



Rizzetta & Company

Encore Community Development District

Board of Supervisors' Meeting May 7, 2020

**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
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Board of Supervisors
Encore Community
Development District

April 29, 2020

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, May 7, 2020 at 4:00 p.m.** to be conducted by means of communications media technology telephone 253-215-8782 ID# 8284309897 pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the agenda for this meeting:

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on March 5, 2020..... Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for February 2020 & March 2020 Tab 2
 - C. Consideration of Chiller Fund Operations & Maintenance Expenditures for February 2020 & March 2020 Tab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2020-04, Authorizing Bank Account Signatories Tab 4
 - B. Presentation of Proposed Budget for Fiscal Year 2020-2021 Tab 5
 1. Consideration of Resolution 2020-05, Approving Proposed Budget & Setting Public Hearing..... Tab 6
 - C. Consideration of Landscape Maintenance Addendum Tab 7
 - D. Consideration of Resolution 2020-06, Re-designating Secretary Tab 8
 - E. Consideration of Maintenance Service and Repair Proposal..... Tab 9
- 5. STAFF REPORTS**
 - A. Field Services Manager
 1. Presentation of Field Services Reports..... Tab 10
 - B. District Counsel
 - C. District Engineer
 - D. Chiller System Manager – Trane
 1. Presentation of Central Energy Plant Reports Tab 11
 - 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

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, March 5, 2020 at 3:00 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	Chairman, Assistant Secretary
Billi Johnson-Griffin	Board Supervisor, Assistant Secretary
Teresa Morning	Board Supervisor, Assistant Secretary

Also present were:

Justin Croom	District Manager, Rizzetta & Company, Inc.
Jozette Chack-On	Developer Counsel
Lauren Gentry	District Counsel, Hopping Green & Sams
Derek Carter	Trane
Lorenzo Reed	Tampa Housing Authority
David Islonya	Tampa Housing Authority

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

No audience comments

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on February 6, 2020

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning, with all in favor, the Board of Supervisors approved the minutes of the Regular meeting held on February 6, 2020, as presented for the Encore Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for January
2020**

On a Motion by Ms. Morning, seconded by Ms. Johnson-Griffin the Board of Supervisors approved the Operation and Maintenance Expenditures for January 2020 (\$35,953.32) as presented for the Encore Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Chiller Fund Operation
and Maintenance Expenditures for
January 2020**

On a Motion by Dr. Hazel Harvey, seconded by Ms. Johnson-Griffin, the Board of Supervisors approved the Chiller Fund Operation and Maintenance Expenditures for January 2020 (\$38,803.98) as presented for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Sensor Chiller Plant
Replacement**

On a Motion by Ms. Morning, seconded by Ms. Johnson-Griffin, the Board of Supervisors ratified the Trane chiller plant sensor replacement proposal at total cost of \$2,630.92 for the Encore Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of Chiller Plant Gears &
Drives Replacement Proposal**

On a Motion by Dr. Hazel Harvey, seconded by Ms. Johnson-Griffin, the Board of Supervisors ratified the Trane chiller plant gears and drives replacement proposal at a total cost of \$4,397.00 for the Encore Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Ciller Plant Park
Landscape Design**

A discussion ensued regarding the plant types that are available for commercial nurseries.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

1. Presentation of the Field Services Report.

Mr. Croom reviewed the Field Service report with the Board.

B. District Counsel

Ms. Gentry had nothing new to report.

C. District Engineer

Not Present. No Report.

D. Chiller System Manager – Trane

1. Presentation of Central Energy Plant Reports

Mr. Croom reviewed the Energy Analysis Report with the Board.

E. District Manager

Mr. Croom noted that the next regularly scheduled Board of Supervisors meeting will be held on April 2, 2020 at 3:00 p.m. at the Tampa Housing Authority located at 5301 W. Cypress Street, Tampa, Florida 33607. Mr. Croom informed the Board that after the pavers were installed, the district had to lower the clean at valve pipe so it wouldn't be a tripping hazard.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Morning, seconded by Ms. Johnson-Griffin with all in favor, the Board of Supervisors adjourned the meeting at 3:33 p.m. for the Encore Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures February 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2020 through February 29, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$19,559.91**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2020 Through February 29, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Billi J. Griffin	001607	BG020620	Board of Supervisors Meeting 02/06/2020	\$ 200.00
Buster Simpson, LLC	001611	022520Buster	Laying of Concrete Pavers 02/20	\$ 2,500.00
Electrical Contractor Services, Inc.	001602	4410	Monthly Inspection 01/20	\$ 1,759.80
Florida State Fence	001606	3367B	Post Replacement 01/2020	\$ 895.00
Hopping Green & Sams	001612	112883	General/Monthly Legal Services 01/20	\$ 3,513.85
Julia Jackson	001608	JJ020620	Board of Supervisors Meeting 02/06/2020	\$ 200.00
Office Dynamics	001603	00030608	Bind & Ship 5 Agenda Booklets 01/20	\$ 212.70
Rizzetta & Company, Inc.	001604	INV0000046466	District Management Fees 02/20	\$ 3,653.75
Rizzetta Technology Services	001605	INV0000005454	Website Hosting Service 02/20	\$ 100.00
TECO	001610	Summary 01/20	Electric Summary 01/20	\$ 1,120.81
Teresa Morning	001609	TM020620	Board of Supervisors Meeting 02/06/2020	\$ 200.00
Yellowstone Landscape	001613	TM 84624	Monthly Landscape Maint 02/20	<u>\$ 5,204.00</u>
Report Total				<u>\$ 19,559.91</u>

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures March 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2020 through March 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$17,610.42**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2020 Through March 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Drainage & Hydro Inc.	001619	03042020	Inspection & Maint of Stormwater Mangement Sys Quart 1/2020	\$ 5,900.00
Billi J. Griffin	001621	BG030520	Board of Supervisors Meeting 03/05/2020	\$ 200.00
Hazel S. Harvey	001622	HH030520	Board of Supervisors Meeting 03/05/2020	\$ 200.00
Office Dynamics	001620	00030821	Bind & Ship 5 Agenda Booklets 02/20	\$ 166.80
Olin Plumbing Inc	001614	124425	Adapter Install	\$ 307.50
Rizzetta & Company, Inc.	001615	INV0000047321	District Management Fees 03/20	\$ 3,653.75
Rizzetta Technology Services	001616	INV0000005554	Website Hosting Service 03/20	\$ 100.00
TECO	001624	Summary 02/20	Electric Summary 02/20	\$ 1,295.76
Teresa Morning	001623	TM030520	Board of Supervisors Meeting 03/05/2020	\$ 200.00
Times Publishing Company	001617	0000064032 02/21/20	Legal Advertising 02/20	\$ 92.00
Yellowstone Landscape	001618	TM 89637	Irrigation Repairs 02/20	\$ 227.43
Yellowstone Landscape	001626	TM 94064	Monthly Landscape Maint 03/20	\$ 5,204.00

Encore Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2020 Through March 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	001625	TM 96734	Irrigation Repairs 03/20	\$ <u>63.18</u>
Report Total				\$ <u>17,610.42</u>

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

**Operation and Maintenance Expenditures
February 2020
For Board Approval
Chiller Fund**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2020 through February 29, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$55,434.64**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

February 1, 2020 Through February 29, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Drainage & Hydro Inc.	001363	02182020	Baffle Box Install and Locks - Quarter 1 2020	\$ 1,250.00
Cardno, Inc.	001354	524093	Engineering Services Through 01/24/2020	\$ 2,536.58
City of Tampa Utilities	001364	2175375 01/20	1237 E Harrison St 01/20	\$ 1,052.40
Frontier Florida LLC	001359	813-223-7101-092412-5 02/20	Acct 813-223-7101-092412-5 02/20	\$ 293.97
Public Resources Management Group, Inc.	001355	11195	Chilled Water and Irrigation Rate Study 06/19	\$ 2,762.40
Public Resources Management Group, Inc.	001355	11228	Chilled Water and Irrigation Rate Study 07/19	\$ 3,623.35
Raftelis Financial Consultants, inc.	001356	13239	Chilled Water Rate Study 09/19	\$ 997.50
Raftelis Financial Consultants, inc.	001356	13627	Chilled Water Rate Study 10/19	\$ 1,705.77
Raftelis Financial Consultants, inc.	001356	13634	Chilled Water Rate Study 11/19	\$ 1,545.00
Raftelis Financial Consultants, inc.	001356	13861	Chilled Water Rate Study 12/19	\$ 527.50
Raftelis Financial Consultants, inc.	001360	14107	Chilled Water Rate Study 01/20	\$ 242.50
Rizzetta & Company, Inc.	001357	INV0000046466	District Management Fees 02/20	\$ 875.00
Tampa Bay Trane	001358	228341R	Labor 12/19	\$ 3,670.00

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

February 1, 2020 Through February 29, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tampa Bay Trane	001361	243961	Select Quarterly/Bill Qtrly Contract From 02/01/2020	\$ 14,000.00
TECO	001362	211006277308 01/20	1200 Nebraska Av N 01/20	\$ 15,696.17
TECO	001362	211006278348 01/20	1004 Nebraska Ave N C 01/20	<u>\$ 4,656.50</u>
Report Total				<u>\$ 55,434.64</u>

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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

**Operation and Maintenance Expenditures
March 2020
For Board Approval
Chiller Fund**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2020 through March 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$32,968.95**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

March 1, 2020 Through March 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cardno, Inc.	001367	524874	Engineering Services Through 02/28/2020	\$ 1,312.50
Frontier Florida LLC	001368	813-223-7101-092412-5 03/20	Acct 813-223-7101-092412-5 03/20	\$ 293.97
Rizzetta & Company, Inc.	001365	INV0000047321	District Management Fees 03/20	\$ 875.00
Tampa Bay Trane	001366	245987	Select Quarterly/Bill Qtrly Contract From 03/01/2020	\$ 14,000.00
TECO	001369	211006277308 02/20	1200 Nebraska Av N 02/20	\$ 11,386.82
TECO	001369	211006278348 02/20	1004 Nebraska Ave N C 02/20	<u>\$ 5,100.66</u>
Report Total				<u>\$ 32,968.95</u>

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ENCORE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S), 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 District's Board of Supervisors (hereinafter the "Board") has selected a depository as defined in Section 280.02, Florida Statutes, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires now to authorize signatories for the operating bank account(s).

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

Section 1. The Chairman, Vice Chairman, Secretary, Assistant Secretaries and Treasurer and Assistant Treasurer are hereby designated as authorized signatories for the operating bank accounts of the District.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7th DAY OF MAY 2020.

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY



Rizzetta & Company

Encore Community Development District

encorecdd.com

Proposed Budget for Fiscal Year 2020/2021

Presented by: Rizzetta & Company, Inc.

9428 Camden Field Parkway
Riverview, Florida 33578
Phone: 813-533-2950

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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 streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights 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.

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.



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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.

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.



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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.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.



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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.



Rizzetta & Company

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.



Rizzetta & Company

Proposed Budget
Encore Community Development District
General Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 02/29/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 101,642	\$ 101,642	\$ 100,790	\$ 852	\$ 100,790	\$ -	
6	Off Roll*	\$ 199,516	\$ 478,838	\$ 199,516	\$ 279,322	\$ 199,516	\$ -	
7								
8	TOTAL REVENUES	\$ 301,158	\$ 580,480	\$ 300,306	\$ 280,174	\$ 300,306	\$ -	
9								
10	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
11								
12	TOTAL REVENUES AND BALANCE FORWARD	\$ 301,158	\$ 580,480	\$ 300,306	\$ 280,174	\$ 300,306	\$ -	
13								
14	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
15								
16	EXPENDITURES - ADMINISTRATIVE							
17								
18	Legislative							
19	Supervisor Fees	\$ 2,200	\$ 5,280	\$ 6,000	\$ 720	\$ 12,000	\$ 6,000	5 Supervisors x 12 Meetings
20	Financial & Administrative							
21	Administrative Services	\$ 1,417	\$ 3,401	\$ 3,400	\$ 0	\$ 3,502	\$ 102	DM fee. Slight 3% increase.
22	District Management	\$ 11,477	\$ 27,545	\$ 27,545	\$ 0	\$ 28,372	\$ 827	DM fee. Slight 3% increase.
23	District Engineer	\$ 2,765	\$ 6,636	\$ 10,000	\$ 3,364	\$ 10,000	\$ -	
24	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,150	\$ 150	DM fee. Slight 3% increase.
25	Accounting Services	\$ 1,875	\$ 4,500	\$ 5,000	\$ 500	\$ 5,150	\$ 150	Split with the Chiller Fund. 3% increase
26	Auditing Services	\$ 500	\$ 4,100	\$ 4,600	\$ 500	\$ 4,600	\$ -	FYE 19&20 -\$4,600 FYE21-\$4,700
27	Miscellaneous Mailings	\$ 668	\$ 1,603	\$ 1,500	\$ (103)	\$ 3,000	\$ 1,500	Printed agendas
28	Public Officials Liability Insurance	\$ 2,819	\$ 2,750	\$ 2,888	\$ 138	\$ 3,101	\$ 213	Per Egis Estimate
29	Legal Advertising	\$ 668	\$ 1,603	\$ 1,800	\$ 197	\$ 1,800	\$ -	
30	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	DEO annual fee
31	Website Hosting, Maintenance, Backup (and Email)	\$ 4,363	\$ 10,471	\$ 6,000	\$ (4,471)	\$ 4,000	\$ (2,000)	\$228.13/month plus any additional pdf remediation
32	Legal Counsel							
33	District Counsel	\$ 15,513	\$ 37,231	\$ 10,000	\$ (27,231)	\$ 10,000	\$ -	
34								
35	Administrative Subtotal	\$ 49,440	\$ 110,295	\$ 83,908	\$ (26,386)	\$ 90,850	\$ 6,942	
36								
37	EXPENDITURES - FIELD OPERATIONS							
38								
39	Electric Utility Services							
40	Utility Services	\$ 5,643	\$ 13,543	\$ 14,000	\$ 457	\$ 14,000	\$ -	
41	Street Lights	\$ 315	\$ 756	\$ 1,000	\$ 244	\$ 1,000	\$ -	
42	Solar Energy							
43	Solar System Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
44	Stormwater Control							
45	Stormwater System Maintenance	\$ 5,900	\$ 14,160	\$ 31,250	\$ 17,090	\$ 31,250	\$ -	\$5,900/Qt.= \$23,600 & \$7,650 for repairs
46	Other Physical Environment							
47	General Liability Insurance	\$ 3,075	\$ 3,075	\$ 3,150	\$ 75	\$ 3,383	\$ 233	Per Egis Estimate
48	Property Insurance	\$ 3,254	\$ 3,254	\$ -	\$ (3,254)	\$ -	\$ -	Budgeted on chiller fund
49	Landscape Maintenance	\$ 23,954	\$ 57,490	\$ 57,489	\$ (1)	\$ 61,500	\$ 4,011	\$4,790.75/month. New Tempo areas
50	Holiday Decorations	\$ 41,325	\$ 41,325	\$ 41,325	\$ -	\$ 30,000	\$ (11,325)	Reduce?
51	Irrigation Maintenance	\$ 1,109	\$ 2,662	\$ 2,661	\$ (1)	\$ 2,991	\$ 330	\$249.23/month. New Tempo areas
52	Irrigation Repairs	\$ 1,165	\$ 2,796	\$ 5,000	\$ 2,204	\$ 5,000	\$ -	
53	Landscape - Mulch	\$ -	\$ -	\$ 12,258	\$ 12,258	\$ 12,258	\$ -	
54	Landscape Replacement Plants, Shrubs, Trees	\$ 777	\$ 1,865	\$ 15,000	\$ 13,135	\$ 15,000	\$ -	
55	Field Services	\$ 3,500	\$ 8,400	\$ 7,200	\$ (1,200)	\$ 7,200	\$ -	
56	Palm Tree Injection Treatment	\$ 958	\$ 2,299	\$ 2,298	\$ (1)	\$ 2,298	\$ -	
57	Shade Structure & Monument Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	Chillar Park Additions
58	Road & Street Facilities							
59	Electrical Maintenance	\$ 1,760	\$ 4,224	\$ 10,000	\$ 5,776	\$ 10,000	\$ -	
60	Street Sign Repair & Replacement	\$ 1,925	\$ 4,620	\$ 1,500	\$ (3,120)	\$ 1,500	\$ -	
61	Contingency							
62	Miscellaneous Contingency	\$ 20,779	\$ 49,870	\$ 10,767	\$ (39,103)	\$ 5,576	\$ (5,191)	
63								
64	Field Operations Subtotal	\$ 115,439	\$ 210,338	\$ 216,398	\$ 6,060	\$ 209,456	\$ (6,942)	
65								
66	Contingency for County TRIM Notice							
67								
68	TOTAL EXPENDITURES	\$ 164,879	\$ 320,633	\$ 300,306	\$ (20,326)	\$ 300,306	\$ -	
69								
70	EXCESS OF REVENUES OVER EXPENDITURES	\$ 136,279	\$ 259,847	\$ -	\$ 259,848	\$ -	\$ -	
71								

Proposed Budget
Encore Community Development District
Chiller Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 02/29/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
1								
2	REVENUES							
3								
4	Charges for Services							
5	Usage Rate Collections	\$ 201,573	\$ 483,775	\$ 450,000	\$ 33,775	\$ 450,000	\$ -	
6	Contributions & Donations from Private Sources							
7	Developer Contributions	\$ 10,000	\$ 24,000	\$ 201,541	\$ (177,541)	\$ 201,541	\$ -	
8	EnerNOC Program	\$ 5,618	\$ 13,483	\$ -	\$ 13,483	\$ -	\$ -	TECO Demand Schedule
9								
10	TOTAL REVENUES	\$ 217,191	\$ 521,258	\$ 651,541	\$ (130,283)	\$ 651,541	\$ -	
11								
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	TOTAL REVENUES AND BALANCE FORWARD	\$ 217,191	\$ 521,258	\$ 651,541	\$ (130,283)	\$ 651,541	\$ -	
15								
16	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
17								
18	EXPENDITURES - ADMINISTRATIVE							
19								
20	Financial & Administrative							
21	District Engineer	\$ 9,327	\$ 22,385	\$ 2,400	\$ (19,985)	\$ 10,000	\$ 7,600	
22	Rate Consulting Services	\$ 11,404	\$ 11,404	\$ 15,000	\$ 3,596	\$ -	\$ (15,000)	Study completed in 2019
23	Accounting Services	\$ 4,375	\$ 10,500	\$ 10,000	\$ (500)	\$ 10,300	\$ 300	DM fee. Slight 3% increase.
24	Legal Counsel							
25	District Counsel	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
26								
27	Administrative Subtotal	\$ 25,106	\$ 44,289	\$ 32,400	\$ (11,889)	\$ 25,300	\$ (7,100)	
28								
29	EXPENDITURES - FIELD OPERATIONS							
30								
31	Electric Utility Services							
32	Utility Services	\$ 108,825	\$ 261,180	\$ 380,000	\$ 118,820	\$ 372,000	\$ (8,000)	FYE 19' - \$342,090. Rate Change
33	Water-Sewer Combination Services							
34	Utility Services	\$ 4,686	\$ 11,246	\$ 15,000	\$ 3,754	\$ 15,000	\$ -	
35	Other Physical Environment							
36	Property Insurance	\$ 39,708	\$ 38,846	\$ 40,788	\$ 1,942	\$ 43,679	\$ 2,891	Per Egis Estimates
37	Parks & Recreation							
38	Telephone Fax, Internet	\$ 1,478	\$ 3,547	3490	\$ (57)	\$ 3,600	\$ 110	
39	Maintenance & Monitoring Contracts	\$ 70,000	\$ 168,000	\$ 173,040	\$ 5,040	\$ 181,562	\$ 8,522	Trane, \$14k/month + repairs
40	Contingency							
41	Miscellaneous Contingency	\$ 4,920	\$ 11,808	\$ 6,823	\$ (4,985)	\$ 10,400	\$ 3,577	
43								
44	Field Operations Subtotal	\$ 229,617	\$ 494,628	\$ 619,141	\$ 124,513	\$ 626,241	\$ 7,100	
45								
46	Contingency for County TRIM Notice							
47								
48	TOTAL EXPENDITURES	\$ 254,723	\$ 538,916	\$ 651,541	\$ 112,625	\$ 651,541	\$ -	
49								
50	EXCESS OF REVENUES OVER	\$ (37,532)	\$ (17,658)	\$ -	\$ (17,658)	\$ -	\$ -	
51								

Proposed Budget
Encore Community Development District
Chiller Reserve Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 02/29/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
1								
2	REVENUES							
3								
4	Contributions & Donations from Private Sources							
5	Developer Contributions	\$ 140,000	\$ 280,000	\$ 280,000	\$ -	\$ 280,000	\$ -	
6	Other Miscellaneous Revenues							
7	Interest Earnings	\$ 7,376	\$ 17,702	\$ -	\$ 17,702	\$ -	\$ -	
8								
9	TOTAL REVENUES	\$ 147,376	\$ 297,702	\$ 280,000	\$ 17,702	\$ 280,000	\$ -	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE	\$ 147,376	\$ 297,702	\$ 280,000	\$ 17,702	\$ 280,000	\$ -	
14								
15	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
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	\$ 147,376	\$ 297,702	\$ -	\$ 297,702	\$ -	\$ -	
26								

Encore Community Development DistrictFISCAL YEAR 2020/2021 O&M ASSESSMENT SCHEDULE

2020/2021 O&M Budget		\$300,306.00
County Collection Cost @	2%	\$6,389.49
Early Payment Discount @	4%	\$12,778.98
2020/2021 Total:		<u>\$319,474.47</u>

2019/2020 O&M Budget		\$300,306.00
2020/2021 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>2019/2020</u>	<u>2020/2021</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 2020/2021 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 2020 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 2020/2021 Budget				
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			Developed	Undeveloped
TOTAL O&M BUDGET		\$300,306.00	\$100,789.72	\$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	EAU	Total EAUs	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 BE NO COLLECTION COSTS RELATED TO THE COUNTY FOR USE OF THE COUNTY TAX ROLL.

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCORE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Encore Community Development District ("**District**") prior to June 15, 2020, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 6, 2020

HOUR: 4:00 p.m.

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed

Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7th DAY OF MAY, 2020.

ATTEST:

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budgets for Fiscal Year 2020/2021

Exhibit A:

Approved Proposed Budgets for Fiscal Year 2020/2021

RESOLUTION 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ENCORE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2017-03 DESIGNATING THE SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Encore Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Groveland, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) previously adopted Resolution 2017-01 which designated Eric Dailey as the District’s Secretary; and

WHEREAS, the Board desires to amend Resolution 2017-03 to remove Eric Dailey and designate Bob Schleifer as Secretary.

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

Section 1. Resolution 2017-03 is hereby amended to remove Eric Dailey and designate Bob Schleifer as District Secretary.

Section 2. All other provisions of Resolution 2017-03 shall remain unchanged and in full force and effect.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of May, 2020.

ATTEST:

**ENCORE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman