 1,233,303
Capital assets, net of depreciation	3,066,965	3,213,010	-	-	3,066,965	3,213,010
Total assets	3,192,739	3,307,145	1,355,995	1,139,168	4,548,734	4,446,313
Current liabilities	20,041	17,116	189,955	139,219	209,996	156,335
Total liabilities	20,041	17,116	189,955	139,219	209,996	156,335
Net position						
Investment in capital assets	3,066,965	3,213,010	-	-	3,066,965	3,213,010
Unrestricted	105,733	77,019	1,166,040	999,949	1,271,773	1,076,968
Total net position	\$ 3,172,698	\$ 3,290,029	\$ 1,166,040	\$ 999,949	\$ 4,338,738	\$ 4,289,978

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FISCAL YEARS ENDED SEPTEMBER 30					
	Governmental Activities		Business-type Activities		Total	
	2018	2017	2018	2017	2018	2017
Revenues:						
Program revenues						
Charges for services	\$ 287,815	\$ 285,050	\$ 412,457	\$ 457,065	\$ 700,272	\$ 742,115
Operating grants and contributions	-	-	261,150	317,269	261,150	317,269
General revenues	-	-	6,602	2,599	6,602	2,599
Total revenues	287,815	285,050	680,209	776,933	968,024	1,061,983
Expenses:						
General government	65,535	79,154	-	-	65,535	79,154
Maintenance and operations	339,611	349,833	-	-	339,611	349,833
Chiller operations	-	-	514,118	494,515	514,118	494,515
Total expenses	405,146	428,987	514,118	494,515	919,264	923,502
Change in net position	(117,331)	(143,937)	166,091	282,418	48,760	138,481
Increase (decrease) in net position	(117,331)	-	166,091	-	48,760	138,481
Net position - beginning	3,290,029	3,433,966	999,949	717,531	4,289,978	4,151,497
Net position - ending	\$ 3,172,698	\$ 3,290,029	\$ 1,166,040	\$ 999,949	\$ 4,338,738	\$ 4,289,978

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Governmental activities

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$405,146. The costs of the District's activities were funded by program revenues. Program revenues are comprised primarily of assessments in both fiscal years 2018 and 2017. In total, expenses decreased minimally from the prior fiscal year.

Business-type activities

For the fiscal year ended September 30, 2018, the cost of the business-type activities was \$514,118. The costs of those activities were paid by program revenues. Program revenues consisted of Developer contributions and charges to users of Chiller services for both the prior and current fiscal year. In total, expenses, including utilities and maintenance, decreased minimally from the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.

CAPITAL ASSETS

At September 30, 2018, the District had \$3,651,145 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$584,180 has been taken, which resulted in a net book value of \$3,066,965. More detailed information about the District's capital assets is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general operations of the District will increase significantly over time, as chiller and maintenance operations increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Encore Community Development District's Finance Department at 12750 Citrus Park Lane, Suite 115, Tampa Florida, 33625.

FINANCIAL STATEMENTS

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	Primary Government		
	Governmental	Business-type	
	Activities	Activities	Total
ASSETS			
Cash	\$ 118,324	\$ 1,215,744	\$ 1,334,068
Due from Developer	-	70,000	70,000
Accounts receivable, net	-	58,986	58,986
Internal balances	4,950	(4,950)	-
Prepaid items and deposits	2,500	16,215	18,715
Capital assets:			
Depreciable assets, net	3,066,965	-	3,066,965
Total assets	3,192,739	1,355,995	4,548,734
LIABILITIES			
Accounts payable and accrued expenses	20,041	98,690	118,731
Deposits	-	42,265	42,265
Due to Developer	-	49,000	49,000
Total liabilities	20,041	189,955	209,996
NET POSITION			
Investment in capital assets	3,066,965	-	3,066,965
Unrestricted	105,733	1,166,040	1,271,773
Total net position	\$ 3,172,698	\$ 1,166,040	\$ 4,338,738

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

Functions/Programs	Program Revenues					Net (Expense) Revenue and Changes in Net Position	
	Charges for Services	Operating Grants and Contributions	Governmental Activities	Business-type Activities	Total	Primary Government	
Primary government:							
Governmental activities:							
General government	\$ 65,535	\$ 65,535	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance and operations	339,611	222,280	-	(117,331)	-	(117,331)	(117,331)
Total governmental activities	405,146	287,815	-	(117,331)	-	(117,331)	(117,331)
Business-type activities:							
Chiller operations	514,118	412,457	261,150	-	159,489	159,489	159,489
Total business-type activities	514,118	412,457	261,150	-	159,489	159,489	159,489
Total primary government	919,264	700,272	261,150	(117,331)	159,489	42,158	
General revenues:							
Miscellaneous revenues			-		6,602	6,602	6,602
Total general revenues			-		6,602	6,602	6,602
Change in net position			(117,331)		166,091	48,760	48,760
Net position - beginning			3,290,029		999,949	4,289,978	4,289,978
Net position - ending			\$ 3,172,698		\$ 1,166,040	\$ 4,338,738	\$ 4,338,738

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Fund General	Total Governmental Funds
ASSETS		
Cash	\$ 118,324	\$ 118,324
Due from other funds	4,950	4,950
Prepaid items and deposits	2,500	2,500
Total assets	<u>\$ 125,774</u>	<u>\$ 125,774</u>
LIABILITIES AND FUND BALANCE		
Liabilities:		
Accounts payable and accrued expenses	\$ 20,041	\$ 20,041
Total liabilities	<u>20,041</u>	<u>20,041</u>
Fund balance:		
Nonspendable for:		
Prepaid items and deposits	2,500	2,500
Unassigned	103,233	103,233
Total fund balance	<u>105,733</u>	<u>105,733</u>
Total liabilities and fund balance	<u>\$ 125,774</u>	<u>\$ 125,774</u>
Fund balance - governmental funds		\$ 105,733
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	3,651,145	
Accumulated depreciation	<u>(584,180)</u>	3,066,965
Net position of governmental activities		<u>\$ 3,172,698</u>

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUND
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

	Major Fund General	Total Governmental Funds
REVENUES		
Assessments	\$ 287,815	\$ 287,815
Total revenues	<u>287,815</u>	<u>287,815</u>
EXPENDITURES		
Current:		
General government	65,535	65,535
Maintenance and operations	193,566	193,566
Total expenditures	<u>259,101</u>	<u>259,101</u>
Excess (deficiency) of revenues over (under) expenditures	28,714	28,714
Fund balance - beginning	<u>77,019</u>	<u>77,019</u>
Fund balance - ending	<u>\$ 105,733</u>	<u>\$ 105,733</u>
Net change in fund balance - total governmental funds		\$ 28,714
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.		(146,045)
Change in net position of governmental activities		<u>\$ (117,331)</u>

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION – PROPRIETARY FUND
SEPTEMBER 30, 2018**

ASSETS

Current assets:

Cash	\$ 1,215,744
Accounts receivable, net	58,986
Due from Developer	70,000
Prepaid expenses and deposits	16,215
Total current assets	<u>1,360,945</u>
Total assets	<u>1,360,945</u>

LIABILITIES

Current liabilities:

Accounts payable	98,690
Due to general fund	4,950
Deposits	42,265
Due to Developer	49,000
Total current liabilities	<u>194,905</u>
Total liabilities	<u>194,905</u>

NET POSITION

Unrestricted	1,166,040
Total net position	<u>\$ 1,166,040</u>

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION
PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

Operating revenues:	
Charges for services:	
Chiller operations	\$ 404,538
Other operating revenues	<u>7,919</u>
Total operating revenues	<u>412,457</u>
Operating expenses:	
Chiller	503,405
Administrative and other	<u>10,713</u>
Total operating expenses	<u>514,118</u>
Operating income (loss)	<u>(101,661)</u>
Nonoperating revenues (expenses):	
Developer contributions	261,150
Interest income	<u>6,602</u>
Total nonoperating revenues (expenses)	<u>267,752</u>
Change in net position	166,091
Total net position, beginning	<u>999,949</u>
Total net position, ending	<u>\$ 1,166,040</u>

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF CASH FLOWS – PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

CASH FLOW FROM OPERATING ACTIVITIES	
Receipts from customers and users	\$ 449,205
Payments for goods and services	<u>(458,432)</u>
Net cash provided (used) by operating activities	<u>(9,227)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Proceeds from Developer contributions/advances	<u>331,150</u>
Net cash provided (used) by non-capital financing activities	<u>331,150</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest income	<u>6,602</u>
Net cash provided (used) by investing activities	<u>6,602</u>
Net increase in cash and cash equivalents	328,525
Cash and cash equivalents - October 1	<u>887,219</u>
Cash and cash equivalents - September 30	<u>\$ 1,215,744</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating income (loss)	\$ (101,661)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
(Increase)/Decrease in:	
Accounts receivable	36,748
Prepaid expenses	4,950
Increase/(Decrease) in:	
Accounts payable	<u>50,736</u>
Total adjustments	<u>92,434</u>
Net cash provided (used) by operating activities	<u>\$ (9,227)</u>

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Encore Community Development District ("District") was established effective September 2, 2010 by Ordinance 2010-129 of the City of Tampa, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2018, all of the Board members were elected by the Housing Authority of the City of Tampa, the major landowner within the District ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment (operating-type special assessments for maintenance and debt service are treated as charges for services) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide and enterprise fund financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefitted lands within the District. Debt service assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each of the series of Bonds issued by the District. The District has not, and is not anticipated to, issue Bonds or levy debt service special assessments now or in the future.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

The District reports the following major proprietary fund:

Chiller Operations Fund

The Chiller fund accounts for the Chiller operations of the District that are currently being financed with Developer contributions. Chiller operations are also funded by user fees charged to building owners pursuant to the rates, charges and fees adopted by the District.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. Operating expenses of the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

As a general rule, the effect of interfund activity has been eliminated from government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater vault, pipes and structures	25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

The District operated/maintained by way of a license agreement various public infrastructure improvements (including but not limited to the chiller plant, landscape, stormwater vault, solar park, etc.).

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Receivables

Receivables include amounts due from others for services provided by the District related to chiller operations. Receivables are recorded and revenues are recognized as earned as soon as service has been received by customers. Allowances for uncollectible receivables are based upon historical trends and the periodic aging of receivables.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

As of September 30, 2018, the District did not have any outstanding debt.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) Subject to the terms of the District's annual appropriations resolutions, all budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 5 – INTERLOCAL AGREEMENT

On June 22, 2010, the District entered into an interlocal agreement with the City of Tampa (the "City"), the Community Redevelopment Agency of the City of Tampa (the "CRA"), and the Housing Authority of the City of Tampa (the "THA"). In the agreement, the City and CRA agreed to pay certain Tax Increment Funds ("TIF") from the Redevelopment Area to the District annually. The City will first use TIF to cover certain administration and maintenance costs of the CRA. Next, in the event the District defaults on material financial obligations, and to the extent necessary for the District to avoid bankruptcy, assignment for the benefit of creditors or to otherwise avoid insolvency of the District, TIF shall be made available to meet the shortfall in assessments due and owing by THA to the District for assessments for District maintenance expenses on real property owned by the THA at the time of the assessment and that specifically benefit such property.

As part of the agreement, it is anticipated that THA will own a Chiller Plant and that the District may own the Chiller pipes and will operate and maintain the Chiller Plant on behalf of THA. The District, through its contractor, Trane, operates the chiller plant for the benefit of the District residents and users. In lieu of providing for the costs of operating and maintaining the Chiller Plant and associated facilities in the annual operation and maintenance assessments levied by the District, the District shall charge user fees for delivery of chilled water.

All such user fees shall first be utilized to defray the costs of operating the Chiller Plant and associated facilities. Any revenue generated by the Chiller Plant in excess of operational costs shall be remitted to THA and, until all annual assessments of the District have been paid, shall be used by THA first to pay annual operations and maintenance assessments levied by the District on mixed income and affordable multi-family residential developments in which THA or an affiliated entity owns an interest within the Encore Project, and then, to pay annual operating and maintenance assessments due on vacant land owned by THA. In the event fees are inadequate to pay for maintenance and operation of the Chiller Plant, THA shall be responsible for funding the shortfall for the Chiller Plant Operations and maintenance.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Balance	Additions	Disposals	Balance
Governmental activities				
Capital assets, being depreciated				
Stormwater vault, pipes and structures	\$ 3,651,145	\$ -	\$ -	\$ 3,651,145
Total capital assets, being depreciated	3,651,145	-	-	3,651,145
Less accumulated depreciation for:				
Stormwater vault, pipes and structures	438,135	146,045	-	584,180
Total accumulated depreciation	438,135	146,045	-	584,180
Total capital assets, being depreciated, net	3,213,010	(146,045)	-	3,066,965
Governmental activities capital assets, net	\$ 3,213,010	\$ (146,045)	\$ -	\$ 3,066,965

Depreciation expense was charged to the maintenance and operations function.

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general fund include the assessments levied on those lots owned by the Developer.

The Developer has also agreed to fund the operations of the Chiller plant as mentioned in Note 5 above. Pursuant to the agreement the Developer contributed \$261,150 in the current fiscal year.

During a prior fiscal year, the Developer advanced the Chiller Operations Fund \$49,000 to help cover its operational costs due to a cash shortfall.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 284,365	\$ 287,815	\$ 3,450
Total revenues	<u>284,365</u>	<u>287,815</u>	<u>3,450</u>
EXPENDITURES			
Current:			
General government	83,586	65,535	18,051
Maintenance and operations	200,779	193,566	7,213
Total expenditures	<u>284,365</u>	<u>259,101</u>	<u>25,264</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	28,714	<u>\$ 28,714</u>
Fund balance - beginning		<u>77,019</u>	
Fund balance - ending		<u>\$ 105,733</u>	

See notes to required supplementary information

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Encore Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, and each major fund of Encore Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 30, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

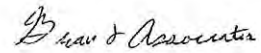
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

B. Shaw & Associates

May 30, 2019



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Encore Community Development District
Hillsborough County, Florida

We have examined Encore Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Encore Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

May 30, 2019



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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Encore Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Encore Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated May 30, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 30, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Encore Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Encore Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

May 30, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Tab 14

Accessibility 

ADA Website Accessibility

Underwriting Guidelines - Policy Year 2019 - 2020



Florida
Insurance
Alliance™

1 - Accessibility Policy

- An adopted and implemented (or in the process of implementing) website accessibility policy that is consistent with WCAG 2.0 Level A and AA

2 – Accessibility Statement

- A disability accessibility statement posted on their website that includes:
 - A commitment to accessibility for persons with disabilities
 - The accessibility standard used and applied to the District's website
 - Contact information (email and phone number) in case users encounter any problems

3 — Video / Audio

- Video and Audio is published or streamed in an accessible format.

4 – Quarterly Audits

- Quarterly audits done by a third-party to ensure that the website is in continual compliance with prevailing WCAG standards.

5 — Remedial Measures

- If the District has been previously sued
 - Settlement Agreement
 - Review remedial measures taken by District

<div>SPECIAL DISTRICT WEBSITE COMPLIANCE</div> <div>Fla. Stat. §189.069 (2018)</div>		
Requirements: ¹	Website Timeframe:	Status:
Full legal name of the special district. ²	Permanent.	
Public purpose of the special district. ³	Permanent.	
Contact information for each governing body member, including the member’s name, official address, official e-mail address, and, if applicable, the member’s term and appointing authority. ⁴	Permanent.	
Fiscal year of the special district. ⁵	Permanent.	
Full text of the special district’s charter. ⁶ Community development districts may reference chapter 190, as the uniform charter, but must include information relating to any grant of special powers. ⁷	Permanent.	
Date of establishment of the special district. ⁸	Permanent.	
Establishing entity of the special district. ⁹	Permanent.	
Statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established.	Permanent.	
Mailing address of the special district. ¹⁰	Permanent.	
E-mail address of the special district. ¹¹	Permanent.	
Telephone number of the special district. ¹²	Permanent.	
Internet website uniform resource locator (URL) of the special district. ¹³	Permanent.	
Description of the boundaries or service area of the special district. ¹⁴	Permanent.	
Description of the services provided by the special district. ¹⁵	Permanent.	
Listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the current fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. ¹⁶	Permanent, but rates and amounts only must be provided for the current fiscal year.	
Primary contact information for the special district for purposes of communication from the department. ¹⁷	Permanent.	
Code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions. ¹⁸	Permanent.	
Budget of each special district, in addition to amendments in accordance with s. 189.418. ¹⁹	Tentative budgets: must be posted at least two (2) days prior to the budget hearing and remain on the website for forty-five (45) days. ²⁰ Final adopted budgets: must be posted within thirty (30) days after adoption	

¹ If the special district has a defined benefit retirement system there may be additional posting requirements per Fla. Sta. 112.664.

² Fla. Stat. § 189.069(2)(a)(1).

³ Fla. Stat. § 189.069(2)(a)(2).

⁴ Fla. Stat. § 189.069(2)(a)(3).

⁵ Fla. Stat. § 189.069(2)(a)(4).

⁶ Fla. Stat. § 189.069(2)(a)(5).

⁷ *Id.*

⁸ *Id.*

⁹ *Id.*

¹⁰ Fla. Stat. § 189.069(2)(a)(6).

¹¹ *Id.*

¹² *Id.*

¹³ *Id.*

¹⁴ Fla. Stat. § 189.069(2)(a)(7).

¹⁵ *Id.*

¹⁶ Fla. Stat. § 189.069(2)(a)(8).

¹⁷ Fla. Stat. § 189.069(2)(a)(9). Per DEO guidelines, this should be the same person identified to the Department as the District’s registered agent and registered office.

¹⁸ Fla. Stat. § 189.069(2)(a)(10). Per DEO guidelines, one option is to link to the Florida Commission on Ethics – Ethics law webpage (<http://www.ethics.state.fl.us/Research/EthicsLaws.aspx>)

¹⁹ Fla. Stat. § 189.069(2)(a)(11).

²⁰ Fla. Stat. § 189.016 (5).

	and remain on website for two (2) years. ²¹ Budget amendments: must be posted within five (5) days after adoption and remain on website for two (2) years. ²²	
Final, complete audit report for the most recent completed fiscal year, and audit reports required by law or authorized by the governing body of the special district. ²³	Most recent audit report for most recent completed fiscal year.	
Link to the Department of Financial Services website. ²⁴	Permanent.	
List of regularly scheduled meetings. ²⁵	The schedule for must be posted quarterly, semiannually, or annually and remain on the website until the next schedule is available. ²⁶	
Meeting or workshop agenda, along with any meeting materials available in an electronic format, excluding confidential and exempt information. ²⁷	Post at least (7) days before the meeting or workshop. Agendas and materials must remain on the website for one (1) year after the meeting or workshop. ²⁸	
Public Facilities Report, if applicable. ²⁹	If applicable, the District must post the Public Facilities Initial Report, the Public Facilities Annual Notice of Any Changes, and the Public Facilities Update Report. ³⁰	

²¹ *Id.*
²² Fla. Stat. § 189.016 (7).
²³ Fla. Stat. § 189.069(2)(a)(12).
²⁴ Fla. Stat. § 189.069(2)(a)(15).
²⁵ Fla. Stat. § 189.069(2)(a)(13).
²⁶ Fla. Stat. § 189.015(1).
²⁷ Fla. Stat. § 189.069(2)(a)(16).
²⁸ *Id.*
²⁹ Fla. Stat. § 189.069(2)(a)(14).
³⁰ FLA. DEPT. OF ECON. OPPORTUNITY, SPECIAL DIST. HANDBOOK ONLINE (2016).

ADASC	CAMPUS SUITES	VGLOBAL
FOUNDED: 2015; Fort Lauderdale, FL	FOUNDED: 2004; Cincinnati, OH	FOUNDED: 2010; Orlando, FL
SIZE: 2-10 employees	SIZE: 22 employees	SIZE: 2-10 employees
AUDIT TYPE: Human	AUDIT TYPE: Human & Technical	AUDIT TYPE: Human & Technical
STANDARD: WCAG 2.1	STANDARD: WCAG 2.1	STANDARD: WCAG 2.0 & WCAG 2.1
PDF TURNAROUND TIME: Approx. 7 Days	PDF TURNAROUND TIME: Approx. 2 Days	PDF TURNAROUND TIME: Approx. 1 Day
WEBSITE COMPLEXITY: Medium to Large	WEBSITE COMPLEXITY: All	WEBSITE COMPLEXITY: Small to Medium
WEBSITE REMEDIATION TURNAROUND: 4-6 weeks	WEBSITE REMEDIATION TURNAROUND: 4 – 8 weeks	WEBSITE REMEDIATION TURNAROUND: 4 weeks
CURRENT CDD WEBSITE CUSTOMERS: Yes	CURRENT CDD WEBSITE CUSTOMERS: Yes	CURRENT CDD WEBSITE CUSTOMERS: Yes

**ENCORE CDD
ADA WEBSITE SERVICES PROPOSAL SUMMARY**

Services	ADASC	Campus Suites	VGlobal Tech	Services Description
Initial Services				
Website Migration	\$2,400.00	\$2,325.00	\$5,250.00	Create ADA compliant website to WCAG 2.1 standards.
PDF Conversion (1)(2)	\$99.00	\$175.00	included	Based on 1600 pages at maximum per page rates.
Rizzetta Development Assistance	\$0.00	\$0.00	\$0.00	Supply content and materials for website creation and verify Chapter 189 compliance.
Sub Total:	\$2,499.00	\$2,500.00	\$5,250.00	
Additional PDF Remediation (2) - <i>Estimate</i>	\$4,640.00	N/A	N/A	
Total:	\$7,139.00	\$2,500.00	\$5,250.00	
Ongoing Annual Services				
Website Hosting & Backup	\$300.00	\$600.00	\$3,600.00	Based on Encore's average of 1400 pages per year at maximum per page rates. Current Fee (No New or Additional Fees) for Domain Fee, maintain Chapter 189 compliance and work with and manage website vendor.
ADA Maintenance (3)	\$900.00	\$937.50	Included	
Quarterly Audits - <i>Required</i>	Included	Included	\$1,600.00	
Monthly Audits	Included	Included	N/A	
PDF Remediation (3) - <i>Estimate</i>	\$4,060.00	\$1,138.00	Included	
Rizzetta Websites Services	\$1,200.00	\$1,200.00	\$1,200.00	
Estimated Annual Total:	\$6,460.00	\$3,875.50	\$6,400.00	
Estimated First Year Total: (3)	\$8,059.00	\$6,375.50	\$11,650.00	
Estimated First Year Total (with additional PDF Remediation):	\$12,699.00	\$6,375.50	\$11,650.00	

NOTES:

(1). PDF count only includes documents required to be retained on the District's website pursuant to s. 189.069, Fla. Stat. This includes establishment ordinance, current fiscal year assessment table, current fiscal year audit, two years of budget docs., district map, one year of agendas, public facilities report, current year meeting notice, – all based on the count provided by the district. All other documents eliminated from the count.

(2). **ADASC:** \$99 for conversion to Text & HTML format ONLY. (Rates per page \$1 - \$2.90 per page - See **Additional PDF Remediation** for Cost Estimate)
Campus Suites: Based on including at no cost 1500 pgs for initial remediation. Additional Rates per page \$1.05-\$1.75.
VGlobal: Based on 2 yrs per FL Stat.189

(3). **ADASC:** Waives \$900 First Year Fee for ADA Maintenance and Audits.
Campus Suites: Based on 750 pages included in ADA Maintenance Fee. Additional Rates per page \$1.05-\$1.75.

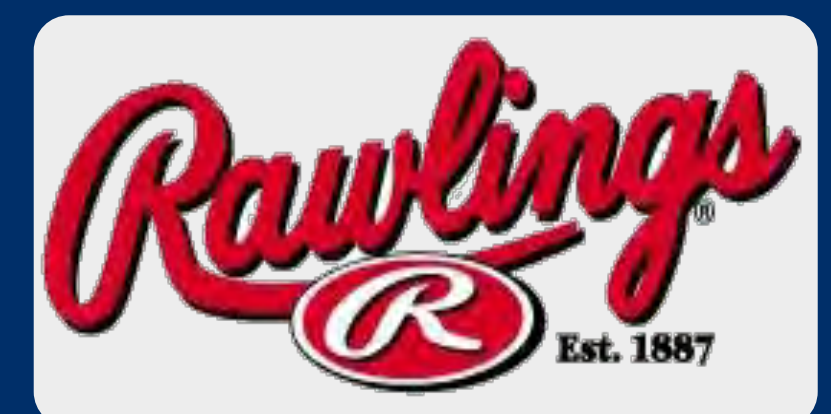
Tab 15

Encore CDD

Website Compliance and Accessibility



A Sampling of Our Clients



Dear Encore CDD Board Members:

Thank you for the chance to present our company, ADA Site Compliance, the leader in website accessibility for Florida's community development districts. We've worked with 200+ CDDs and government entities, and hundreds of businesses, including some of the world's best-known brands. We're confident that our expertise in website and PDF accessibility makes us the right choice for Encore.

We realize you have a choice when selecting any vendor. We also know that ADA website and PDF accessibility are highly specialized, so it's important for you to understand what sets one company apart from another. Below are a few key facts you should know about us:

1. We have one business – website and PDF accessibility and compliance – and we do it the right way

Since the explosion of ADA website lawsuits two years ago, many companies in fields like web design and SEO are now seeking a new revenue stream in digital accessibility. Many are good marketers but simply lack the skills and knowledge to properly do this work. At ADASC, we have one business: making and keeping our clients' websites and PDFs accessible.

2. Community Development Districts are our specialty – and we have a perfect track record

We have worked with hundreds of special districts in Florida, including more than 200 CDDs. In that time, no ADASC clients who have completed their auditing and remediation have been sued. That's because we do the work the way it must be done and never take shortcuts.

3. We are the experts' experts

Our clients are also the clients of dozens of the world's largest law firms (we're happy to share a list). They continue to refer us those clients because they trust us to serve them well, to manage their risk exposure, and to keep their costs low.

We respectfully urge the board to consider these points in order to get a true apples-to-apples comparison of your options. As litigation continues against CDDs, having a truly accessible website and PDFs will save you time and money. And it's the right thing to do.

We welcome your questions and look forward to serving as your trusted resource for all your accessibility needs.

Sincerely,

The ADA Site Compliance Team

Experience Counts



ADASC is proud to be the trusted partner of 200+ Florida CDDs, their board members, management companies, insurance carriers, and legal counsel.

Districts across Florida turn to us for all their accessibility and compliance needs:

- ✓ Website and PDF remediation
- ✓ Creation of new, ADA-compliant, accessible websites
- ✓ Risk-mitigation in a climate of growing litigation
- ✓ Ongoing maintenance and support of accessibility efforts
- ✓ Website hosting, back-up, and security
- ✓ Training, consulting, and expert advice

We are happy to provide you with references upon request

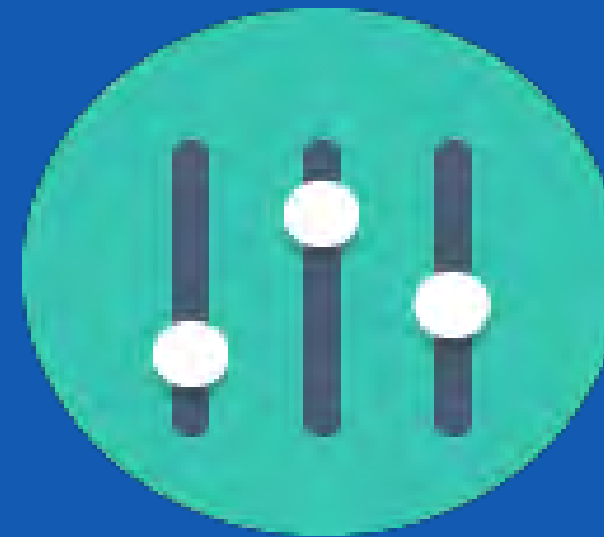


Phase 1: Risk-Mitigation



Compliance Shield

A certificate on your website indicates that you have a compliance plan in place and are taking active steps toward usability for all.



Site Accessibility Policy

A compliance plan details your strides toward access for all and lists alternate contact info for users in need of accommodations.



Compliance Audit Report

A detailed audit report shows the lines of code to be corrected and screen shots and text descriptions of every compliance failure.

Your New, Accessible & Compliant Website

Phase 2

Migration of All Content

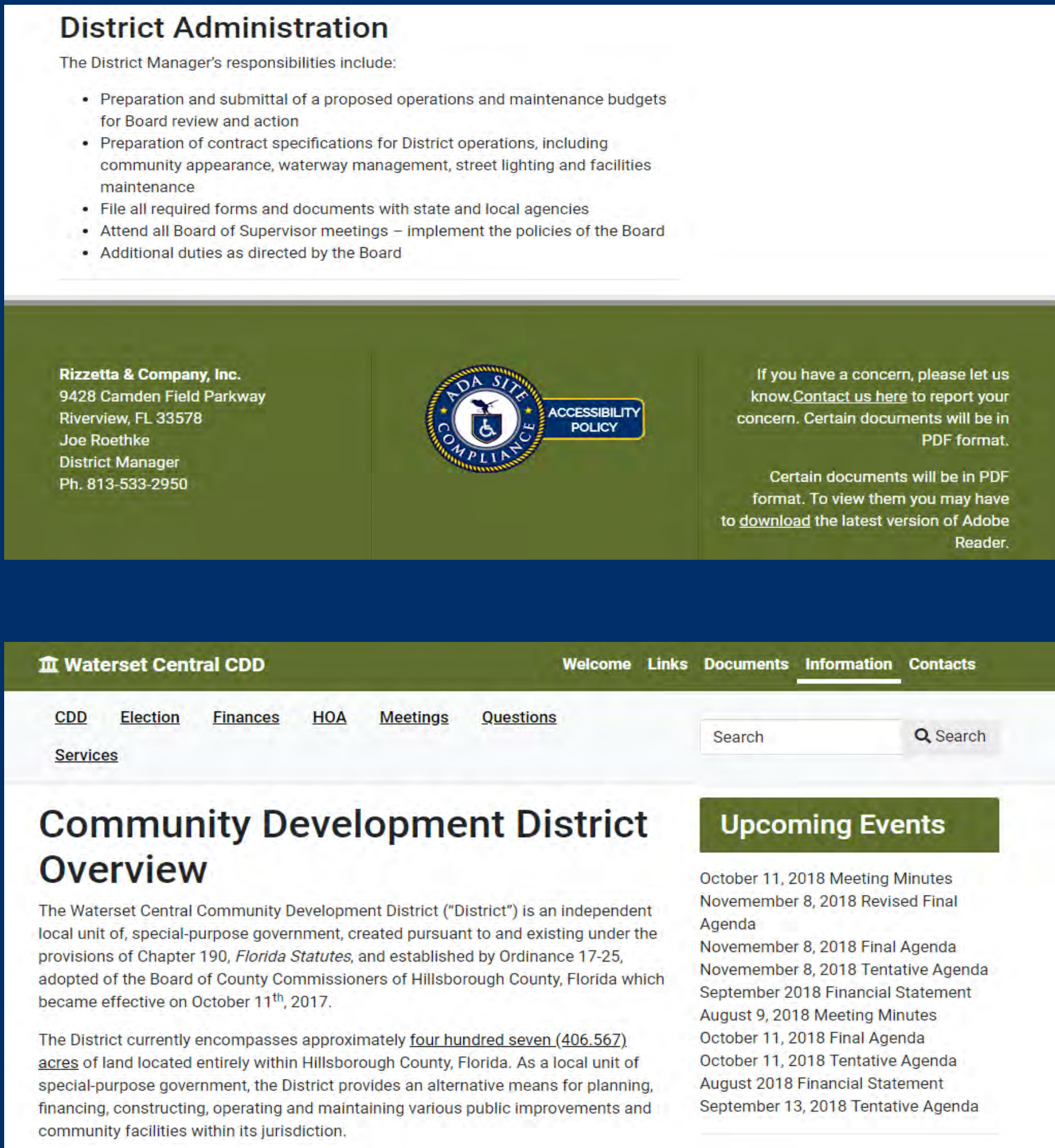
Our technical team migrates your current content to a brand new website built to be accessible and compliant.

Phase 3

Quality Assurance

Our compliance team re-tests your new website to ensure that it meets WCAG 2.1 AA-level criteria.





Creation of a New, Compliant & Accessible Website



\$2,400 (year 1) * **Migration of current site content to new, ADA-compliant format**

* **Encore CDD owns 100% of the website**

* **No annual fee in year one**

\$900 (annually) - Continued accessibility and ongoing compliance support as standards change

Includes:

* **20 FREE hours of annual consulting (a \$5,000 value)**

* **FREE monthly tech audit reports for ongoing maintenance (a \$999 value)**

* **Customized Accessibility Policy**

* **ADASC Compliance Shield**

* **No annual fee in year one**

** the pricing above reflects a 20% discount that ADA Site Compliance is pleased to offer to all Egis & Rizzetta clients*





PDFs

\$99 for two years of PDF conversion to text/HTML format

Conversion will improve PDF accessibility

Complex document remediation starts at \$1.00

Template creation available to reduce future costs

Hosting

\$300 per year (a \$1,200 value)

Includes the following premium features:

- Active firewall
 - Virus protection
 - SSL certificate
 - Daily file and database backup
 - Disaster recovery
 - Server optimization
- *the pricing above reflects a 20% discount that ADA Site Compliance is pleased to offer to all Egis & Rizzetta clients*

Districts Choose ADASC For:

- * Turnkey solutions that provide unmatched convenience
- * Services that don't just meet, but exceed, insurance requirements
- * The most experienced team of experts in our field
- * Our single focus on digital accessibility and compliance
- * The lowest-cost option among legitimate service providers

New, Compliant Website: \$2,400

PDFs: \$99

Hosting & Backup: \$300

Year One Cost: \$2,799



FREE for All Rizzetta Clients

A \$5,999 Value

- * 20 FREE hours of annual website consulting (a \$5,000 value)
- * FREE monthly tech audit reports for ongoing compliance (a \$999 value)



A Word from a Fan



"A big shout out to ADA Site Compliance, which helps businesses and public entities make their websites and PDFs accessible and compliant with the Americans with Disabilities Act. Check out ADA Site Compliance. This is a good thing to have. Compliance is a must..."

- KEVIN O'LEARY A.K.A. "MR. WONDERFUL"
ABC TV'S *SHARK TANK*



ADA Site Compliance

The Website & PDF Accessibility Experts Asked to Present to:



The Trusted Resource for Those That You Trust





Contact Information



ADA Site Compliance, LLC

Jeremy Horelick, Vice President
(561) 258-9518 Direct

jeremy@AdaSiteCompliance.com

www.AccessibleDistrictWebsites.com

ADA Site Compliance, LLC



Statement of Work (SOW) Agreement to Perform Consulting Services

Date

July 10, 2019

Services Performed By:

ADA Site Compliance, LLC

Services Performed For:

Encore CDD

This Statement of Work (SOW) is issued pursuant to the Master Services Agreement (“MSA”) between Encore CDD (“Client”) and ADA Site Compliance, LLC (“Contractor”), effective July 10, 2019 (the “Agreement”). This SOW is subject to the terms and conditions contained in the Agreement between the parties and is made a part thereof. Any term not otherwise defined herein shall have the meaning specified in the Agreement. In the event of any conflict or inconsistency between the terms of this SOW and the terms of the Agreement, the terms of the MSA shall govern and prevail.

This SOW, effective as of July 10, 2019, is entered into by and between Contractor and Client for Client’s website www.encorecdd.org and is subject to the terms and conditions specified below. The exhibit(s) to this SOW, if any, shall be deemed to be a part hereof. In the event of any inconsistencies between the terms of the body of this SOW and the terms of the exhibit(s) hereto, the terms of the SOW shall prevail.

Period of Performance

The services shall begin on the date of the Agreement’s execution and shall continue through completion or termination, subject to the termination provisions of the MSA.

Process & Engagement

Contractor uses both technological (i.e. software-based) and human expert auditing to detect compliance failures for websites, mobile applications, PDFs, and other digital assets. Contractor evaluates their accessibility against evolving web content accessibility guidelines (currently WCAG 2.1) and offers the solutions below. Contractor will deliver a website that has been audited and remediated for substantial compliance with current standards.

Contractor will migrate Client’s existing site to an accessible and compliant theme that Contractor has built and

maintains. Client will own all site content, and Contactor will provide hosting, backup, and document management for the site. Post-migration, Contractor's audit and design teams will continuously monitor Client's new website for its substantial compliance with current standards.

Throughout the process and afterward, Client will receive monthly technological audit reports that identify all errors that software can detect. As noted above, software-based reports alone cannot identify 100% of accessibility failures; at best, they can uncover about one-third of them. As such, Client's technological reports are intended only as a general diagnostic of the site's ongoing compliance health – not as a measure of its overall accessibility.

Scope of Work & Deliverables

Contractor shall provide the following services/deliverables for Client and its site, www.encorecdd.org:

Technological Auditing

- Customized software-based auditing of the entire web domain
- Detailed monthly audit reports (a \$999 value) including the precise location in the code of each failure, a description of the error, a picture for visual context, and a suggested remediation step
- Technological audit reports capture approximately one-third of known failures and are intended as a broad diagnostic and accountability tool, not as a full compliance blueprint

Site Migration

- Contractor will migrate the content of Client's existing website to one built on Contractor's own themes that are known to be accessible and compliant with WCAG 2.1 standards
- Some existing functionality and content, including that provided by third-party vendors, may be impossible to migrate "as is" from the existing site to the new one, in which case another solution may be required
- Review by Contractor's technical team leaders of the migrated site for quality assurance

PDF Auditing, Remediation, Uploading & Template Creation

- Contractor will convert up to two years of PDF documents to text/HTML format, which will improve their accessibility
- Client may then choose to fully remediate converted documents (pricing based on document complexity)
- Contractor will work directly with Client to triage documents and determine a suitable accessibility level
- Contractor will work directly with Client to create accessible templates for the most commonly used documents, which will save Client the significant cost of re-remediating PDFs each year

Web Hosting, Back-Up, & Security

- Includes active firewall, virus protection, SSL certificate, daily file and database backup, disaster recovery, and server optimization

Customized Accessibility Policy & Compliance Shield

- Indication of Client's active engagement with recognized experts in the field of website accessibility and compliance; the deliverable is uploaded to the footer of Client's website and acts as a deterrent to litigation from trolling plaintiffs and/or attorneys

- Statement of Client's specific ongoing strides toward compliance with current WCAG standards – to be posted on the website (links to ADA Compliance Shield)
- Alternate contact info for users to report inaccessible areas of Client's website and to request assistance – to be posted on the website (links to ADA Compliance Shield)

Technical Support

- Twenty (20) free hours of technical support (a \$5,000 value) to Client via email, phone, video, and (where feasible) in-person contact

Fee Schedule

\$2,400 (year one) – license fee for a new website built on ADA-compliant themes

\$99 (year one) – conversion of two years of PDF documents to text/HTML format

\$300 (annually) – web hosting, backup, and security

\$900 (annually, after year one) – to provide continued accessibility and ongoing compliance support

Total Year-One Cost: \$2,799

Annual Cost After Year One: \$900

The above pricing reflects a **20% discount** based on Client's contract with Egis Insurance and Risk Advisors. The annual fee, to be paid one (1) year after the execution date of this SOW, includes Client's continued use of Contractor's Compliance Shield and Accessibility Policy; updates made to the Accessibility Policy to reflect changing standards and laws; monthly technological auditing and reporting, continued consulting, and website theme updates.

Signatures

In witness whereof, the Parties have, by their duly authorized representatives, executed this SOW as of the date first set forth above.

ADA SITE COMPLIANCE, LLC

ENCORE CDD

By: _____

By: _____

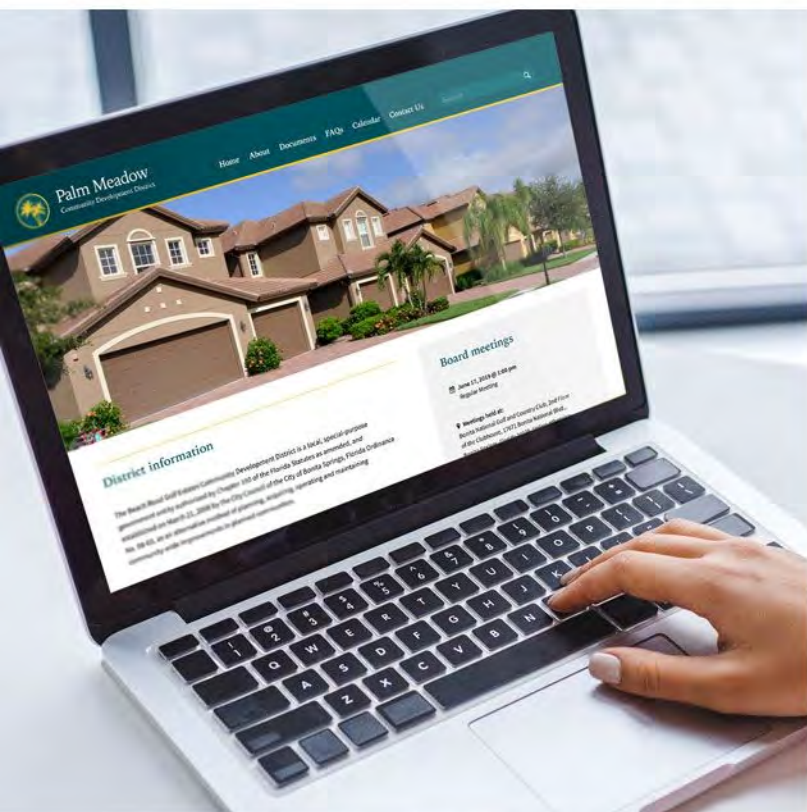
Name: _____

Name: _____

Title: _____

Title: _____

Tab 16



Keeping your community informed. And you compliant.

Encore Community Development District

Proposal date: 2019-08-08

Proposal ID: FK7FH-DYNGE-HNZRV-5PQZY

Pricing.....	2
Services.....	3-5
FAQs.....	6
Statement of work.....	7-8
Terms and conditions.....	9-12



Ted Saul

Director - Digital Communication

 *Certified Specialist*

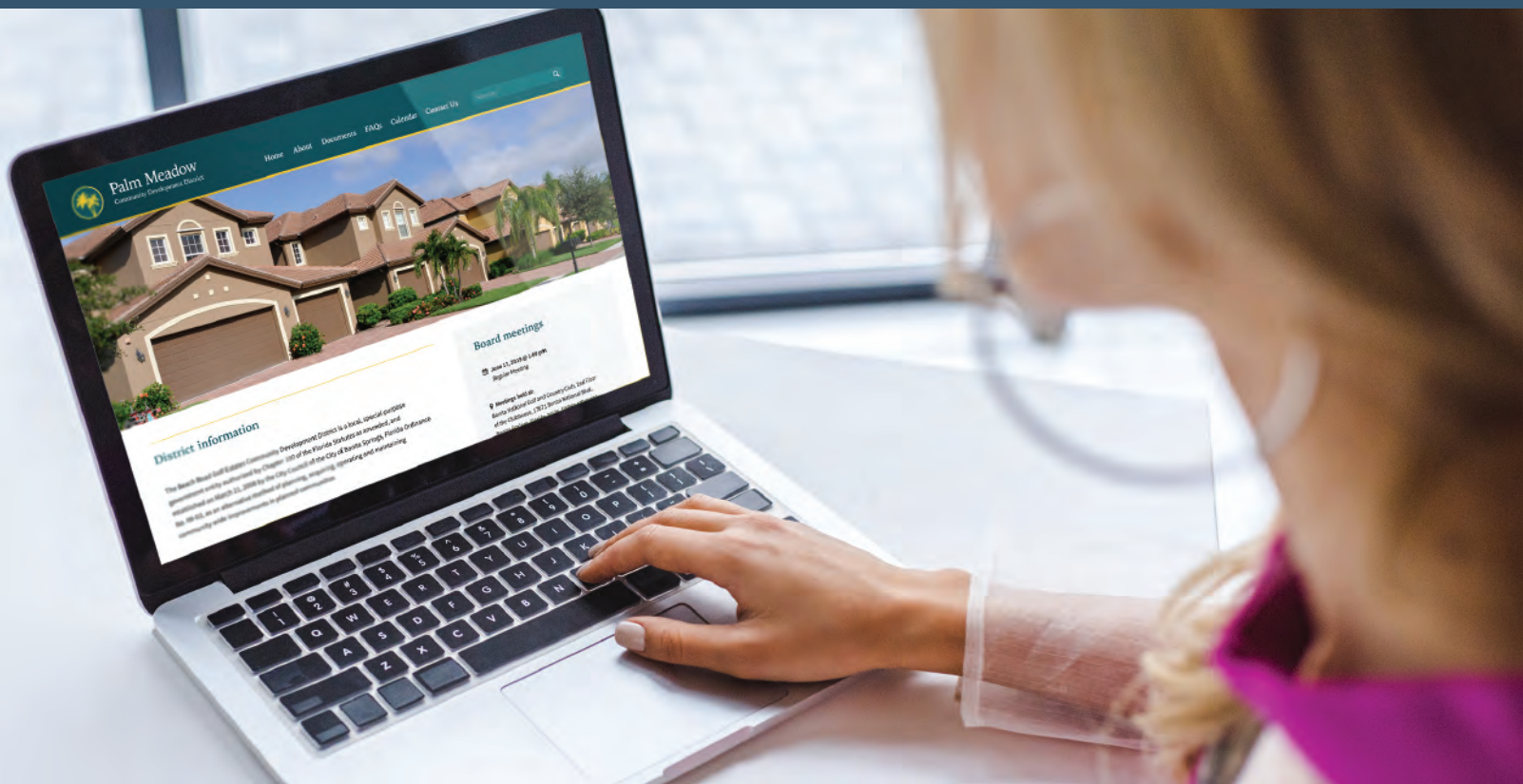
campus
suite

Pricing

Effective date: 2019-08-15

Implementation	Quantity	Subtotal
Onboarding of ADA Compliant Website and Remediation of Historical Documents <ul style="list-style-type: none">• Migration website pages and present on a staged website for approval• Initial PDF Accessibility Compliance Service for 1500 pages of remediation	1	\$2,325.00
Ongoing services	Quantity	Subtotal
Website services <ul style="list-style-type: none">• Hosting, support and training for users• Website management tools to make updates• Secure certification (https)• Monthly site reporting, monitoring and error corrections	1	\$600.00
Ongoing PDF Accessibility Compliance Service <ul style="list-style-type: none">• Remediation of all PDFs stored on your website• Remediation of up to 750 PDF pages• Dashboard for reporting and managing all PDFs• 48-hour turnaround for fixes for board agendas• PDF manager dashboard	750*	\$937.50
Social Media Manager		Included
Total:		\$3,862.50

**Maximum PDF pages per 12 month period*



Accountable, compliant communications

Keeping your residents and property owners informed is a big responsibility – one that requires constant diligence. Staying current with the laws that apply to public access to district records, reports and other legal requirements presents a big challenge for many CDD communities.

When it comes to your website and all the web-based documents you are required to publish, they all need to be fully accessible. Florida statutes and federal laws require you and every special district be compliant with ADA (Americans with Disabilities Act) and accessibility regulations.

Keeping it all accessible – and legal

Campus Suite provides the total accessibility solution to keep all your web communications and web documents on the right side of these laws – specifically chapters 189 and 282 of the Florida Statutes.

Designed for districts



Easy-to-update website, hosting and support



Worry-free ADA-compliance, auditing and full reporting



Meets Florida statutes and federal laws

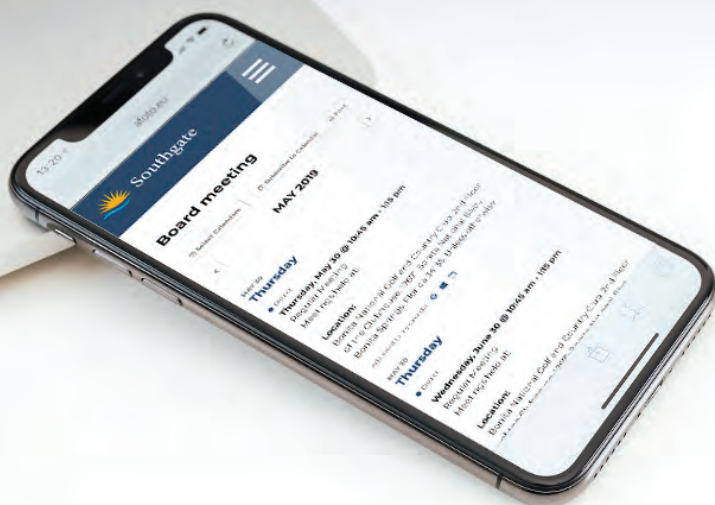


Save CDD board time and money

Keeping your community informed and compliant.



Accessibility Compliance
with Campus Suite



We'll handle all your website and document accessibility.

We take on the responsibility of making and keeping your website fully accessible to people with disabilities. We know what's at stake if your website is not ADA-compliant, so we handle it all – monitoring, reporting, and remediation.

We stand behind our seal of approval.

Each page of your website will have our official certification of a website that meets the required accessibility standards.

Maintain ADA compliance:

- ✓ Website and documents meet WCAG 2.1 requirements
- ✓ Monthly accessibility scanning audits and reporting
- ✓ In-house team that fixes all of the accessibility errors
- ✓ On-demand PDF remediation (48-hour turnaround)

A website with all the features your district needs.

Communication is key to success in any organization, and your community development district is no exception. At Campus Suite, we understand the unique communication needs of CDDs and create a comprehensive website that serves as your communication hub.

Your property owners and residents will come to depend on the wealth of information at their fingertips. And your board members, management team and staff will come to rely on the role your website serves in streamlining the critical communications functions you're required by law to provide.

Your district website features:

- ✓ Professional website design
- ✓ Easy-to-use tools to make updates
- ✓ Total document management
- ✓ Support and training for users
- ✓ Calendar of events
- ✓ Clubhouse and rental scheduling
- ✓ Meeting notices and minutes



A trusted name for compliance.

For over 15 years, Campus Suite has built a reputation helping public schools across the country eliminate communication barriers and improve school community engagement. We do it by creating easy-to-use, affordably priced websites featuring professional design, unmatched customer service, and paving a leadership role in website accessibility.

We've helped districts build web accessibility policies and websites, and even created contingency plans for responding to web issues and complaints from the OCR (U.S. Office for Civil Rights). These include detailed resolution plans when clients need to respond to avoid fines and the negative publicity that sometimes surrounds non-compliance.

Campus Suite has also pioneered educating public institutions about website accessibility by establishing the Website Accessibility Education Center, a valuable resource for website administrators..



Campus Suite Academy
Website Accessibility Center

www.campussuite.com/accessibility-center

Frequently asked questions

For PDF service, what is the price per page?

Pricing can range based on the volume of PDFs you have on your website and if it is part of the initial remediation or the on-demand service. The price range is between \$1.05 per page to \$1.75 per page.

What does the PDF scan and remediation process look like?

You'll upload your documents to the dashboard. We are notified and begin setting up the scan. After the fixes are made, we put the documents back onto the dashboard and you are notified. You then put them back to the appropriate location on your website.

What does the ADA managed service process for our website look like?

Our team performs monthly scans of your site utilizing software. Our team then goes through the results and fixes the content-related errors by hand. A report is produced for your records and uploaded to your ADA dashboard. Any outlying issues we may encounter, you will be notified until the issue is resolved.

How long does it take?

For non-urgent doc remediation, we can scan and fix up to 2000 pages per week. We also have urgent services available for an additional fee with a turnaround time of 48 hours.

What standards do you follow for ADA?

We follow WCAG AA 2.1 guidelines

Are there any hidden fees?

No.

How long does it take to build the website?

It depends upon your responsiveness, but generally only a couple of weeks.

Can we change the design of our website?

Our themes are customizable to address your preferences. There are some guardrails in place to help ensure ADA compliance to a degree, but you can select colors, images, etc...

Do your sites offer a calendar?

Yes. This site can be utilized in many different ways. One of which is a calendar to help with your clubhouse availability/rental schedule.

Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
 1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
 2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
 3. Display an ADA compliance shield, seal, or certification;
 4. Provide options to create a CDD-branded design (colors, logo, etc...)
 5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
 6. Be free of any commercial advertising;
 7. Be free of any known spyware, virus, or malware;
 8. Secure certification (https)
 9. Secure cloud hosting with fail-overs
 10. Allow for data backups, and record retention as required by law;
 11. Allow for the display a calendar, reservation request form, and newsletter;
 12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
 13. Remediate 1500 pages identified by the District for the new website in an ADA compliant format.*
2. **Maintenance and Management of the Website.**
 1. Contractor will manage and maintain the website;
 2. Remediate in an ADA compliant format new documents (a not to exceed 750 pages per year) uploaded by the District Manager to the document portal;*
 1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
 3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;
 4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and

5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

3. Monthly Auditing and Remediation Services.

1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

4. Support Services.

Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Website Creation and Management Agreement

AGREEMENT BETWEEN THE **Encore** COMMUNITY DEVELOPMENT DISTRICT AND INNERSYNC STUDIO, LTD., D/B/A CAMPUS SUITE, FOR WEBSITE AUDITING, REMEDIATION, AND MAINTENANCE SERVICES

This Agreement ("Agreement") is entered into as of 2019-08-15 by and between:

Encore Community Development District, a local unit of special-purpose government, established and existing pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3434 Colwell Avenue, Tampa, FL 33614 (the "**District**"), and

Innersync Studio, Ltd., d/b/a Campus Suite, an Ohio limited liability company, authorized to do business in Florida, with a mailing address of 752 Dunwoodie Drive, Cincinnati, Ohio 45230 ("**Contractor**").

RECITALS

Whereas, the District is a local unit of special-purpose government, created and existing pursuant to Chapter 190, *Florida Statutes*; and

Whereas, pursuant to section 189.069, *Florida Statutes*, the District must maintain an official website containing, at minimum, the statutorily required information ("**Website**"); and

Whereas, the District has a need to obtain a qualified independent contractor to perform audits of the Website to ensure compliance with the accessibility requirements of Title II of the Americans with Disabilities Act ("**ADA**"), which ADA accessibility requirements and standards may change from time to time, and to remediate or otherwise convert the Website to meet such ADA accessibility requirements, to routinely audit the Website to ensure continued compliance with the ADA and to perform ongoing maintenance of the Website, all as more particularly described herein and in the proposal attached hereto as **Exhibit A** and made a part herein (together, the "**Services**"); and

Whereas, Contractor represents and warrants to the District that it is qualified, willing and capable of providing the Services; and

Whereas, the District and Contractor desire to enter into this Agreement for the purposes stated herein and the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

Now, therefore, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. Recitals. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

Section 2. Scope of Work. Contractor shall provide Services in accordance with the terms provided in this Agreement and in **Exhibit A**, which Services include:

A. Initial Website Remediation. Contractor shall migrate the District's existing Website or otherwise create a new Website in order to produce a functional, responsive, working Website compliant with federally recommended ADA best practices for state and local governments as promulgated by federal law and rulemaking, including but not limited to Web Content Accessibility Guidelines 2.1 Level AA, as the same may be amended and updated from time to time (as amended and updated from time to time, "**WCAG**"). Specifically, Contractor shall, at a minimum:

- i. provide an ADA compliant Website that meets, at minimum, the currently-effective WCAG standards;
- ii. convert up to 1500 pages of PDF documents identified by the District to accessible formats for assistive technologies. If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF;
- iii. provide a website accessibility policy that includes a commitment to accessibility for persons with disabilities, the District's engagement of Contractor for ADA specific services, in an effort to bring the Website into ADA compliance, accessibility standard used and applied to the Website (which shall be at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) for users encountering any problems;
- iv. provide options to create a District-branded design (colors, logo, etc.);
- v. provide Contractor's ADA compliance shield, seal or certification for display on the Website ("Compliance Shield");
- vi. cross-check ADA compliance for accessibility and compatibility of the Website with various technology mediums, including but not limited to mobile phones, smart phones, tablets, laptop computers, desktop computers, and provide "mobile friendly" or "mobile versions" of the Website accessible via various web browsers including but not limited to Internet Explorer, Edge, Mozilla, Safari, and Chrome;
- vii. eliminate and prevent any commercial advertising on the Website;
- viii. eliminate and prevent exposure to any known spyware, virus or malware affecting functionality or accessibility of the Website;

- ix. secure “https” certification and provide secure “cloud” hosting with fail-over back-up measures to ensure continued functionality and accessibility of the Website;
- x. provide data back-up and records retention measures as required by Florida law;
- xi. provide and/or allow display of a calendar, reservation request form, and newsletter, as applicable or necessary to the District;
- xii. provide a “dashboard” accessible to the District Manager or his or her designee which allows the District to upload and remove content, manage documents to be remediated by Contractor, and review ADA compliance reports generated by Contractor. However, Contractor shall ensure that the District does not have the ability to alter any other aspect of the Website which may negatively impact the functionality or accessibility of the Website;
- xiii. provide any and all other effort reasonably necessary to allow the District to receive the maximum benefit of the Services contemplated by this Agreement and **Exhibit A**, recognizing the District is relying on Contractor’s expertise for Website design/best practices in accordance with the ADA requirements including but not limited to WCAG standards.

B. Maintenance. Starting October 1, 2019, Contractor shall provide on-going maintenance of the Website, to ensure continued compliance with WCAG. Specifically, Contractor shall:

- i. manage and maintain the Website;
- ii. remediate new documents, up to seven hundred fifty (750) pages per year; for any agenda packages, Contractor shall turn around the remediated version within two (2) business days; any updates or fixes needed to the agenda requiring remediation shall be remediated within 48 hours of the District Manager’s submission for such request.
- iii. remediate new documents identified by the District to accessible formats for assistive technologies. If certain documents are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in such document and provide contact information if anyone needs reasonable accommodations to access the full content within that document. For any agenda packages, including any updates thereto, Contractor shall turn around the remediated version within two (2) business days of the District Manager’s submission for such request.
- iv. provide assistive technical support via telephone and/or email, as reasonably needed, within regular business hours between 9 a.m. and 6 p.m., Monday through Friday, exclusive of federal holidays, which shall include but not be limited to assistance in converting newly added documents and upgrading to new ADA recommended standards, if any, and regularly corresponding with the District staff on such items as updates, changes and recommendations;
- v. store and retain all District content, including files, texts, parameters, documents, and other types of data by backing up the same in a separate storage system and regularly backing up new content as they are submitted and uploaded to the Website;
- vi. ensure that the Website is “live” and “on-line” at all times, unless a scheduled maintenance or upgrades

are required; for any scheduled maintenance or upgrades which would affect the functionality or accessibility of the Website for a prolonged time, Contractor shall provide reasonable advance notice to the District in writing, and post a disclaimer message on the Website during such maintenance or upgrade;

vii. perform monthly comprehensive technological, and human as needed, audits to ensure Website's compliance with WCAG standards or better and any applicable laws, rules and regulations applicable to the Website. After each audit, Contractor shall remediate any deficiencies identified during such audit and provide a written report to the District summarizing the audit and remediations made, if any;

viii. in the event that certain documents are not able to be fully remediated and accessible in accordance with ADA compliance standards, Contractor shall immediately notify the District of such documents and shall provide contact information for anyone who needs reasonable accommodation to access all or any portion of such content;

ix. continue to provide and update, as needed, those Services identified in Section 2(A)(iii), (v), (viii), (x), and (xii); and

x. provide any and all other effort reasonably necessary to allow the District to receive the maximum benefit of the Services contemplated by this Agreement and **Exhibit A**, recognizing the District is relying on Contractor's expertise for Website design/best practices in accordance with the ADA requirements including but not limited to WCAG standards

C. Additional Services. In the event that the District desires additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiation regarding the terms of the additional work, including scope and compensation, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement prior to commencement of any such additional work. The following is a non-exhaustive list of possible additional services that the District may request of Contractor:

i. providing a point of contact to respond to requests for Website accommodation;

ii. converting documents for a public records requests received by the District;

iii. providing any other ADA recommended compliance services requested by the District that Contractor is capable of performing.

Section 3. Compensation. As compensation for the Services, the District agrees to pay Contractor in accordance with the following terms:

A. Initial Website Remediation. For performance of the Services as provided in Section 2(A) of this Agreement, the District shall pay Contractor a one-time fee of \$2,325.00. Contractor shall invoice the District upon substantial completion of the Services provided in Section 2(A).

B. Maintenance. For performance of the Services as provided in Section 2(B) of this Agreement, starting

October 1, 2019 the District shall pay Contractor (\$1,537.50) per year, payable in one annual installment for Ongoing PDF Accessibility Compliance Service and Website Services. Parties understands and acknowledges that this includes (i) the annual fee for the domain name for the District's Website, which Contractor shall pay, at its sole expense, on behalf of the District; and (ii) document remediation pursuant to Section 2(B)(iii) of up to seven-hundred fifty (750) pages per year ("Annual Max Pages").

C. Additional Conversions. For remediating and converting any documents in excess of the Annual Max Pages included in the maintenance price, Contractor shall provide such services for an amount not to exceed One Dollar and Twenty-Five Cents (\$1.25) per page. Contractor shall perform remediation and conversion of additional documents only upon receipt of written authorization of the District approving the same.

D. Invoices; Payment. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor shall render each invoice to the District in writing, which shall be delivered promptly upon completion of each Service. Each invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each allowing the District to approve each cost, the time frame within which the Services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, *et al.*, *Florida Statutes*, the invoices shall be due and payable within forty-five (45) days of receipt by the District.

Section 4. Term and Termination.

A. Term. This Agreement shall become effective upon the date and year first written above and shall be in effect until terminated by either party in accordance with the terms of this Agreement.

B. Termination. The District agrees that Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. Contractor agrees that the District may terminate this Agreement without cause; provided that the District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall (i) be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor as the sole means of recovery for termination; (ii) be permitted to remove the Compliance Shield from the Website as of the effective date of the termination; (iii) provide the District, or its designee, all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the service; and (iv) if the Contractor used proprietary and/or licensed software to provide the Services herein to the District, then

Contractor shall coordinate with the District as to the terminated use of such software, including any migration of the Website that may be required pursuant to such termination.

Section 5. Representations, Warranties and Covenants. Contractor represents, warrants, and covenants that (a) the Services will conform to the requirements provided in Section 2 herein and Exhibit A; (b) the Services shall be performed by qualified personnel in a professional, prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and other website accessibility compliance standards, including but not limited to WCAG 2.1 Level AA and other federally recommended guidelines, as may be amended from time to time; and (c) neither the Services nor any product provided by Contractor shall infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

Section 6. Intellectual Property.

A. Contractor Materials. Except as provided herein, Contractor shall retain all right, title, and interest in and to (i) all patents, trademarks, service marks, copyrights, and other intellectual property or proprietary rights of Contractor used in or otherwise associated with the Services, and other materials provided to the District hereunder; and (ii) all trade secrets, technical specifications and data to the extent they are intellectual property, and inventions which are authored, conceived, devised, developed, reduced to practice, or otherwise performed by Contractor which arise out of Contractor's performance of the Services, none of which shall be deemed a "work made for hire" under the Copyright Act of 1976 (collectively, "**Contractor Materials**"), and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive Contractor of any of its intellectual property and proprietary interests associated therewith. Subject to the foregoing, Contractor grants to the District a non-exclusive, non-transferable worldwide perpetual limited right and license to access and use the Contractor Materials in connection with the ordinary and intended use by the District as contemplated in this Agreement, including viewing, downloading and printing the Contractor Materials for the District's use, and without in any case removing Contractor's copyright, trademark or other intellectual property ownership notices.

B. The District Materials; Publicity and Trademarks. The District shall own the Website, domain name, all e-mail addresses, and all website and e-mail content (including all remediated content provided by the Contractor), under all circumstances. In the event of a termination of this Agreement for any reason, Contractor shall take all necessary steps to transfer, or otherwise allow the District to retain, such website, domain name, e-mail addresses and content of the same. Additionally, to the extent applicable, Contractor shall take commercially reasonable precautions consistent with industry standards to protect confidential information, including, e.g., credit card information and other sensitive information protected under Florida's Public Records Laws. Contractor shall immediately notify the District of any breach or loss of data, and take such steps as are reasonably necessary to

address any such issue. Except as provided herein, the District shall retain all right, title, and interest in and to all intellectual property of the District provided or made available to the Contractor in connection with Contractor's Services (collectively, "District Materials") and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive the District of any of its intellectual property or other proprietary interests associated therewith, if any. Subject to the foregoing, the District grants to Contractor a non-exclusive, non-transferable worldwide limited right and license to access and use such District Materials in connection with the provision of the Services as contemplated by this Agreement. Further, the District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for such limited purposes).

The District further acknowledges and agrees that for Contractor to perform the Services, it must, in some cases, give Contractor remote access to areas behind log-ins that are to be audited hereunder, including, without limitation to content management systems and/or servers (collectively, "**System**"), and agrees that it will furnish to Contractor all necessary information and/or user names and passwords required to do so. Contractor agrees to follow commercially reasonable and accepted security policies for accessing the District's System including any specific security procedures as may be communicated to Contractor by the District prior to Contractor accessing the System. Contractor shall on its own or through coordination with the District's Website provider, create a back-up copy of all data that may be affected by Contractor's access to the System.

C. Right to Display Contractor's Compliance Shield / Accessibility Policy. Pursuant to this Agreement, the Contractor shall provide District a Compliance Shield and customized accessibility policy, which District shall display on its Websites and web applications. The District is expressly prohibited from using the Compliance Shield for any purpose not specifically authorized by this Agreement, and in no event may use such Compliance Shield for or on behalf of any other party or in connection with any domain name and/or organization name other than those being scanned or serviced in connection with the Services.

Section 7. Public Records. Contractor understands and agrees that all documents or on-line content of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is _____ ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the Work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the

District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT () - , @ .COM, OR AT , FLORIDA .

Section 8. Indemnity.

A. Contractor agrees to indemnify and hold harmless the District and its officers, supervisors, staff, employees, successors, assigns, members, affiliates, attorneys or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments against the District, or loss or damage, whether monetary or otherwise, including but not limited to an ADA website related claim by a third-party, arising out of, wholly or in part by, Contractor's willfully reckless or willfully negligent act(s) or omission(s). Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

Section 9. Scrutinized Companies Statement. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Contract.

Section 10. General Provisions.

A. Conflicts. The terms of this Agreement and Exhibit A are intended to complement each other, and to the extent they conflict, the terms of Exhibit A shall control only to the extent that such provisions provide clarifications on Services and materials to be provided by Contractor pursuant to Exhibit A; in all other respects, the provisions of this Agreement shall control.

B. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

C. Independent Contractor. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint-venturer, or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction, and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

D. Dispute Resolution. Before initiating any legal claim or action (except with respect to equitable relief), the parties agree to attempt in good faith to settle any dispute, controversy, or claim arising out of or related to this Agreement or the Services (collectively, "**Dispute**") through discussions which shall be initiated upon written notice of a Dispute by either party to the other. If the parties cannot resolve the Dispute within ten (10) business days, then the parties shall attempt to settle the Dispute by mediation. If mediation is unsuccessful, the parties may then proceed to filing a claim in the appropriate jurisdictional court in accordance with this Agreement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

E. Applicable Law and Venue. This Agreement shall be governed by and construed in accordance with the

laws of the State of Florida without reference to the principles of conflict of laws. Except for actions seeking injunctive relief (which may be brought in any appropriate jurisdiction), suits under this agreement shall only be brought in a court of competent jurisdiction in the county of _____, Florida. This choice of venue is intended by the parties to be mandatory and not permissive in nature, and to preclude the possibility of litigation between the parties with respect to, or arising out of, this Agreement in any jurisdiction other than that specified in this section. The District and Contractor waive any right they may have to assert the doctrine of *forum non conveniens* or similar doctrine, or to object to venue with respect to any proceeding brought in accordance with this Section.

F. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

G. Third-Party Beneficiaries. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

H. Default and Protection against Third-Party Interference. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

I. Notices. All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

If to Contractor:

Innersync Studio, Ltd.,
d/b/a Campus Suite
752 Dunwoodie Drive
Cincinnati, Ohio 45230

Attn: Steven Williams

If to District:

Encore Community Development District

Attn: District Manager

With a copy to:

Hopping Green & Sams PA

119 South Monroe Street, Suite 300

Tallahassee, Florida 32301

Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

J. Entire Agreement. This Agreement, together with Exhibit A, sets forth the entire agreement of the parties, and supersedes any prior agreements or statements with respect to the subject matter hereof.

K. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

L. Assignment. Neither the District nor Contractor may assign this Agreement without the prior written consent of the other. Any purported assignment without such consent shall be null and void.

M. Amendments. This Agreement may be amended or modified only by a written instrument duly executed by both parties.

N. Force Majeure. If either party is prevented from performing any of its obligations under this Agreement

due to any cause beyond the party's reasonable control, including, without limitations, an “act of God,” fire, flood, war, strike, government regulation, civil or military authority, acts or omissions of transmitters, utilities, providers or hackers, the time for that party's performance will be extended for the period of the delay or inability to perform due to such occurrence.

O. Survival. In addition to such other provisions hereof which, by their terms, survive any termination or expiration of this Agreement, Section 5 (Representations, Warranties and Covenants), Section 6 (Intellectual Property), Section 7 (Public Records), Section 8 (Indemnity), and Section 10 (General Provisions) shall survive any termination or expiration of this Agreement.

P. Waiver. No breach of any term of this Agreement shall be deemed waived unless expressly waived in writing by the party who might assert such breach. Any failure or delay by either party to exercise any right, power, or privilege under this Agreement shall not be deemed a waiver of any such right, power, or privilege under this Agreement on that or any subsequent occasion. Any waiver by either party, whether express or implied, of any provision of this Agreement, any waiver of default, or any course of dealing hereunder, shall not affect such party's right to thereafter enforce such provision or to exercise any right or remedy in the event of any other default or breach, whether or not similar.

Q. Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgement pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

R. Arm's Length Transaction. This Agreement has been negotiated fully between the parties as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In case of a Dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either party.

S. Descriptive Headings. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

In witness whereof, the parties have, by their duly authorized representatives, executed this Agreement as of the date and year first set forth above.

ATTEST:Encore COMMUNITY DEVELOPMENT DISTRICT

Secretary Chairperson, Board of Supervisors . Date

Print name

WITNESS: INNERSYNC STUDIO, LTD., D/B/A CAMPUS SUITE, an Ohio limited liability company

Print Name: By: Steven Williams, (Title) . Date

Exhibit A: Proposal for Services

Implementation	Quantity	Subtotal
Onboarding of ADA Compliant Website and Remediation of Historical Documents <ul style="list-style-type: none">• Migration website pages and present on a staged website for approval• Initial PDF Accessibility Compliance Service for 1500 pages of remediation	1	\$2,325.00
Ongoing services	Quantity	Subtotal
Website services <ul style="list-style-type: none">• Hosting, support and training for users• Website management tools to make updates• Secure certification (https)• Monthly site reporting, monitoring and error corrections	1	\$600.00
Ongoing PDF Accessibility Compliance Service <ul style="list-style-type: none">• Remediation of all PDFs stored on your website• Remediation of up to 750 PDF pages• Dashboard for reporting and managing all PDFs• 48-hour turnaround for fixes for board agendas• PDF manager dashboard	750*	\$937.50
Social Media Manager		Included

Tab 17

Proposal For Encore CDD

(URL: <http://encorecdd.org/>) Website Type: Medium

Website Accessibility for People with Disabilities as per Nondiscrimination requirements of Title II of the American Disabilities Act (ADA) & WCAG

Date	Version#	Comments	Author
August 13, 2018	1.0	Updated "The Law, ADA and WCAG" section details	VB Joshi, Kristen T
January 10 th , 2019	2.0	Updated conversion and support costs based on discussed scope	VB Joshi
February 25, 2019	2.2	Updated fee-simple pricing and human audit seal	VB Joshi
March 21, 2019	2.3	Added quarterly audit as per insurance requirement	VB Joshi
March 28, 2019	2.4	Updated Annual Maintenance price for ADA support only	VB Joshi
May 7, 2019	2.5	Updated for CDD specific info after conversing with CDD Manager	VB Joshi
May 20, 2019	2.6	Added Human Audit Details	VB Joshi
June 9, 2019	2.7	Added Hosting and Backup to Maintenance	VB Joshi
July 7, 2019	2.8	Updated as per email from Eric Dailey – content upload cost added	VB Joshi



Your website gets 2 Compliance Seals

VGlobalTech's Technical Compliance Seal & Human Audit Compliance Seal*

(* Human Audit Contract required)



VGlobalTech is the ADA, WCAG Compliance Expert, with over 250 ADA & WCAG compliant websites created (....and counting) to-date! We have partnered with a non-profit agency to conduct Human Audit and Certification Seal.

Visit <https://vglobaltech.com/website-compliance/> for details.

COPYRIGHT ©: This proposal and the contents within this document are solely created by VGlobalTech team for its customers and cannot be reproduced, copied, modified or distributed (including forwarding to other customers, competitors, web designers etc.) without the written consent of VGlobalTech. VGlobalTech company holds Intellectual Property details along with company software details that must not be shared with others without the written permission of the company. The proposal and software details are customized for the requesting customer and cannot be applied to any other customer / asset / solution. This document does not apply to a case if it is not exclusively sent to you by VGlobalTech upon request.

Any violations are punishable under the law and shall be prosecuted.

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1.0 The Law

Source: http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/Sections/0189.069.html

189.069 Special districts; required reporting of information; web-based public access. —

(1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.

(a) Each independent special district shall maintain a separate website.

(b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
7. A description of the boundaries or service area of, and the services provided by, the special district.
8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy

of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s.189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. The public facilities report, if applicable.

15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

(b) The department's website list of special districts in the state required under s. 189.061 shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection

2.0 ADA & WCAG Compliance – Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven day a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The Americans with Disabilities Act (ADA) and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

The World Wide Web Consortium (W3C) sets the main international standards for the World Wide Web and its accessibility. W3C created the Web Content Accessibility Guidelines (WCAG 2.0 and 2.1) which are similar to Section 508, but on an international level. WCAG 2.0 and 2.1 requires specific techniques for compliance and is more current than Section 508.

Many countries and international organizations require compliance with WCAG 2.0 and 2.1. The guidelines are categorized into three levels of compliance: A (must support), AA (should support), and AAA (may support). Representatives from the accessibility community around the world participate in the evolution of these guidelines.

Source: <https://www.w3.org/WAI/standards-guidelines/wcag/>

Visit <http://vglobaltech.com/website-compliance/> for more details, do a website compliance check on your website and to download a PDF proposal.

2.1 Common Problems and Solutions in Website Accessibility?

2.1.1 Problem: Images Without Text Equivalents

Solution: Add a Text Equivalent to Every Image

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

2.1.2 Problem: Documents Are Not Posted In an Accessible Format

Solution: Post Documents in a Text-Based Format

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

2.1.3 Problem: Specifying Colors and Font Sizes

Solution: Avoid Dictating Colors and Font Settings

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

2.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

Solution: Include Audio Descriptions and Captions

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

2.1.5 Web Content Accessibility Guidelines (WCAG)

Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
 - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
 - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
 - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
 - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

If any of these are not true, users with disabilities will not be able to use the Web.

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

Visit <https://vglobaltech.com/website-compliance/> for details of our compliance process and expertise in this area.

Please see References section for several resources on compliance.

3.0 Pricing

Website Complexity: **Medium Level Websites**

**VGlobalTech team shall complete the following critical tasks for client website.
All costs below are per website / CDD:**

3.1 Existing Website Remediation / New Website Build:

	Task
1.	Remediate existing website / Build new website from start as per Florida Statute Chapter 189 requirements. Ensure ADA & WCAG compliance requirements. Customer shall provide all documents and content required. ALL webpages on the website. Create accessibility document, code review, html updates, plugins / security updates required for ADA and WCAG compliance
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc.). Braille Readers, Other assistance technology compatibility
3.	ADA Standards application (as per Section 1 above). ADA.gov, Web Content Accessibility Guidelines (WCAG)
4.	PDF Documents conversion (to Text, HTML etc.) as needed for ADA Compliance / Reader Compliance (up to 2 years of documents shall be converted)
5.	Create a webpage showing websites ADA Compliance efforts
6.	Create customized footer with VGlobalTech's ADA Compliance Seal (valid for 1 year only)
7.	Web Design Total: \$5250/- (one time)

3.2 ADA Compliance Monthly Maintenance and Hosting

Maintenance contract starts after initial conversion is completed (It is critical to maintain compliance as websites get updated):

The Annual Maintenance **DOES NOT** include the quarterly audits proposed in the next section. Maintenance contract is required for VGlobalTech's proprietary document conversion software (PDF to RTF) to be used that allows faster, accurate and batch processing for document conversion.

	Task
1.	Full content upload support to regularly keep site updated (includes all documents, audit reports, agendas, meeting minutes, events etc). Ensure content is in ADA and WCAG compliance for the entire site. Section 508 stipulations (applicable to CDD) and FIA /eGIS insurance requirements are met. These points are very critical to maintain a fully compliant website at all times. <i>Update turnaround time – less than 24 hrs from customer sending the content and documents to be updated to VGT team.</i>
2.	PDF Documents conversion (to Text, HTML etc) as needed (<i>new documents during the maintenance year only</i>) for ADA Compliance / Reader Compliance. VGlobalTech's proprietary batch conversion software shall be used by our team for faster batch-conversion processing as long as the contract is valid (big time saver that creates compliant documents that can be uploaded to the website). There is no limit on how many documents or pages per documents can be converted per month using VGlobalTech's software. If Auto conversion fails, VGlobalTech team shall perform manual OCR and conversion within 24 hrs.
3.	Update footer with VGlobalTech's ADA Compliance Seal (extended for current year)
4.	Website hosting and backups – Premium hosting, unlimited file space, bandwidth, fast website response, regular automated backups, SSL certificates for secure site access (https protocol), 99.9% website uptime:
	Total Monthly Maintenance with full content upload, document conversion and Hosting: \$300 / month *support beyond 8 hrs. / month / CDD shall be billed at \$55 / hr. separately (VGlobalTech team shall be responsible to track and report hours exceeded, if any) ***Monthly maintenance must be paid before the 10 th of every month

3.3 Quarterly Technical and Human Audit

This audit is as per the Florida Insurance Alliance guidelines. Please check with your insurance agency for specific requirements. **Read more here:** https://vglobaltech.com/wp-content/uploads/2019/03/FIA_ADA_Guidelines-2019-2020.pdf

VGlobalTech has partnered with a local agency for the visually impaired – LightHouse Works. LightHouse has developed a unique program for digital accessibility that is run by visually impaired personnel that are highly skilled in human auditing of websites and software as per the section 508 stipulations. Read more about our partnership here: <https://vglobaltech.com/website-compliance/>

Together we are now able to provide not one but two compliance seals for all our customers:

1. Digital Asset Technical Compliance Seal:



VGlobalTech in-house technical team shall remediate / test the website / software for ADA, WCAG compliance. VGlobalTech's technical design & development team is fully aware of the Americans with Disability Act (ADA), Web Content Accessibility Guidelines (WCAG), **Section 508** of the Rehabilitation Act of 1973 and overall the design principles of a professional, accessible, functional and responsive web design. The entire team has taken dedicated time and efforts to learn these design principles first hand. Our purpose is clear – **Universal, Creative Web design that works for everyone, everywhere and every time!**

2. Human Audit Seal:



LightHouse Works' visually impaired personnel shall actually test the website for compliance as per the section 508 and ADA requirements. The VGlobalTech technical team shall remediate any points discovered by LightHouse team and send the site for re-certification. Upon satisfactory completion LightHouse shall provide the Human Audit Seal that will be specific to the site and the VGlobalTech team shall put the seal on the site. This is an added layer of true Human Audit testing that provides full ADA compliance.

Cost for Audit: \$400 / per audit

- Can be paid yearly for all 4 audits (\$1600) or can be paid per audit every quarter \$400
- Seals renewed every quarter
- Audits are conducted by VGlobalTech and LightHouse Agency together
- Full Audit reports shall be provided

This proposal includes following points, stipulations terms and conditions:

*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps **unless otherwise noted*

* email and phone communication

*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

*Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the final authority in the ADA or WCAG compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues and cannot be held responsible for any legal or other lawsuits.

Refund Policy: The client may halt work and request for a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on www.VGlobalTech.com website. If client requests a refund within seven days of the date of signing their agreement, they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. Confidentiality: All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

4.0 Proposal Acceptance:

The VGlobalTech proposed solution and terms have been accepted by the customer and the VGlobalTech can proceed with the project. All payments shall be made according to this agreement.

Select Proper Option Below, Sign and Date, Return to contact@vglobaltech.com:

☐ **Option1: Website only**

Section 3.1: One time (website conversion and compliance cost):

☐ **Option2: Website and Monthly Maintenance w/ Hosting**

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.2 ADA Compliance Monthly Maintenance and Hosting

☐ **Option3: Website and Quarterly Audits**

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.3 Quarterly Technical and Human Audit Testing

☐ **Option4: Website, Monthly Maintenance w/ Hosting and Quarterly Audits**

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.2 ADA Compliance Monthly Maintenance and Hosting

+

Section 3.3 Quarterly Technical and Human Audit Testing

Signatures:

For Customer

Date

VB Joshi

For VGlobalTech

Date

5.0 References:

ADA Best Practices Tool Kit for State and Local Governments:

<https://www.ada.gov/pcatoolkit/chap5toolkit.htm>

U.S. Department of Justice, Civil Rights Division, *Disability Rights Section*

<https://www.ada.gov/websites2.htm>

Web design Standards: <https://www.w3schools.com/>

Web Content Accessibility Guidelines (WCAG) <https://www.w3.org/TR/WCAG21/>

VGlobalTech Web Content Accessibility Implementation and Checkpoints:

<http://vglobaltech.com/website-compliance/>



Tab 18

Proposal

August 12, 2019

TO: Justin Croom
Rizzetta & Co.

JOB: Solar Park @ Encore

WORK DESCRIPTION: Before any sidewalk forming is in place, ECS will furnish and install PVC raceway & wire to a new meter & 100-amp panel w/small TVSS per the detail. Connections & grounding to the new service transformer will be by others, or an adder will be sent once a scope for that work is known. From there we will install & run three circuits to two LV transformers (FBO) & a water fountain. From the LV transformers we will install ¾" PVC & #12 wire for future low voltage fixtures (furnished & installed by others) stubbing up at locations set by others. Control of the two LV transformers will be by photo cells as this is typical of the street lights at Encore.

Total for work: \$10,536.00

General Conditions

1. All applicable taxes are included in our submission.
2. The contractor shall not be held liable for errors or omissions in designs by others, nor inadequacies of materials and equipment specified or supplied by others.
3. Equipment and materials supplied by the contractor are warranted only to the extent that the same are warranted by the manufacturer.
4. This contractor shall not be liable for indirect loss or damage.
5. Unless included in this proposal, all bonding and/or special insurance requirements are supplied at additional cost.

PO BOX 310, SAN ANTONIO, FL 33576
OFFICE 352-668-4840
FAX 352-668-4841

ELECTRICAL CONTRACTOR SERVICES, INC

6. If a formal contract is required, its conditions must not deviate from this proposal without contractors' permission.
7. Anything (verbal or written), express or implied elsewhere, which is contrary to these conditions shall be null and void.
8. Payable on the following terms: Net 30 from completion, not paid when paid and no retainage held.
9. This proposal is void if not accepted in writing within thirty (30) days.
10. All work is to be completed during normal business hours of 7:00am thru 3:30pm, Monday thru Friday, excluding Holidays.
11. All work is to be scheduled at least three (3) weeks in advance to commencing.
12. Permitting costs are not included in this proposal.
13. Locations of any/all private utilities will need to be flagged or uncovered prior to us digging. ECS cannot be held liable for damage to unknown pipes. Underground utilities may affect locations.
14. All trenches will be backfilled to rough grade.
15. THA to coordinate layout of lights, meter & fountain locations.
16. Owner supplied items are not warrantied by ECS.

Respectfully,

John Gross

John Gross

Accepted by:

Print Name: _____

PO BOX 310, SAN ANTONIO, FL 33576
OFFICE 352-668-4840
FAX 352-668-4841

Tab 19

Illuminations Holiday Lighting

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

The Encore
9428 Camden Field Parkway
Riverview, FL 33578
attn: Justin Croom

(813) 533-2950

JOB DESCRIPTION
Christmas Lighting and Decoration Proposal for The Encore

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Nebraska		
Entrance	Install clear mini-lights wrapping the limbs of the ligustrums	\$43,500.00
	Install red and green LEDs in the tops of the ligustrums	
	Candy Cane Palms - all palms in the park	
	Install clear mini lights wrapping the trunks of the palm tree	
	Install red mini lights at the top of trunk creating a necklace effect	
	Install green mini lights on the first layer of palm fronds	
Reed		
Park	Install lighted garland with bows on the 4 lamppost outlining the center of the park	
	Candy Cane Palms - all palms in the park	
	Install clear mini lights wrapping the trunks of the palm tree	
	Install red mini lights at the top of trunk creating a necklace effect	
	Install green mini lights on the first layer of palm fronds	
	Install green led mini lights in shrubs surrounding palm tree	
	Install animated snow drip tubes in (8) oak trees on both sides of the park	
	Note: colors will vary from tree to tree - Cool white, Red, Green	
	Install clear lit, 12' height and 9' base Christmas Tree in center of park	
	Tree will be fully decorated with Red, Green and Gold decorations	
	Decorate around the tree with designer fencing	
ELSA		
Roundabout	Install clear led mini lights wrapping the trunks of all the palms in the roundabout	
	Install 25' Mega Tree including animation. Music will play but not synchronized	
	Mega tree powder coated tree frame and 4' star	
ELSA		
Park	Install lighted garland with bows on the 4 lamppost outlining the center of the park	
	Candy Cane Palms - all palms in the park	
	Install clear mini lights wrapping the trunks of the palm tree	
	Install red mini lights at the top of trunk creating a necklace effect	
	Install green mini lights on the first layer of palm fronds	
	Install green led mini lights in shrubs surrounding palm tree	
	Install animated snow drip tubes in (8) oak trees on both sides of the park	
	Note: colors will vary from tree to tree - Cool white, Red, Green	
	Install clear lit 12' height and 9' base Christmas Tree in center of park	
	Tree will be fully decorated with Red, Green and Gold decorations	
	Decorate around the tree with designer fencing	
Other	3 year terms at 5% discount	
	Requires 50% Deposit	
TOTAL ESTIMATED JOB COST		\$43,500.00
TOTAL WITH 5% Discount		\$41,325.00

* Price includes rental of materials, lift, labor, installation, service and removal.

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.

* Assumes adequate power available. If additional power needed The Encore community responsible for providing.

* Please note: Loss of material due to theft or vandalism is reimbursable at cost

* Remaining balance of project due upon receipt of invoice after installation.

* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay

PREPARED BY

8/16/2019

DATE

AUTHORIZED SIGNATURE FROM THE ENCORE

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of The Encore only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Tab 20

ENCORE

FIELD INSPECTION REPORT



June 25 & July 24, 2019
Rizzetta & Company
John R Toborg– Sr. Field Services Manager



Rizzetta & Company
Professionals in Community Management


Eastern Promenade, Reed, Hank Ballard, Governor

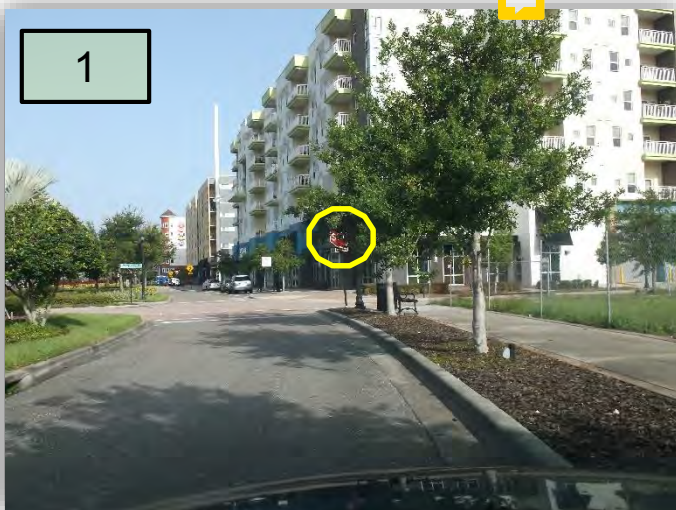
General Updates, Recent & Upcoming Maintenance Events





- ❑ During the month of June, all Bahia turf shall receive an application of Chelated Micro-nutrients and all ornamentals shall receive an application of 0-16-6 fertilizer. During the month of July, all St. Augustine turf shall receive an application of Chelated Micro-nutrients.
- ❑ Coleus have been installed as the summer rotation of annual flower.


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. **Underlined bold is info. or questions for the BOS.** **Orange** is for staff.


June 25, 2019


1. The East Palatka Hollies on the west-bound lanes of Ray Charles off Nebraska need to be lifted. The last one particularly since it is blocking the STOP sign. (Pic 1) 




2. Remove Torpedograss and other weeds from the Dwarf Asian Jasmine beds on the eastern-most promenade. 
3. Remove Palm saplings from the east ROW of Blanche Armwood north of Ray Charles. 
4. There is problem turf on the west end of the Reed promenade. Diagnose and treat accordingly. (Pic 4>) 
5. Remove weeds in the Dwarf Asian Jasmine beds on Hank Ballard median north of Ray Charles. 

6. Remove water shoots from East Palatka Hollies on the Hank Ballard ROW's north of Ray Charles. 


7. Remove Palm saplings from the beds in the Reed promenade. 

8. I really see no difference in the verticality of the trees that were paid to be straightened. Perhaps they have reverted back to their lean and need to be re-straightened and re-staked. I have noticed, though, that most of the times, the guy wires have been loose. 



9. The Dwarf Asian Jasmine beds on the Governor median north of Ray Charles need to be trimmed back. They have left the confines of the median and are encroaching into the gutter. 





Tempo, Governor & Central, Chiller Park


10. IF the perimeter beds of Jasmine surrounding the Tempo have been turned over to the CDD, then we need to maintain them better. Many are weedy and most need to be trimmed. (Pic 10) 




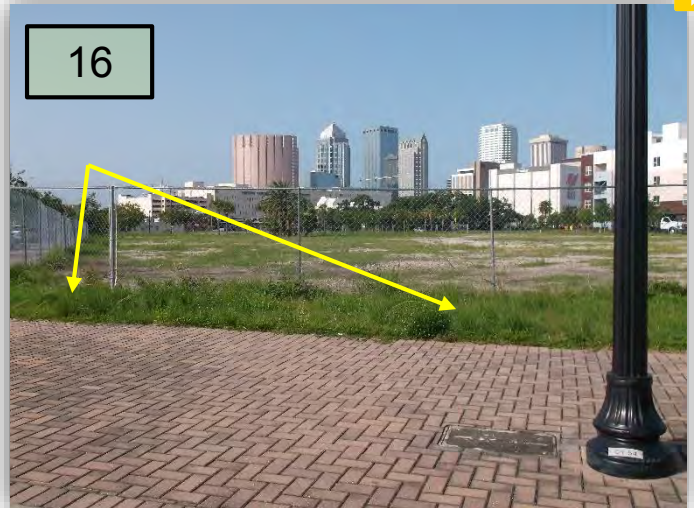
11. Dwarf Asian Jasmine beds surrounding the Trio, particularly along Ray Charles, also need to be edged. 
12. There is more problem turf at the far western end of the Ray Charles promenade near the sidewalk. Diagnose and treat accordingly. (Pic 12) 




13. We need to keep the sidewalk edged around the vacant lot south of Harrison between Governor and Central. 
14. Remove water shoots from East Palatka Hollies on Governor. Edge Jasmine beds. 


15. Remove the vines from the chain link surrounding the church on Ray Charles, particularly bad at the east end. 

16. We always need to keep the SW corner of the roundabout mowed or line-trimmed. (Pic 16) 

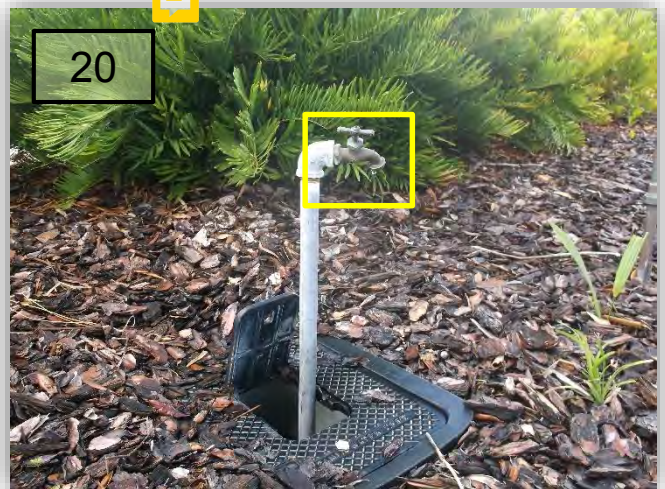


17. Eliminate all weeds in tree grates. 


18. The street signs on top of the STOP sign at Harrison & Hank Ballard are backwards. (Pic 18>) 

19. Eradicate weeds in the Plumbago in the Chiller Park as well as within the sidewalk expansion joints. In general, this park is very weedy. 


20. The spigot in Chiller Park, although the handle does not engage, is dripping water. (Pic 20) 





Hank Ballard, Ray Charles East, Scott Street, Ella

21. Lift and remove water shoots on East Palatka Hollies on Hank Ballard south of Harrison. 

July 24, 2019


22. Trees still need to be lifted approaching the STOP sign at Blanche Armwood & Ray Charles coming into Encore from Nebraska. They are blocking the STOP sign. (Pic 22) 




23. Remove suckers from the Tree Ligustrum on the eastern-most promenade. There is also pruned material being left behind in the beds. 
24. The Dwarf Asian Jasmine beds on the eastern end of the Reed promenade need to be pruned back from encroaching into the curb & gutter. 


25. There are still many Palm saplings throughout the community. 


26. There are still weeds in the Hank Ballard median north of Ray Charles. 


27. The drain basins along the north sides of the Reed, the Ella and the Tempo along Scott Street need to be cleaned out. Many of the ferns are dead and should be removed. (Pic 27) 




28. Arboricola have been planted in the circular beds under the Palms on the promenades in front of the Reed & the Ella. These replace the Firecracker Plant. 

29. Remove Palm saplings form the Flax Lily beds on the west end of the Ella promenade. 


30. Trim the Dwarf Asian Jasmine in the ROW of the Ella on Governor. 

31. The problem turf is still in place at the west end of the Tempo promenade. Has this been diagnosed and treated? There is more severe turf damage on the west side of the church. (Pic 31>) 


32. At the time of this inspection, many random streetlights were on throughout the community. 





Harrison At Governor, Blanche Armwood, Chiller Park


33. Heading east on Harrison toward Governor, the last Crape Myrtle at Governor needs to be cleared a bit more so the STOP sign is fully visible. 


34. Remove seed pods from all palms throughout the community. 


35. Heading north on Governor, lift the last Oak a bit more before getting to Ray Charles to ensure visibility of the STOP sign and ONE WAY on top. Then heading east on Ray Charles, there is another Oak on the south side that is completely blocking the Roundabout ahead sign. 


36. Lift all the trees on the east side of Blanche Armwood east of the Reed. 

37. As I've mentioned a few times before, Dwarf Asian Jasmine needs to be trimmed behind the curb lines on the medians. (Pic 37>) 

38. There is dead plant material that should be removed from Chiller Park. 

39. Crape Myrtles should also be lifted in Chiller Park. (Pic 39>) 


40. Cut back, by at least half or more, the Petite Salmon Oleander on the back side of the ramp in Chiller Park. 


41. I've never noticed so much standing water in Chiller Park before. Can we be sure we do not have an irrigation leak here? (Pic 41) 




Chiller Park, Hank Ballard, Blanche Armwood


42. A large broken limb has been drug into the Chiller Park. Can Yellowstone please have this disposed of? 


43. Adjacent to the water spigot mentioned in the previous report, there is a large water fountain that is not in operation. Is it supposed to be? 

44. The landscape bed at the west end of Chiller Park needs to be detailed. (Pic 44) 




45. Remove broken fronds from the northernmost Bismarck Palm on Hank Ballard south of Ray Charles. It is hanging over travel lanes. 

46. Landscape and trash debris needs to be removed from the Hank Ballard median south of Ray Charles. 

47. The last Oak before getting to Nebraska on Harrison could be lifted a bit more to be able to see the street names at the top of the STOP sign. 

48. Detail the beds on Blanche Armwood south of Ray Charles. 

49. Did Encore receive another OTC inoculation in June? I believe the previous one was scheduled for March. 



Proposals

1. Yellowstone to provide a proposal to completely eradicate the African Iris in the triangular bed on the south side of the roundabout and install a triangle of 3 Gal. FULL Dwarf Firebush “compacta” on 30” centers and then a double zigzag row of 1 Gal. FULL Summer Sunset Jasmine on 18” centers surrounding the Dw. Firebush as a border. Proposal shall include any irrigation retrofitting and new mulch. (Pic 1)



Tab 21

Central Energy Plant Report

May, 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



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SECTION 1: Energy Use Summary

SECTION 2: Key Performance Trends

SECTION 3: Utility Rates

SECTION 4: Plant Failures

SECTION 5: Action Items



BUILDING PERFORMANCE

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



ENERGY ASSESSMENT

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



ENERGY PERFORMANCE

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ACTIVE MONITORING

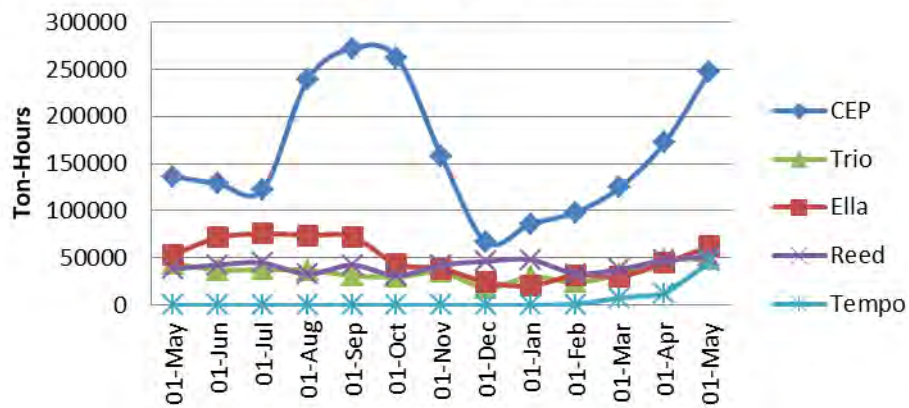
- 👁 Provides 24/7 support and continuous monitoring of your building systems
- 👁 Proactively detects problems to keep your critical systems up and running
- 👁 Resolves issues quickly or initiates action to resolve the issue, with analysis of each alarm by Trane building professionals

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

- CEP total kWh consumption increased by 42%, and the total cooling degree days increased 61% from the previous month.
- The performance metrics (page 3) indicate a CEP efficiency of 1.22 kW/ton. This is the same efficiency compared to last month.
- The load factor had an increase from last month. The load factor was calculated at 43.3%. 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.

Encore Ton-Hours Consumption History



SYSTEM PERFORMANCE METRICS

Ton-Hour Consumption

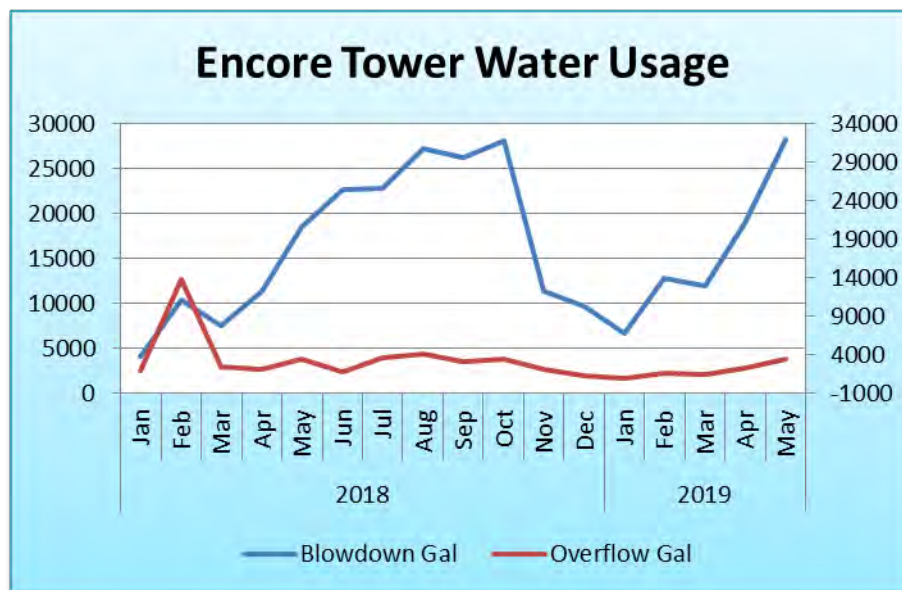
Trio: 48,500 Ton Hours
 Ella: 62,318 Ton Hours
 Reed: 51,537 Ton Hours
 Tempo: 46,313 Ton Hours
 CEP: 246,868 Ton Hours

CEP Metrics

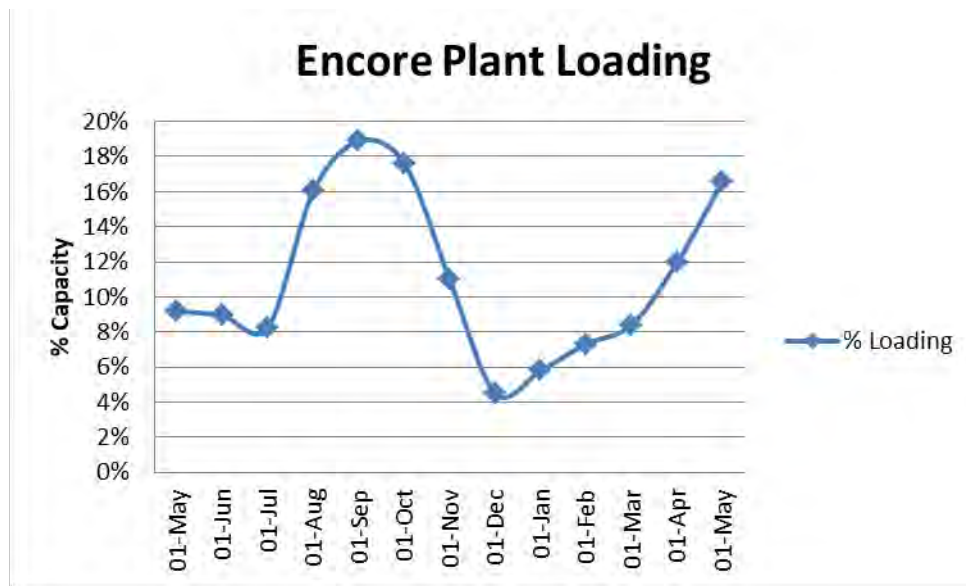
kW per Ton: 1.22 kW/ton
 Load Factor: 43.3%
 kWh: 300,046 kWh

SECTION 2: Key Performance Trends

	This Period	Year-to-date	Comments
Plant Efficiency (kW/ton)	1.22	Avg: 1.30	This period was slightly above average efficiency.
Plant Loading Capacity	17%	Low: 6% (Jan 19) Hi: 17% (May 19)	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	.9	1.7	On average, the plant can run over 1 day on the ice tanks.
Maximum Days on Ice Tanks	67.7	60.2	Longer cycles between ice regeneration occurs during cooler months.
Tower Conductivity Blow Down Gallons	28,271	78,592	See graph of water usage below
Tower Overflow/softener Blow Down Gallons	3,400	9,520	See graph of water usage below
Average CHW Supply Temperature	40.7	41	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	79.6	74.4	



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 5% 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. Sensor replaced, reading not correct.
Trio Ton-Hr reading	Mike Poirson investigating

Central Energy Plant Report

June, 2019

Tampa Bay Trane



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

Customer

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1237 E Harrison St | Tampa, FL



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terrance.brady@thafi.com

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SECTION 1: Energy Use Summary

SECTION 2: Key Performance Trends

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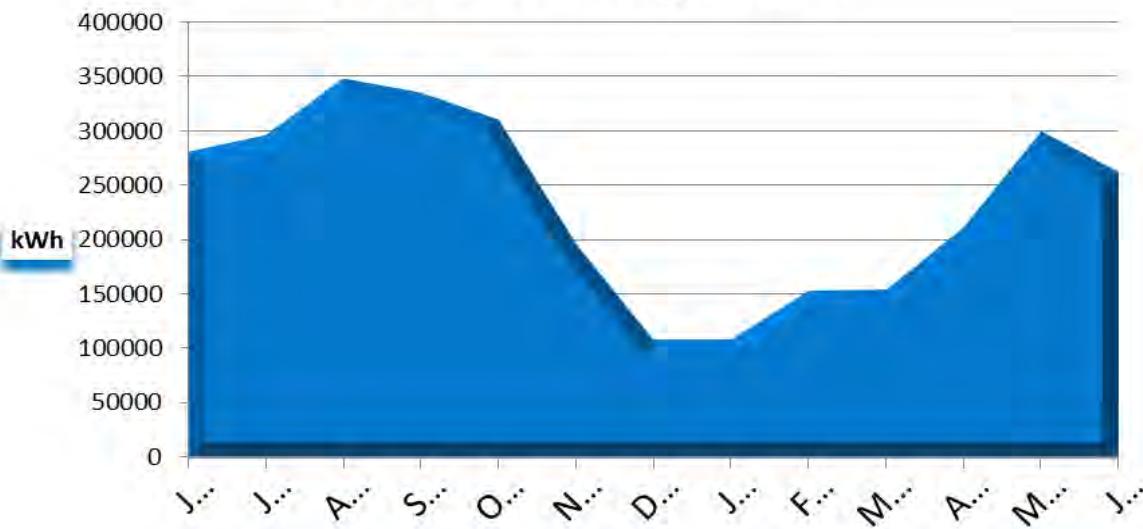


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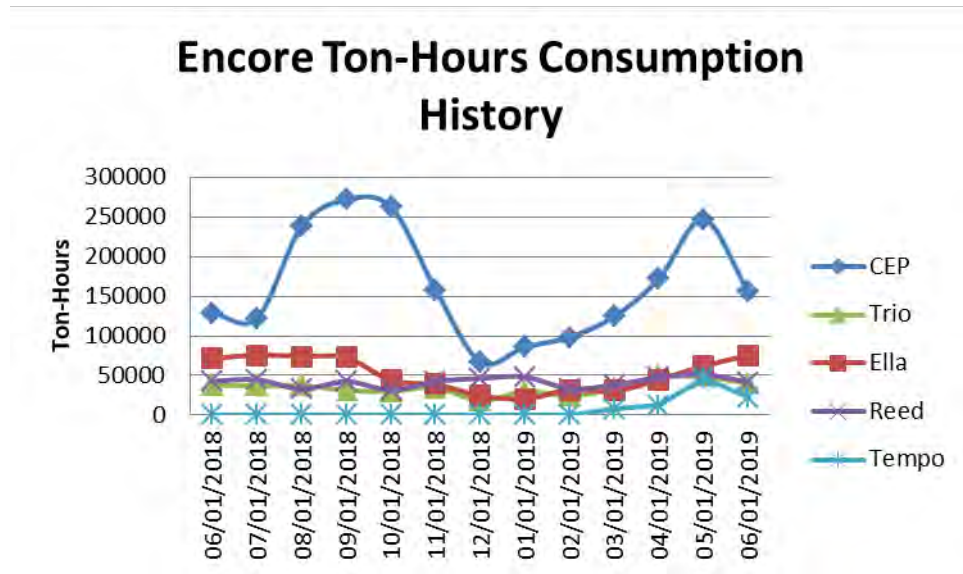
SECTION 1: Energy Use Summary

Encore CEP Energy Trend



- CEP total kWh consumption increased by 13%, and the total cooling degree days increased 13% from the previous month.
- The performance metrics (page 3) indicate a CEP efficiency of 1.68 kW/ton. This is a lower efficiency than last month.
- The load factor had a decrease from last month. The load factor was calculated at 38.1%. 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 a decrease from the previous month. The included charts have been extended to show the current month in the previous year for comparison.

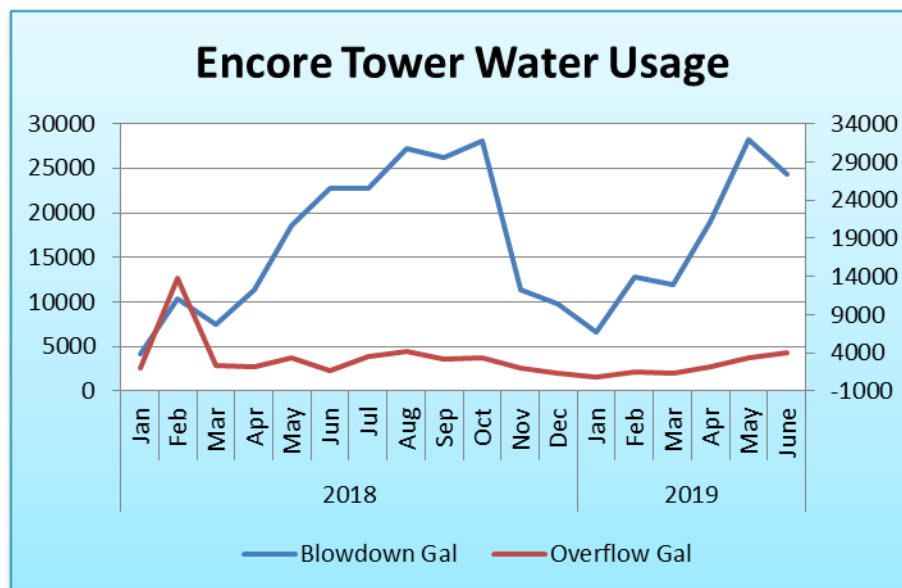
The chart below depicts the historical ton-hour energy consumption of the Central Energy Plant (CEP), Ella, Trio, and Reed.



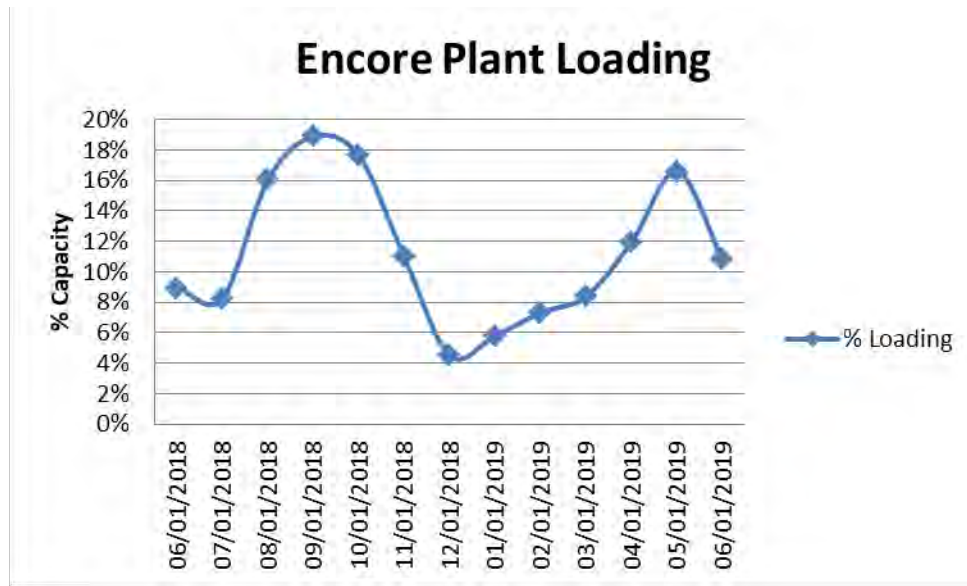
SYSTEM PERFORMANCE METRICS	
<u>Ton-Hour Consumption</u>	<u>CEP Metrics</u>
Trio: 40,000 Ton Hours	kW per Ton: 1.68 kW/ton
Ella: 75,370 Ton Hours	Load Factor: 38.1%
Reed: 41,605 Ton Hours	kWh: 261,845 kWh
Tempo: 21,732 Ton Hours	
CEP: 155,483 Ton Hours	

SECTION 2: Key Performance Trends

	This Period	Year-to-date	Comments
Plant Efficiency (kW/ton)	1.68	Avg: 1.30	This period was slightly above average efficiency.
Plant Loading Capacity	11%	Low: 6% (Jan 19) Hi: 17% (May 19)	Plant has abundant capacity for future load growth
Days Failed to Make Ice	0	0	No plant failures this past month
Minimum Ice Level	.4%	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	.9	1.7	On average, the plant can run over 1 day on the ice tanks.
Maximum Days on Ice Tanks	33.1	60.2	Longer cycles between ice regeneration occurs during cooler months.
Tower Conductivity Blow Down Gallons	24,272	74,593	See graph of water usage below
Tower Overflow/softener Blow Down Gallons	4,010	10,130	See graph of water usage below
Average CHW Supply Temperature	43.9	41.5	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	80.0	75.3	



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 decreased 6% 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.

Central Energy Plant Report

July, 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



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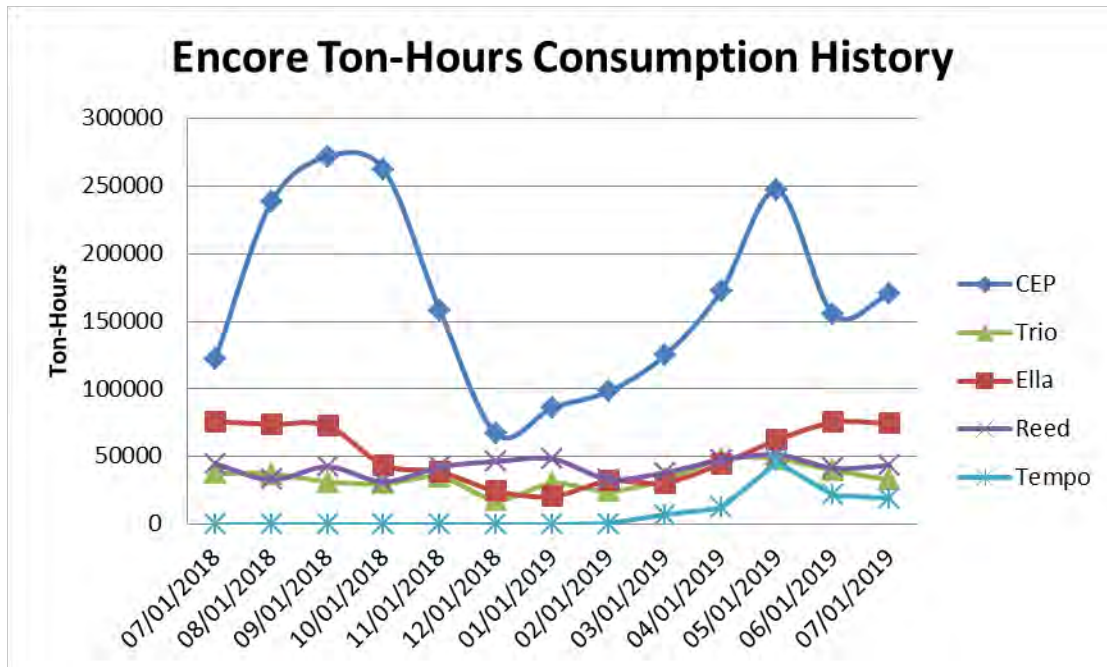
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SECTION 1: Energy Use Summary**Encore CEP Energy Trend**

- CEP total kWh consumption (estimated) increased by 5%, and the total cooling degree days decreased 2% from the previous month.
- The performance metrics (page 3) indicate a CEP efficiency of 1.61 kW/ton.
- Load factor could not be calculated.
- 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: 32,863 Ton Hours

Ella: 74,635 Ton Hours

Reed: 43,602 Ton Hours

Tempo: 19,324 Ton Hours

CEP: 170,422 Ton Hours

CEP Metrics

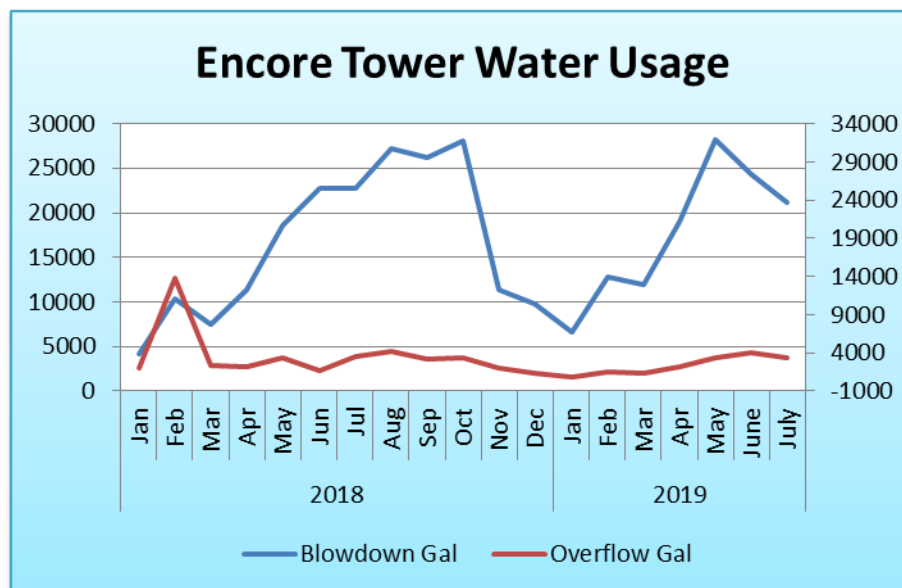
kW per Ton: 1.61 kW/ton

Load Factor: 0%

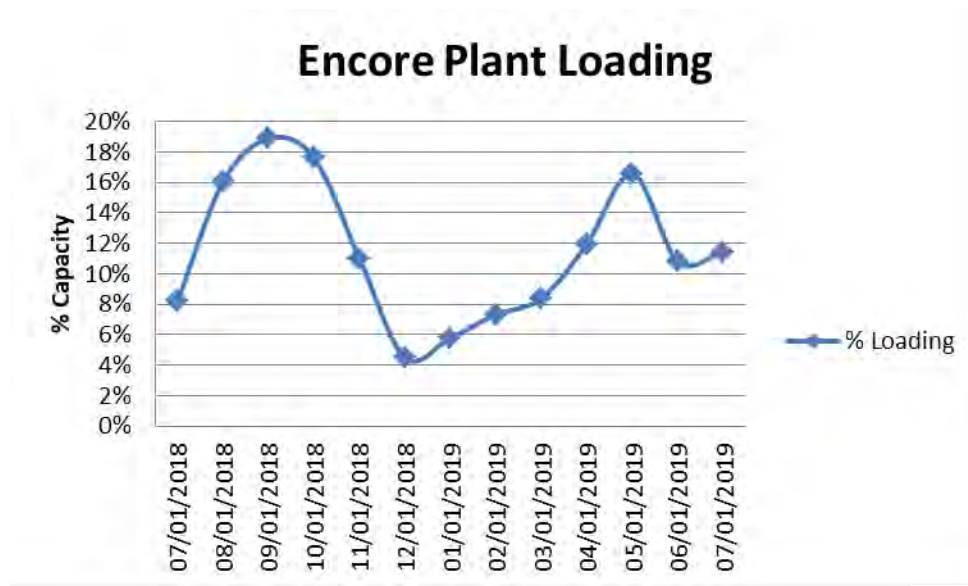
kWh: 275,000 kWh
(estimated)

SECTION 2: Key Performance Trends

	This Period	Year-to-date	Comments
Plant Efficiency (kW/ton)	1.61	Avg: 1.30	This period was slightly above average efficiency.
Plant Loading Capacity	11%	Low: 6% (Jan 19) Hi: 17% (May 19)	Plant has abundant capacity for future load growth
Days Failed to Make Ice	0	0	No plant failures this past month
Minimum Ice Level	3.8%	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	.9	1.7	On average, the plant can run over 1 day on the ice tanks.
Maximum Days on Ice Tanks	35.2	60.2	Longer cycles between ice regeneration occurs during cooler months.
Tower Conductivity Blow Down Gallons	21,168	95,761	See graph of water usage below
Tower Overflow/softener Blow Down Gallons	3,310	13,440	See graph of water usage below
Average CHW Supply Temperature	40.1	41.5	Distribution Setpoint = 40.0 degrees. Heat Exchanger control valve started hunting. This will need to be watched to make sure the problem doesn't become worse.
Average Condenser Return Water Temperature	81.3	75.3	



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 remained the same 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.
CEP JACE and XD box are bad	Quote to replace provided.