



Rizzetta & Company

Encore Community Development District

Board of Supervisors' Meeting July 7, 2022

**District Office:
9428 Camden Field Parkway
Riverview, Florida 33578
813.533.2950**

www.encorecdd.org

ENCORE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Rizzetta & Company, 9428 Camden Field Parkway, Riverview, FL 33578

Board of Supervisors	Billi Johnson-Griffin Teresa Moring Dr. Hazel Harvey Julia Jackson Mae Walker	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Christina Newsome	Rizzetta & Company, Inc.
District Attorney	Sarah Sandy	Kutak Rock
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 – Riverview FL – 813-533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.encorecdd.org

Board of Supervisors
Encore Community
Development District

June 30, 2022

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, July 7, 2022, at 3:00 p.m.** at The Trio located at Encore, located at 1101 Ray Charles Blvd. Tampa, Florida 33602. The following is the agenda for the meeting:

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Report
 1. Presentation of Landscape Inspection Report..... Tab 1
 - B. District Counsel
 - C. District Engineer
 - D. Chiller System Manager
 1. Presentation of Central Energy Plant Reports – Trane..... Tab 2
 - E. Tampa Housing Authority Update
 - F. District Manager
 1. Review of Manager's Report..... Tab 3
- 4. BUSINESS ITEMS**
 - A. Trimmers Holiday Décor Proposal Tab 4
 - B. Acceptance of Fiscal Year 2020-2021 Audit Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 2, 2022,Tab 6
 - B. Consideration of Operations & Maintenance Expenditures for May 2022Tab 7
 - C. Consideration of Chiller Fund Operations & Maintenance Expenditures for May 2022Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact me at (813) 533-2950, cnewsome@rizzetta.com, or Crystal Yem at cyem@rizzetta.com.

Sincerely,
Christina Newsome
Christina Newsome
District Manager

Tab 1

ENCORE

LANDSCAPE INSPECTION REPORT



June 29, 2022

Rizzetta & Company

John Toborg – Manager, Landscape Inspection
Services



Rizzetta & Company
Professionals in Community Management

Nebraska, Scott Street, Legacy

UPDATE: Cross Point installed the three (3) East Palatka Hollies – (2) on the west side of the Reed and, unfortunately, on the west side of the Legacy where there was a dead Oak on their punchlist. It was supposed to have been installed on the south side of the Reed. I have requested they relocate this new East Palatka to the south side of the Reed.

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.

1. Tree rings along Nebraska are very weedy.
(Pic 1)



5. Remove water shoots and lift the northernmost two trees on the east side of the Legacy.
(Pic 5>)



2. The tree rings under the Crape Myrtles on the Scott Street south ROW on the north side of Lot 5 are also very weedy. They are also weedy on the north Harrison Street ROW on the south side of Lot 12.

3. **I don't believe the Palm saplings were planted under the trees on the east side of Blanche Armwood east of the Legacy – I hope not. But there are several.** If they were not, Yellowstone needs to remove them.
(Pic 3>)

4. There is a slightly leaning Oak on the east side of the Legacy. This tree should still be under warranty and the installing contractor should return and straighten it. There is still an outstanding punchlist here. (Pic 4>)



Reed Promenade, Ray Charles, Blanche Armwood, Reed West

6. Yellowstone to ensure all palms receive required amounts of fertilizer (typically 1 ½ lbs. per 100 Square Feet of Palm canopy). This Palm in front of the Reed is exhibiting slight penciling just under the crown – a symptom of nutrient deficiency. When is the next OTC inoculation scheduled for? (Pic 6>)
7. Remove all palm saplings from the ROW planters on the east ROW of Blanches Armwood north of Ray Charles.



8. Oaks on the south side of Ray Charles between Nebraska and Blanche Armwood also need to have water shoots removed.
9. Eradicate the Torpedograss in the Arboricola as well as the dollar weed in the Jasmine bed on the Ray Charles median west of Nebraska.
10. As explained in the summary, this East Palatka Holly still needs to be replaced in front of the Reed. It will be replaced with another East Palatka Holly that was mistakenly installed on the west side of the Legacy. (Pic 10>)
11. Remove palm saplings from the Reed promenade. Throughout the course of this inspection, palm saplings and water shoots were an issue.



12. This area on the SE side of the Legacy still needs to be brought to its original condition. As opposed to waiting on the Legacy's GC, I would like Yellowstone to perform this work. (Pic 12>)
13. Reduce the Copperleaf height by 1' on the roundabout. Also keep the Dw. Firebush to app. mid-thigh on the triangular island on the south side of the roundabout.
14. Here is a picture of the newly planted East Palatka Hollies on the west side of the Reed. (Pic 14>)



Ella Promenade, Governor South, Chiller Park

15. Palm saplings are also throughout the Ella promenade. There is also a lot of dollar weed in the circle of turf in the Ella promenade.

16. Lift the Crape Myrtles on the south ROW of Ray Charles on the north side of Trio.

17. The East Palatka Hollies on the east ROW of Governor, south of Ray Charles remain full of water shoots. They were also like this on May 10th. (Pic 17>)



19. Yellowstone should edge these pavers to prevent plants from creeping across. (Pic 19)



20. Springer Environmental will be beveling the edge of the pavers in some areas and add pine bark and pine straw mulch. (Pic 20>)



18. Yellowstone needs to keep up with the eradication of paver joint weeds in Chiller Park. (Pic 18>)



Hank Ballard South, Legacy South, Ray Charles East

21. Remove water shoots form the East Palatka Hollies on the west side of Hank Ballard, south of Harrison.
22. The two western-most Crape Myrtles on the south side of the Legacy also are full of water shoots.
23. Remove water shoots from the Tree Ligustrum on the eastern-most Ray Charles promenade.



Tab 2

ENCORE

Central Energy Plant Report

May 2022



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

Customer

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



Customer Contacts

Donald Haggerty, 813-341-9101

Donald.Haggerty@thafl.com

Vanessa Smith, 813-533-2950

VSmith@rizzetta.com

Jennifer Goldyn, 813-533-2950

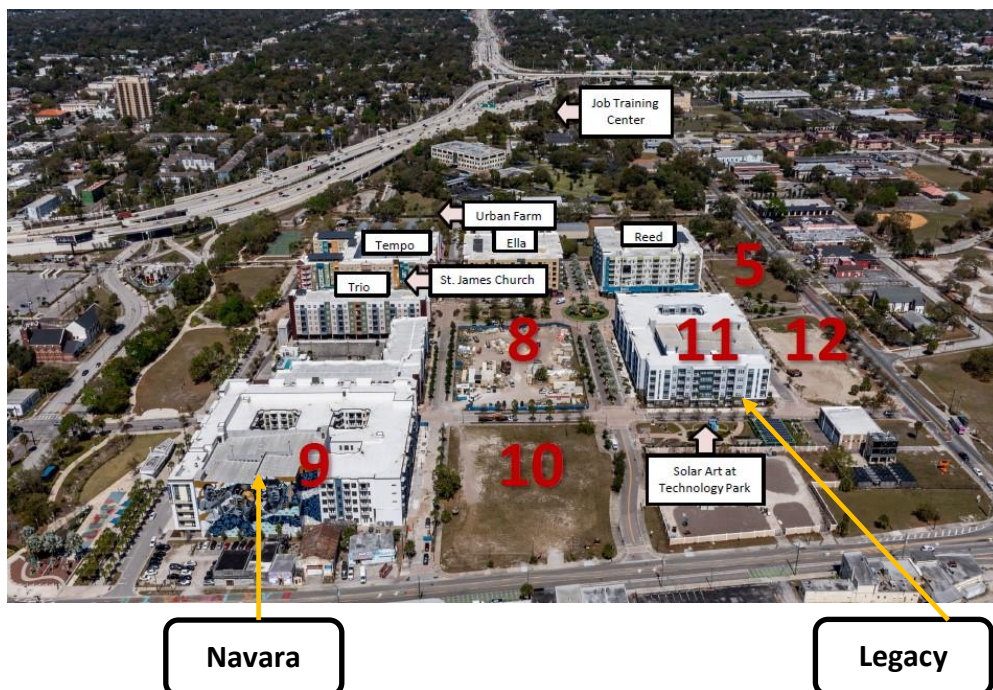
JGoldyn@rizzetta.com

SECTION 1: Energy Use

SECTION 2: Key Performance Trends

SECTION 3: Chiller Predictive Maintenance

SECTION 4: Utility Rates



SECTION 1: Energy Use

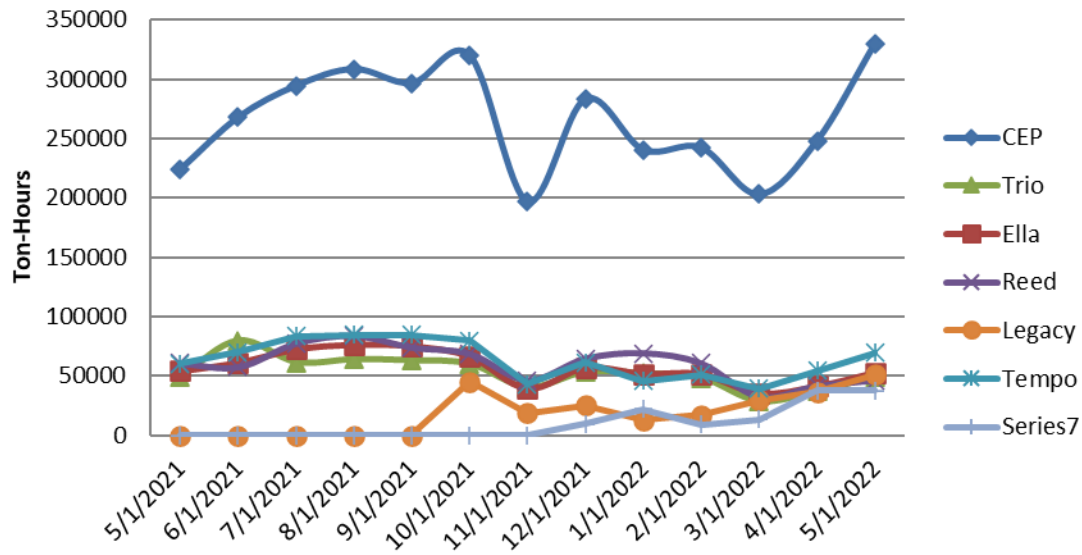
- CEP total kWh consumption increased 10%, and the total cooling degree days increased 51% from the previous month.
- The performance metrics (page 3) indicate a CEP efficiency of .36 kW/ton.
- Ton-Hour consumption increased 33% from the previous month.

The following chart shows the savings or loss month to month compared to last year. A red negative number indicates an increase in usage or cost from the previous year and a green plus value indicates a savings in usage or cost from the previous year.

CEP						
Month	2021 KWH	2021 Cost	2022 KWH	2022 Cost	KWH Difference	Cost Savings
January	84,142	\$10,036.80	102,153	\$8,628.54	-18,011	\$1,408.26
February	113,039	\$18,245.05	113,722	\$10,171.48	-683	\$8,073.57
March	106,868	\$16,294.60	87,784	\$8,856.09	19,084	\$7,438.51
April	128,594	\$23,956.93	106,996	\$12,017.24	21,598	\$11,939.69
May	220,136	\$35,935.61	118,025	\$10,980.91	102,111	\$24,954.70
June	277,266	\$27,570.61				
July	262,658	\$37,006.32				
August	231,974	\$29,377.44				
September	230,823	\$22,624.70				
October	144,809	\$15,781.59				
November	119,416	\$16,126.34				
December	132,175	\$13,196.30				
Totals	2,051,900	\$266,152.29		\$50,654.26	124,099	\$53,814.73

Row Labels	Average CHWR Temp	Average CHWS Temp	Average Delta T	Average System Flow	System Tons	Ton/Hrs	kWh	kW/Ton	CDD
2021									
Jan	38.8	37.0	1.8	1,137	262,143	65,536	84,142	1.28	51
Feb	43.1	40.2	2.9	1,226	403,844	100,961	113,039	1.12	133
Mar	45.0	40.4	4.6	1,007	570,504	142,626	106,868	0.75	206
Apr	46.2	39.8	6.4	836	641,280	160,320	128,594	0.80	277
May	46.4	41.4	5.1	1,665	897,292	224,323	220,136	0.98	474
Jun	45.0	40.7	4.4	2,048	1,072,272	268,068	277,266	1.03	527
Jul	45.9	41.2	4.7	2,020	1,177,741	294,435	262,658	0.89	590
Aug	46.3	41.3	5.1	1,962	1,233,906	308,477	231,974	0.75	586
Sep	46.4	41.1	5.3	1,911	1,186,983	296,746	230,823	0.78	519
Oct	46.3	40.7	5.5	1,859	1,279,256	319,814	144,809	0.45	457
Nov	43.6	40.6	3.0	2,200	789,742	197,435	119,416	0.60	144
Dec	44.6	40.6	4.0	2,264	1,133,218	283,304	132,175	0.47	204
2022									
Jan	44.1	40.5	3.6	2,161	962,736	240,684	102,153	0.42	81
Feb	44.5	40.6	3.9	2,248	969,727	242,432	113,722	0.47	149
Mar	44.3	40.6	3.7	1,816	812,952	203,238	87,784	0.43	277
Apr	44.7	40.4	4.3	1,922	992,030	248,008	106,996	0.43	332
May	44.9	40.4	4.5	2,420	1,317,299	329,325	118,025	0.36	500

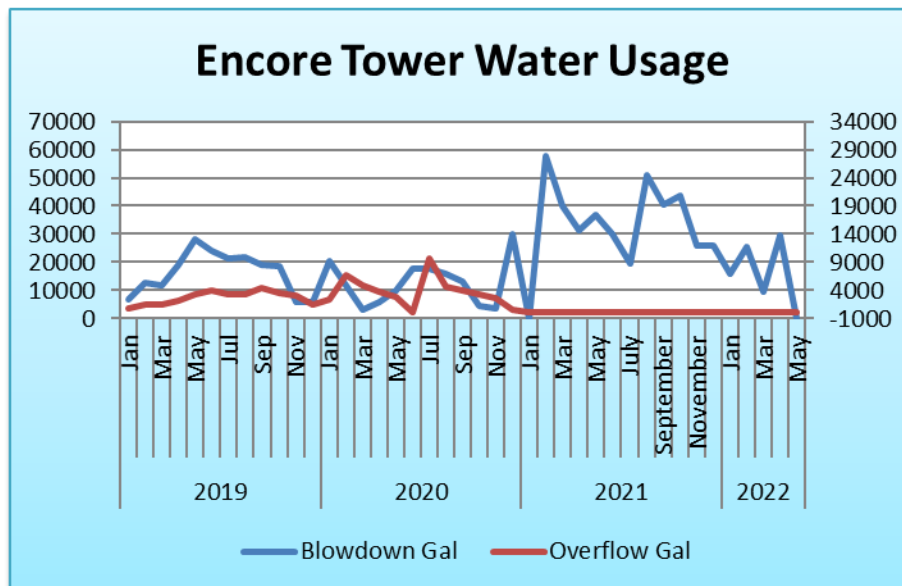
Encore Ton-Hours Consumption History



April Ton-Hour Consumption		CEP Metrics	
CEP	248,008	kWh	106,996
Trio	37,139	Total Tons	992,030
Ella	41,231	Ton-Hours	248,008
Reed	41,451	kW per Ton	0.43
Legacy	36,389		
Tempo	54,114		
Navara	37,684		
May Ton-Hour Consumption		CEP Metrics	
CEP	329,325	kWh	118,025
Trio	49,239	Total Tons	1,317,299
Ella	52,835	Ton-Hours	329,325
Reed	46,408	kW per Ton	0.36
Legacy	50,983		
Tempo	69,345		
Navara	60,515		

SECTION 2: Key Performance Trends

	This Period	Year-to-date	Comments
Plant Efficiency (kW/ton)	.36	Avg: .42	This period was above average efficiency.
Days Failed to Make Ice	31	149	Chiller #1 down for repair
Minimum Ice Level	13%	12.9%	Ice making begins after ice level has been below 20% for 15 minutes and tank glycol temperature is above 33°F.
Average Days on Ice Tanks	0	0	On average, the plant can run about 50% of the day on the ice tanks.
Maximum Days on Ice Tanks	0	0	Longer cycles between ice regeneration occurs during cooler months.
Maximum Hours on Ice	0	.6	The one hour this period is a false reading
Tower Conductivity Blow Down Gallons	0	79,969	See graph of water usage below
Tower Overflow/softener Blow Down Gallons	0	0	See graph of water usage below
Average CHW Supply Temperature	40.4	40.5	Distribution Setpoint = 39.0 degrees.



SECTION 3: Chiller Predictive Maintenance and Performance Information

Chiller 1	Average Cond Pressure	Average Cond Temperature	Average Evap Pressure	Average Evap Temperature	Average Oil Pressure High	Average Oil Pressure Low	Average Oil Diff Pressure	Average Oil Temperature	Run Hours
2022									
Jan	--	--	--	--	--	--	--	--	0
Feb	--	--	--	--	--	--	--	--	0
Mar	--	--	--	--	--	--	--	--	0
Apr	--	--	--	--	--	--	--	--	0
May	--	--	--	--	--	--	--	--	0

Chiller 2	Average Cond Pressure	Average Cond Temperature	Average Evap Pressure	Average Evap Temperature	Average Oil Pressure High	Average Oil Pressure Low	Average Oil Diff Pressure	Average Oil Temperature	Run Hours
2022									
Jan	-3.8	67.0	-9.1	38.6	28.9	5.9	23.0	101.0	743
Feb	-3.3	69.2	-9.1	38.5	22.9	28.8	6.0	102.3	655
Mar	-2.3	73.1	-9.1	38.4	29.0	6.1	23.1	104.0	720
Apr	-1.4	76.5	-9.1	38.3	29.0	6.2	22.9	106.1	719
May	1.0	85.0	-9.1	38.4	28.5	6.4	22.2	109.9	744

Condenser and Evaporator Approach Temperatures

Row Labels	Average Ch1 Condenser Approach	Ch1 Run Hours	Average Ch2 Condenser Approach	Ch2 Run Hours
2022				
Jan	--	0	-0.1	743
Feb	--	0	-0.1	655
Mar	--	0	0.0	720
Apr	--	0	0.1	719
May	--	0	4.0	744

Row Labels	Average Ch1 Evaporator Approach	Ch1 Run Hours	Average Ch2 Evaporator Approach	Ch2 Run Hours
2022				
Jan	--	0	1.4	743
Feb	--	0	1.5	655
Mar	--	0	1.6	720
Apr	--	0	1.7	719
May	--	0	1.6	744

Chiller #1

There is no chilled water performance graph for Chiller #1 due to the chiller having 0 run hours for May.

Chiller 1	Average Chilled Water Entering	Average Chilled Water Leaving	Average Chilled Water Delta T	Average Condenser Water Entering	Average Condenser Water Leaving	Average Condenser Water Delta T	Average %RLA	Run Hours
2022								
Jan	--	--	--	--	--	--	--	0
Feb	--	--	--	--	--	--	--	0
Mar	--	--	--	--	--	--	--	0
Apr	--	--	--	--	--	--	--	0
May	--	--	--	--	--	--	--	0

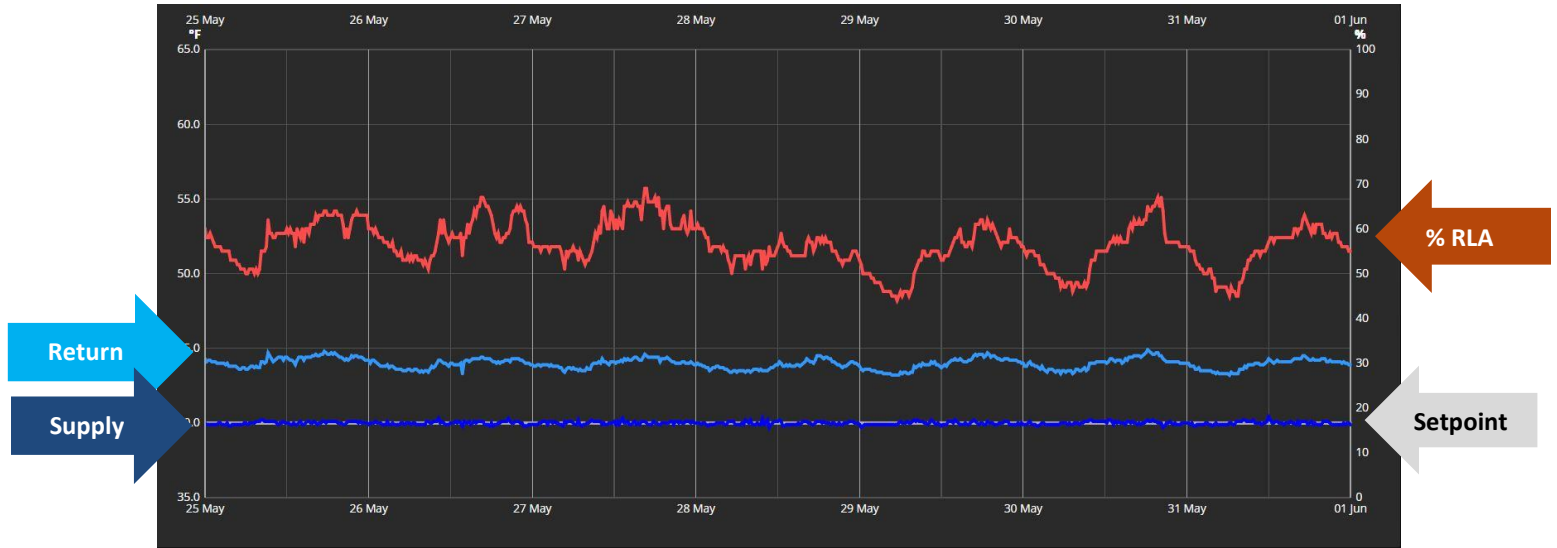
System Pressure Control

Pressure maintained well within about 2 PSI with Pumps #2 & 3 operating.



Chiller #2

Good control with the chiller operating at an average 51.2% RLA with an average 4.7-degree delta T. Run hours are approximate.



Chiller 2	Average Chilled Water Entering	Average Chilled Water Leaving	Average Chilled Water Delta T	Average Condenser Water Entering	Average Condenser Water Leaving	Average Condenser Water Delta T	Average %RLA	Run Hours
2022								
Jan	41.8	40.0	1.7	63.9	67.0	3.2	25.3	743
Feb	42.2	40.0	2.2	65.6	69.2	3.6	27.9	655
Mar	44.0	40.0	4.0	68.3	73.1	4.8	34.5	720
Apr	44.6	40.0	4.6	70.9	76.4	5.4	40.6	719
May	44.7	40.0	4.7	74.8	81.0	6.2	51.2	744

SECTION 4: 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	\$7.31/ kW	\$3.71/kW	\$7.31/ kW	\$3.71/kW	\$7.31/ kW	\$3.71/kW
Future Ice Schedule	Melt	Make	Melt	Make	Melt	Make

Tab 3



Rizzetta & Company

July 7

District Manager's Report

2022

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 4, 2022
- **Election News:** This year, Seat 1, currently held by Dr. Hazel Harvey and Seat 5, currently held by Teresa Morning are subject to election by landowners in November 2022.

<u>FINANCIAL SUMMARY</u>	<u>5/31/2022</u>
General Fund Cash & Investment Balance:	\$224,537
Chiller Operation Cash & Investment Balance:	\$379,602
Chiller Reserve Fund Investment Balance:	\$2,173,203
Total Cash and Investment Balances:	\$2,777,342
 General Fund Expense Variance:	 Over Budget
	\$11,173

****Over budget due to increased Landscape Replacement and Electrical Maintenance****

RASI Reports rasireports@rizzetta.com • CDD Finance Team CDDFinTeam@rizzetta.com

Professionals in Community Management

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Rizzetta & Company

UPDATES:

- Follow-up for holiday lighting proposals have been sent to Giella Designs, Events Done Bright and Illuminations Holiday Lighting.

Tab 4



Trimmers Holiday Decor Tampa

INVOICE	#1202
SERVICE DATE	Jun 10, 2022
INVOICE DATE	Jun 10, 2022
DUE	upon receipt

AMOUNT DUE	\$17,500.00
------------	--------------------

Encore! CDD
Rizzetta & Company
Hank Ballard St
Tampa, FL 33602

☎ (813) 533-2950
✉ CNewsome@rizzetta.com

CONTACT US

2234 Lithia Center Lane
Valrico, FL 33596

☎ (813) 545-4782
✉ patrick@trimmershd.com

INVOICE

Services	qty	unit price	amount
50% deposit for 2022 Holiday decor	1.0	\$17,500.00	\$17,500.00
Refer to estimate #615			

Total	\$17,500.00
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- Contract will automatically renew unless notification by either party by April 1st following decorating season.
- Please have palms trimmed prior to October 1st.
- Trimmers Holiday Decor retains ownership of all merchandise.
- All lighting will be commercial grade LED lighting.
- Customer is responsible for working power outlets.
- Installation by December 10th (Lighting installs begin by October 1st, Greenery begins November 1st).
- Removal of decor by January 20th (Lighting may come down after the 20th, but all greenery and visible decor will be removed by the 20th).

Service Includes:

- *Installation of Lighting
- *Service calls
- *Take down and storage

For all contracts signed by May 1st, 50% Deposit due on June 1st and final 50% will be due December 1st.

For all contracts signed between May 2nd and October 31st, 50% deposit due within 30 days of signed contract and the

final 50% payment due December 1st.

For all contracts signed after September 1st will be due in full within 30 days of signed contract.

5% late fee for payment received later then 15 day later then due date.

Accepted By: *Teresa Morning*

Print Name: Teresa Morning, Encore CDD - Board of Supervisors Vice Chairperson

Date: 06/27/2022 11:59 AM
EDT

*Please print and sign, then email back to Patrick@trimmershd.com

Tab 5

**ENCORE
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**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, 2021, 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, 2021, and the respective changes in financial position, and, where applicable, 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 Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 1, 2022, 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 solely 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.

June 1, 2022

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, 2021. 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 \$5,006,139.
- The change in the District's total net position in comparison with the prior fiscal year was \$215,684, 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, 2021, the District's governmental fund reported an ending fund balance of \$192,526, an increase of \$39,172 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.
- At September 30, 2021, the District's enterprise fund reported an ending net position of \$2,184,783, an increase of \$322,557 in comparison with the prior fiscal year.

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 maintenance functions. 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.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,						
	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Current and other assets	\$ 195,040	\$ 162,486	\$ 2,409,747	\$ 2,050,420	\$ 2,604,787	\$ 2,212,906
Capital assets, net of depreciation	2,628,830	2,774,875	-	-	2,628,830	2,774,875
Total assets	2,823,870	2,937,361	2,409,747	2,050,420	5,233,617	4,987,781
Current liabilities	2,514	9,132	224,964	188,194	227,478	197,326
Total liabilities	2,514	9,132	224,964	188,194	227,478	197,326
Net position						
Investment in capital assets	2,628,830	2,774,875	-	-	2,628,830	2,774,875
Unrestricted	192,526	153,354	2,184,783	1,862,226	2,377,309	2,015,580
Total net position	\$ 2,821,356	\$ 2,928,229	\$ 2,184,783	\$ 1,862,226	\$ 5,006,139	\$ 4,790,455

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which the ongoing program revenues exceeded cost of operations and depreciation expense.

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	
	2021	2020	2021	2020	2021	2020
Revenues:						
Program revenues						
Charges for services	\$ 302,746	\$ 301,546	\$ 754,012	\$ 659,258	\$ 1,056,758	\$ 960,804
Operating grants and contributions	-	-	280,000	280,000	280,000	280,000
General revenues	-	-	278	8,403	278	8,403
Total revenues	302,746	301,546	1,034,290	947,661	1,337,036	1,249,207
Expenses:						
General government	70,595	92,891	-	-	70,595	92,891
Maintenance and operations	339,024	334,464	-	-	339,024	334,464
Chiller operations	-	-	711,733	549,529	711,733	549,529
Total expenses	409,619	427,355	711,733	549,529	1,121,352	976,884
Increase (decrease) in net position	(106,873)	(125,809)	322,557	398,132	215,684	272,323
Net position - beginning	2,928,229	3,054,038	1,862,226	1,464,094	4,790,455	4,518,132
Net position - ending	\$ 2,821,356	\$ 2,928,229	\$ 2,184,783	\$ 1,862,226	\$ 5,006,139	\$ 4,790,455

Governmental activities

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$409,619. The costs of the District's activities were funded primarily by program revenues. Program revenues are comprised primarily of assessments in both fiscal years 2021 and 2020. In total, expenses decreased from the prior fiscal year due to decreased professional fees.

Business-type activities

For the fiscal year ended September 30, 2021, the cost of the business-type activities was \$711,733. 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, increased 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, 2021.

CAPITAL ASSETS

At September 30, 2021, the District had \$3,651,145 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,022,315 has been taken, which resulted in a net book value of \$2,628,830. 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 Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa Florida, 33614.

FINANCIAL STATEMENTS

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	Primary Government		
	Governmental	Business-type	
	Activities	Activities	Total
ASSETS			
Cash	\$ 163,997	\$ 2,109,618	\$ 2,273,615
Accounts receivable, net	3,845	256,250	260,095
Internal balances	18,200	(18,200)	-
Prepaid items and deposits	8,998	62,079	71,077
Capital assets:			
Depreciable assets, net	2,628,830	-	2,628,830
Total assets	2,823,870	2,409,747	5,233,617
LIABILITIES			
Accounts payable and accrued expenses	2,514	41,834	44,348
Unearned revenues	-	56,060	56,060
Deposits	-	78,070	78,070
Due to Developer	-	49,000	49,000
Total liabilities	2,514	224,964	227,478
NET POSITION			
Investment in capital assets	2,628,830	-	2,628,830
Unrestricted	192,526	2,184,783	2,377,309
Total net position	\$ 2,821,356	\$ 2,184,783	\$ 5,006,139

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Primary Government		
				Governmental Activities	Business-type Activities	Total
Primary government:						
Governmental activities:						
General government	\$ 70,595	\$ 70,595	\$ -	\$ -	\$ -	\$ -
Maintenance and operations	339,024	232,151	-	(106,873)	-	(106,873)
Total governmental activities	409,619	302,746	-	(106,873)	-	(106,873)
Business-type activities:						
Chiller operations	711,733	754,012	280,000	-	322,279	322,279
Total business-type activities	711,733	754,012	280,000	-	322,279	322,279
Total primary government	1,121,352	1,056,758	280,000	(106,873)	322,279	215,406
General revenues:						
Miscellaneous revenues				-	278	278
Total general revenues				-	278	278
Change in net position				(106,873)	322,557	215,684
Net position - beginning				2,928,229	1,862,226	4,790,455
Net position - ending				\$ 2,821,356	\$ 2,184,783	\$ 5,006,139

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Fund General	Total Governmental Funds
ASSETS		
Cash	\$ 163,997	\$ 163,997
Accounts receivable	3,845	3,845
Due from other funds	18,200	18,200
Prepaid items and deposits	8,998	8,998
Total assets	<u>\$ 195,040</u>	<u>\$ 195,040</u>
LIABILITIES AND FUND BALANCE		
Liabilities:		
Accounts payable and accrued liabilities	\$ 2,514	\$ 2,514
Total liabilities	<u>2,514</u>	<u>2,514</u>
Fund balance:		
Nonspendable for:		
Prepaid items and deposits	8,998	8,998
Unassigned	183,528	183,528
Total fund balance	<u>192,526</u>	<u>192,526</u>
Total liabilities and fund balance	<u>\$ 195,040</u>	<u>\$ 195,040</u>
Fund balance - governmental funds		\$ 192,526
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>(1,022,315)</u>	2,628,830
Net position of governmental activities		<u>\$ 2,821,356</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, 2021**

	Major Fund General	Total Governmental Funds
REVENUES		
Assessments	\$ 302,746	\$ 302,746
Total revenues	<u>302,746</u>	<u>302,746</u>
EXPENDITURES		
Current:		
General government	70,595	70,595
Maintenance and operations	<u>192,979</u>	<u>192,979</u>
Total expenditures	<u>263,574</u>	<u>263,574</u>
Excess (deficiency) of revenues over (under) expenditures	39,172	39,172
Fund balance - beginning	<u>153,354</u>	<u>153,354</u>
Fund balance - ending	<u>\$ 192,526</u>	<u>\$ 192,526</u>
Net change in fund balance - total governmental funds		\$ 39,172
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>\$ (106,873)</u>

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION – PROPRIETARY FUND
SEPTEMBER 30, 2021**

ASSETS

Current assets:

Cash	\$ 2,109,618
Accounts receivable, net	256,250
Due from Developer	0
Due from general fund	0
Prepaid expenses and deposits	62,079
Total current assets	<u>2,427,947</u>
Total assets	<u>2,427,947</u>

LIABILITIES

Current liabilities:

Accounts payable and accrued expenses	41,834
Due to general fund	18,200
Deposits	78,070
Due to Developer	49,000
Unearned revenue	56,060
Total current liabilities	<u>243,164</u>
Total liabilities	<u>243,164</u>

NET POSITION

Unrestricted	2,184,783
Total net position	<u><u>\$ 2,184,783</u></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, 2021**

Operating revenues:	
Charges for services:	
Chiller operations	\$ 723,918
Other operating revenues	30,094
Total operating revenues	<u>754,012</u>
Operating expenses:	
Chiller	680,151
Administrative and other	31,582
Total operating expenses	<u>711,733</u>
Operating income (loss)	<u>42,279</u>
Nonoperating revenues (expenses):	
Developer contributions	280,000
Interest income	278
Total nonoperating revenues (expenses)	<u>280,278</u>
Change in net position	322,557
Total net position, beginning	<u>1,862,226</u>
Total net position, ending	<u><u>\$ 2,184,783</u></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, 2021**

CASH FLOW FROM OPERATING ACTIVITIES	
Receipts from customers and users	\$ 656,284
Payments for goods and services	<u>(713,837)</u>
Net cash provided (used) by operating activities	<u>(57,553)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Proceeds from Developer contributions/advances	420,001
Interfund amounts	<u>18,911</u>
Net cash provided (used) by non-capital financing activities	<u>438,912</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Proceeds from sales and maturities of investments	
Interest income	<u>278</u>
Net cash provided (used) by investing activities	<u>278</u>
Net increase in cash and cash equivalents	381,637
Cash and cash equivalents - October 1	<u>1,727,981</u>
Cash and cash equivalents - September 30	<u>\$ 2,109,618</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating income (loss)	\$ 42,279
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
(Increase)/Decrease in:	
Accounts receivable	(123,498)
Prepaid expenses	(13,103)
Increase/(Decrease) in:	
Deposits	25,770
Accounts payable	<u>10,999</u>
Unearned revenue	
Total adjustments	<u>(99,832)</u>
Net cash provided (used) by operating activities	<u>\$ (57,553)</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, 2021, all five (5) seats are eligible to be elected by qualified electors in the District.

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 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 in part 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 acquisition 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, 2021, 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, 2021 was as follows:

	Beginning Balance	Additions	Disposals	Ending 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	876,270	146,045	-	1,022,315
Total accumulated depreciation	876,270	146,045	-	1,022,315
Total capital assets, being depreciated, net	2,774,875	(146,045)	-	2,628,830
Governmental activities capital assets, net	\$ 2,774,875	\$ (146,045)	\$ -	\$ 2,628,830

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 \$280,000 in the current fiscal year, and \$56,060 that has been classified as unearned revenue.

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. Certain assets were not covered by commercial insurance for the current fiscal year. 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, 2021**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 300,306	\$ 302,746	\$ 2,440
Total revenues	<u>300,306</u>	<u>302,746</u>	<u>2,440</u>
EXPENDITURES			
Current:			
General government	90,850	70,595	20,255
Maintenance and operations	209,456	192,979	16,477
Total expenditures	<u>300,306</u>	<u>263,574</u>	<u>36,732</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	39,172	<u>\$ 39,172</u>
Fund balance - beginning		<u>153,354</u>	
Fund balance - ending		<u>\$ 192,526</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, 2021.

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	Not applicable
Number of independent contractors compensated in September 2021	2
Employee compensation for FYE 9/30/2021 (paid/accrued)	Not applicable
Independent contractor compensation for FYE 9/30/2021	\$6,135
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 21
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance Affordable MF Rental(AFR) - \$146.63/unit Market Rate MF Rental(MRKR) - \$183.28/unit Affordable MF Condo(AFC) - \$219.94/unit Market Rate MF Condo(MRKC) - \$256.60/unit Hotel - \$256.60/unit Museum - \$.1833/sq ft Retail-Grocery - \$.3666/sq ft Other Retail - \$.2933/sq ft Office - \$.2444/sq ft
Special assessments collected FYE 9/30/2021	\$139,309
Outstanding Bonds	Not applicable



**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, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 1, 2022.

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.

June 1, 2022



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 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, 2021. 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, 2021.

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.

June 1, 2022



Grau & Associates

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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, 2021, and have issued our report thereon dated June 1, 2022.

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 June 1, 2022, 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.

June 1, 2022

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, 2020.

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, 2021.

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, 2021.

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, 2021. 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.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Tab 6

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 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, May 5, 2022, at 3:05 p.m.** at the office of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

Billi Johnson-Griffin	Board Supervisor, Chairman
Teresa Morning	Board Supervisor, Vice Chairman
Julia Jackson	Board Supervisor, Assistant Secretary
Mae Walker	Board Supervisor, Assistant Secretary

Also present were:

Jennifer Goldyn	District Manager, Rizzetta & Company, Inc.
Jeff Watson	Representative, Trane
Jozette Chack-On	Developer Counsel, Saxon Gilmore Callway
Sarah Sandy	District Counsel, Kutak Rock
Greg Woodcock	Cardno Engineering
David Ilonnya	Representative; Tampa Housing Authority
Layla Hartz	Representative; Tampa Housing Authority
Fredrecik Delacruz	Representative; Trane

Audience	No audience
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Goldyn called the meeting to order at 3:05p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience present at the meeting, no comments were given at the time.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

1. Presentation of Landscape Inspection Report

The Board asked about the sod behind Tempo on Scott Street. The Board stated that the lot between Scott Street and Nebraska Avenue is full trash, the Board requested

that Staff address the issue. The Board would also like additional proposals for holiday lighting.

B. District Counsel

Ms. Sandy was present; however, there was no update for the Board at the time.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors of Encore CDD, approved the evaluation criteria, for the Encore Community Development District.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors of Encore CDD, approved the evaluation criteria for lot 12 piping, for the Encore Community Development District.

The Board appointed Lorenzo and Teresa to the evaluation committee

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors of Encore CDD, appointed Lorenzo Reed and Teresa Morning to the evaluation committee, for the Encore Community Development District.

On a Motion by Ms. Morning, seconded by Ms. Johnson- Griffin with all in favor, the Board of Supervisors of Encore CDD, approved the second amendment of the Chiller Operations Agreement with Trane for Term Extension, for the Encore Community Development District.

C. District Engineer

1. Review of Stormwater Analysis

On a Motion by Ms. Johnson- Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors of Encore CDD, accepted the stormwater analysis proposal, for the Encore Community Development District.

D. Chiller System Manager

1. Presentation of Central Energy Plant Report- Trane

Mr. Watson was present.

2. Consideration of Gasket Set Proposal

On a Motion by Ms. Johnson- Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors of Encore CDD, approved to refund the Trane for Chiller repairs for \$3,216.56, for the Encore Community Development District.

On a Motion by Ms. Jackson, seconded by Ms. Johnson- Griffin with all in favor, the Board of Supervisors of Encore CDD, approved the purchase of gaskets to repair the heat exchanger not to exceed \$60,000, for the Encore Community Development District.

E. Tampa Housing Authority

Tampa Housing Authority asked about the landscaping for Trio.

F. District Manager

The next regularly scheduled meeting will be held on Thursday, July 7, 2022, at 3:00 p.m. at Trio.

1. Review of District Manager Report

Ms. Goldyn presented the district manager report to the Board.

FIFTH ORDER OF BUSINESS

**Presentation of Fiscal Year
2022/2023 Proposed Budget**

**1. Consideration of Resolution 2022-06, Approving the Fiscal Year
2022/2023 Proposed Budget and Setting the Public Hearing on the
Final Budget**

The public hearing on the final budget will be August 4th, 2022, at the Trio Building located at Encore.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors of Encore CDD approved Resolution 2022-06, approving the fiscal year 2022/2023 proposed budget and setting the public hearing on the final budget, for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Holiday Light
Proposal**

The Board asked that they speak to Holiday Lighting Trimmers.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors of Encore CDD approved the holiday lighting proposal from Trimmers, for the Encore Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion of Solar Vault O&M
Proposal**

On a Motion by Ms. Johnson- Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors of Encore CDD, accepted the Solar Vault O&M Proposal, for the

Encore Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Regular
Meeting held on May 5, 2022**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors of Encore CDD approved the minutes of the Board of Supervisors' regular meeting held on May 5, 2022, for the Encore Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for
April 2022**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors of Encore CDD approved the Operations & Maintenance Expenditures for April 2022 for the Encore Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Chiller Fund
Operations & Maintenance
Expenditures for April 2022**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors of Encore CDD approved the Chiller Fund Operations & Maintenance Expenditures for April 2022 for the Encore Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

No supervisor requests were given at the time.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning, the Board unanimously approved to adjourn the meeting at 4:36p.m., for the Encore Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 7

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures May 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2022 through May 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$8,345.20**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Billi J. Griffin	001911	BG050522	Board of Supervisors Meeting 05/05/22	\$ 200.00
Grau & Associates PA	001910	22467	Audit Services FYE 09/30/21	\$ 800.00
Julia Jackson	001912	JJ050522	Board of Supervisors Meeting 05/05/22	\$ 200.00
Kutak Rock, LLP	001908	3039761	General/Monthly Legal Services 03/22	\$ 224.50
Mae Walker	001915	MW050522	Board of Supervisors Meeting 05/05/22	\$ 200.00
Office Dynamics	001916	00034742	Bind & Ship 4 Agenda Booklets 04/22	\$ 389.60
Rizzetta & Company, Inc.	001909	INV0000067818	District Management Fees 05/22	\$ 3,885.33
Springer Environmental Services, Inc.	001914	12318	Cleanup 04/22	\$ 444.00
TECO	001918	Summary 04/22	Electric Summary 04/22	\$ 1,080.52
Teresa Morning	001913	TM050522	Board of Supervisors Meeting 05/05/22	\$ 200.00
Times Publishing Company	001917	0000223420 04/27/22	Legal Advertising 04/22	\$ 308.00
Yellowstone Landscape	001919	CM TM 168579	Monthly Landscape Maintenance 12/20 CM	\$ (3,845.02)

Encore Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	001919	TM 356495	Monthly Landscape Maintenance 05/22	\$ <u>4,258.27</u>
Report Total				\$ <u>8,345.20</u>

Date Rec'd Rizzetta & Co., Inc. 05/06/2022

D/M approval CN Date 05/10/22

ENCORE CDD

Date entered 05/06/2022 Meeting Date: 05-05-2022

Fund 001 GL 51100 OC 1101

SUPERVISOR PAY REQUEST

Check # _____

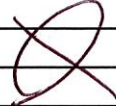
Name of Board Supervisor	Check if present	Check if paid
Dr. Hazel Harvey		
Billi Johnson-Griffin	✓	✓
Mae Walker	✓	✓
Juila Jackson	✓	✓
Teresa Morning	✓	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	<u>304P</u>
Meeting End Time:	<u>440P</u>
Total Meeting Time:	<u>1H 36M</u>

Time Over _____ (3) Hours: 

Total at \$175 per Hour: \$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	<u>\$0.00</u>

Business Mileage Round Trip	
IRS Rate per Mile	<u>\$0.585</u>
Mileage to Charge	<u>\$0.00</u>

DM Signature: _____



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. 22467
Date 05/02/2022

SERVICE

AMOUNT

Audit FYE 09/30/2021

\$ 800.00

Current Amount Due

\$ 800.00

Date Rec'd Rizzetta & Co., Inc. 05/02/2022

D/M approval CN Date 05/10/22

Date entered 05/06/2022

Fund 001 GL 51300 OC 3202

Check #

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
800.00	0.00	0.00	0.00	0.00	800.00

Payment due upon receipt.

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3039761

Client Matter No. 6723-1

Ms. Jennifer Goldyn
Encore CDD
Rizzetta & Company
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3039761
6723-1

Re: Encore CDD - General Counsel

For Professional Legal Services Rendered

03/02/22	S. Sandy	0.50	122.50	Confer with Smith regarding District records; confer with Woodcock regarding Lot 12 pipe expansion project; confer with Goldyn regarding property acquisition
03/03/22	S. Sandy	1.30	318.50	Attend conference call regarding Lot 12 pipe expansion
03/07/22	C. Stuart	0.30	126.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
03/24/22	D. Wilbourn	0.20	25.00	Prepare general election notice and resolution
03/30/22	S. Sandy	0.30	73.50	Review draft agenda; prepare election documents
TOTAL HOURS		2.60		

KUTAK ROCK LLP

Encore CDD

April 28, 2022

Client Matter No. 6723-1

Invoice No. 3039761

Page 2

TOTAL FOR SERVICES RENDERED

\$665.50

TOTAL CURRENT AMOUNT DUE

\$665.50

Date Rec'd Rizzetta & Co., Inc. 04/29/2022

D/M approval CN Date 05/03/22

Date entered 04/29/2022

Fund 001 GL 51400 OC 3107

Check #

OFFICE dynamics

not your average print shop!

RECEIVED

MAY - 6 2022

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
3434 Colwell Ave Suite 200
Tampa, FL 33614

Invoice #: 00034742

Date: 4/29/2022

Page: 1

DATE	DESCRIPTION	AMOUNT
	5 Agenda booklets 147 color copies, 111 Black & white copies, 16 Tabs and coil bound with clear front and Green Back UPS to 4 Locations	\$313.80 \$75.80
Date Rec'd Rizzetta & Co., Inc. 05/06/2022 D/M approval <u>CN</u> Date 05/16/22 Date entered 05/13/2022 Fund 001 GL 51300 OC 4803 Check #		
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: \$389.60
		Amount Applied: \$0.00
		Balance Due: \$389.60

Terms: Net 10

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

Invoice

Date	Invoice #
5/1/2022	INV0000067818

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
Accounting Services	1.00	\$1,287.50	\$1,287.50
Administrative Services	1.00	\$291.83	\$291.83
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$2,364.33	\$2,364.33
Website Compliance & Management	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>04/28/2022</u></p> <p>D/M approval <u>CN</u> Date <u>05/03/22</u></p> <p>Date entered <u>04/28/2022</u></p> <p>Fund 001 GL 51300 OC 3201 429.17</p> <p>401 51300 3201 858.33</p> <p>Check # 001 51300 3100 291.83</p> <p>001 53900 4658 700.00</p> <p>001 51300 3101 2364.33</p> <p>001 51300 5103 100.00</p>			
Subtotal			\$4,743.66
Total			\$4,743.66

Springer Environmental Services, Inc.

13841 Hwy 92 E
Dover, FL 33527

Invoice

Date	Invoice #
4/30/2022	12318

Bill To
Encore Community Development District Rizzetta & Company, Inc. 9428 Camden Field Parkway Riverview, FL 33578

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
6.25	04/05 Cleanup Session	48.00	300.00
3	04/20 Cleanup Session	48.00	144.00
	Sales Tax Collection	7.50%	0.00
<div>Date Rec'd Rizzetta & Co., Inc. <u>04/29/2022</u></div> <div>D/M approval <u>CN</u> Date <u>05/10/22</u></div> <div>Date entered <u>05/06/2022</u></div> <div>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></div> <div>Check # _____</div>			
Total			\$444.00

Encore CDD

TECO Summary 04/22

Period Covered: 03/31/22-04/29/2022

Account Number	Invoice Date	Due Date	Amount	Location	GL Account
211006275344	05/05/22	05/26/22	\$ 122.67	1101 Scott St E #A	4301
211006275609	05/05/22	05/26/22	\$ 33.86	1199 Scott St E #B	4301
211006276102	05/05/22	05/26/22	\$ 114.61	1231 Scott St E	4301
211006276375	05/05/22	05/26/22	\$ 72.03	1261 Scott St E	4301
211006276698	05/05/22	05/26/22	\$ 26.59	1261 Scott St E Chr Lights	4307
211006277001	05/05/22	05/26/22	\$ 111.75	1200 Nebraska Av N	4301
211006277597	05/05/22	05/26/22	\$ 370.06	1200 Nebraska Av N	4301
211006277886	05/05/22	05/26/22	\$ 194.43	1008 Nebraska Av N	4301
221007736350	05/05/22	05/26/22	\$ 34.52	1210 E. Hamilton Av	4301
TOTAL			\$ 1,080.52		

53100	4301	\$	1,053.93	Utility
53100	4307	\$	26.59	Street Lights
TOTAL		\$	1,080.52	

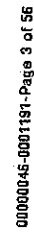
Date Rec'd Rizzetta & Co., Inc. 05/12/2022

D/M approval CN Date 05/16/22

Date entered 05/13/2022

Fund 001 GL 53100 OC 4301 1053.93
001 53100 4307 26.59

Check # _____



tampaelectric.com | f t p g+ in

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

Your Account Summary

Previous Amount Due	\$133.53
Payment(s) Received Since Last Statement	-\$133.53
Current Month's Charges	\$122.67
Total Amount Due	\$122.67



DOWNED IS DANGEROUS!

If you see a downed power line,
move a safe distance away and call 911.

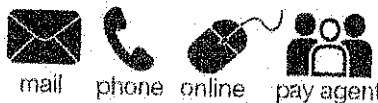
Visit tampaelectric.com/safety
for more safety tips.

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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

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: 211006275344

Current month's charges:	\$122.67
Total amount due:	\$122.67
Payment Due By:	05/26/2022

Amount Enclosed

639038077993

ENCORE COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

63903807799321.1004275344000000000000000000000000000000

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 daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright ChoicesSM – The associated fees and charges for leased outdoor lighting services.

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

Clean Energy Transition Mechanism (CETM) – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

Energy Charge – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

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.

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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.

Share – A Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

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.

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.

Account: 211006275344
Statement Date: 05/05/2022
Current month's charges due 05/26/2022



Details of Charges – Service from 03/31/2022 to 04/29/2022

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
1000291871	04/29/2022	26,790	26,032	758 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	758 kWh @ \$0.07035/kWh	\$53.33
Fuel Charge	758 kWh @ \$0.04126/kWh	\$31.28
Storm Protection Charge	758 kWh @ \$0.00315/kWh	\$2.39
Clean Energy Transition Mechanism	758 kWh @ \$0.00402/kWh	\$3.05
Florida Gross Receipt Tax		\$2.88
Electric Service Cost		\$115.13
Franchise Fee		\$7.54
Total Electric Cost, Local Fees and Taxes		\$122.67
Total Current Month's Charges		\$122.67

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

MAY 2022	25
APR	29
MAR	31
FEB	34
JAN	32
DEC	32
NOV	32
OCT	29
SEP	26
AUG	25
JUL	24
JUN	22
MAY 2021	22

Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit tampaelectric.com/solar to learn more.

00000046-0001194-Page 9 of 56

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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Your payment options are:

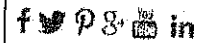
- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 866-689-6469.
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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.

ACCOUNT INVOICE

tampaelectric.com



Account: 211006275609
Statement Date: 05/05/2022
Current month's charges due 05/26/2022



Details of Charges – Service from 03/31/2022 to 04/29/2022

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
1000291870	04/29/2022	30,238	30,164	74 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	74 kWh @ \$0.07035/kWh	\$5.21
Fuel Charge	74 kWh @ \$0.04126/kWh	\$3.05
Storm Protection Charge	74 kWh @ \$0.00315/kWh	\$0.23
Clean Energy Transition Mechanism	74 kWh @ \$0.00402/kWh	\$0.30
Florida Gross Receipt Tax		\$0.79
Electric Service Cost		\$31.78
Franchise Fee		\$2.08

Total Electric Cost, Local Fees and Taxes

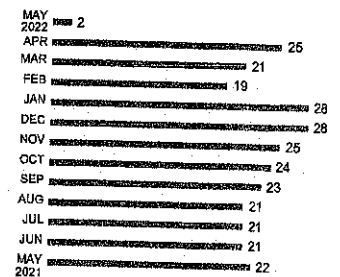
\$33.86

Total Current Month's Charges

\$33.86

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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711

Power Outages Toll-Free
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Energy-Saving Programs
813-275-3909

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

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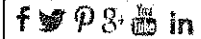
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ACCOUNT INVOICE

tampaelectric.com



Account: 211006276102
Statement Date: 05/05/2022
Current month's charges due 05/26/2022



Details of Charges – Service from 03/31/2022 to 04/29/2022

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
1000744075	04/29/2022	34,364	33,668	696 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	696 kWh @ \$0.07035/kWh	\$48.96
Fuel Charge	696 kWh @ \$0.04126/kWh	\$28.72
Storm Protection Charge	696 kWh @ \$0.00315/kWh	\$2.19
Clean Energy Transition Mechanism	696 kWh @ \$0.00402/kWh	\$2.80
Florida Gross Receipt Tax		\$2.69
Electric Service Cost		\$107.56
Franchise Fee		\$7.05

Total Electric Cost, Local Fees and Taxes
\$114.61
Total Current Month's Charges
\$114.61

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

MAY 2022	23
APR	25
MAR	27
FEB	29
JAN	31
DEC	31
NOV	30
OCT	31
SEP	32
AUG	30
JUL	31
JUN	30
MAY 2021	32

Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

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More clean energy to you

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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 daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright Choices™ – The associated fees and charges for leased outdoor lighting services.

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

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Energy Charge – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

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 Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

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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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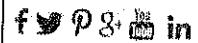
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ACCOUNT INVOICE

tampaelectric.com



Account: 211006276375
Statement Date: 05/05/2022
Current month's charges due 05/26/2022



Details of Charges – Service from 03/31/2022 to 04/29/2022

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
1000744074	04/29/2022	14,776	14,408		368 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	368 kWh @ \$0.07035/kWh	\$25.89
Fuel Charge	368 kWh @ \$0.04126/kWh	\$15.18
Storm Protection Charge	368 kWh @ \$0.00315/kWh	\$1.16
Clean Energy Transition Mechanism	368 kWh @ \$0.00402/kWh	\$1.48
Florida Gross Receipt Tax		\$1.69
Electric Service Cost		\$67.60
Franchise Fee		\$4.43

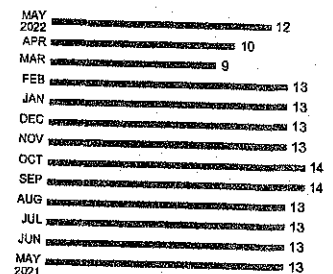
Total Electric Cost, Local Fees and Taxes

Total Current Month's Charges

\$72.03

\$72.03

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)


Important Messages

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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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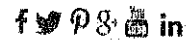
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RECEIVED
MAY - 9 2022

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/05/2022

Account: 211006277001

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



Current month's charges:	\$111.75
Total amount due:	\$111.75
Payment Due By:	05/26/2022

Your Account Summary

Previous Amount Due	\$66.02
Payment(s) Received Since Last Statement	-\$66.02
Current Month's Charges	\$111.75
Total Amount Due	\$111.75

00000046-0001203-Page 27 of 56



DOWNED IS DANGEROUS!

If you see a downed power line,
move a safe distance away and call 911.

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.

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

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:	\$111.75
Total amount due:	\$111.75
Payment Due By:	05/26/2022

Amount Enclosed \$

639038077998

ENCORE COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

6390380779982110062770010000000111755

Contact Information

Residential Customer Care

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

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866-832-6249

Hearing Impaired/TTY
711

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Tampa, FL 33631-3318

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Tampa Electric
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Tampa, FL 33601-0111

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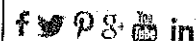
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ACCOUNT INVOICE

tampaelectric.com



Account: 211006277001
Statement Date: 05/05/2022
Current month's charges due 05/26/2022



Details of Charges – Service from 03/31/2022 to 04/29/2022

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
1000812515	04/29/2022	10,770	10,096	674 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	674 kWh @ \$0.07035/kWh	\$47.42
Fuel Charge	674 kWh @ \$0.04126/kWh	\$27.81
Storm Protection Charge	674 kWh @ \$0.00315/kWh	\$2.12
Clean Energy Transition Mechanism	674 kWh @ \$0.00402/kWh	\$2.71
Florida Gross Receipt Tax		\$2.62
Electric Service Cost		\$104.88
Franchise Fee		\$6.87

Total Electric Cost, Local Fees and Taxes

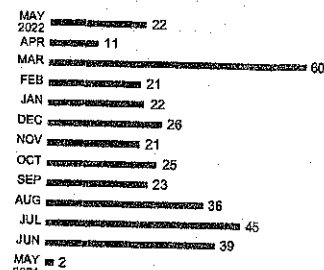
Total Current Month's Charges

\$111.75

\$111.75

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

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Help for those with special needs

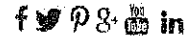
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ACCOUNT INVOICE

tampaelectric.com



RECEIVED
MAY - 9 2022

Statement Date: 05/05/2022
Account: 211006277597

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



Current month's charges:	\$370.06
Total amount due:	\$370.06
Payment Due By:	05/26/2022

Your Account Summary

Previous Amount Due	\$383.14
Payment(s) Received Since Last Statement	-\$383.14
Current Month's Charges	\$370.06
Total Amount Due	\$370.06



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tampaelectric.com/bizsave

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:	\$370.06
Total amount due:	\$370.06
Payment Due By:	05/26/2022
Amount Enclosed	\$

639038077999

ENCORE COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

6390380779992110062775970000000370067

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
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Mail Payments to

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

All Other Correspondence

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

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Florida State Tax -- A 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.

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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.

Your payment options are:

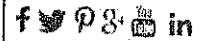
- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay 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.

ACCOUNT INVOICE

tampaelectric.com



Account: 211006277597
 Statement Date: 05/05/2022
 Current month's charges due 05/26/2022



Details of Charges – Service from 03/31/2022 to 04/29/2022

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
1000291902	04/29/2022	71,618	68,954	2,664 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	2,664 kWh @ \$0.07035/kWh	\$187.41
Fuel Charge	2,664 kWh @ \$0.04126/kWh	\$109.92
Storm Protection Charge	2,664 kWh @ \$0.00315/kWh	\$8.39
Clean Energy Transition Mechanism	2,664 kWh @ \$0.00402/kWh	\$10.71
Florida Gross Receipt Tax		\$8.68
Electric Service Cost		\$347.31
Franchise Fee		\$22.75

Total Electric Cost, Local Fees and Taxes

\$370.06

Total Current Month's Charges

\$370.06

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)

MAY 2022	89
APR	96
MAR	100
FEB	92
JAN	88
DEC	87
NOV	79
OCT	80
SEP	82
AUG	78
JUL	70
JUN	63
MAY 2021	65

Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit tampaelectric.com/solar to learn more.

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 daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright Choices™ – The associated fees and charges for leased outdoor lighting services.

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

Clean Energy Transition Mechanism (CETM) – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

Energy Charge – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

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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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.

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

Your payment options are:

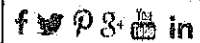
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ACCOUNT INVOICE

tampaelectric.com



Account: 211006277886
Statement Date: 05/05/2022
Current month's charges due 05/26/2022



Details of Charges – Service from 03/31/2022 to 04/29/2022

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
1000743689	04/29/2022	29,663	28,352		1,311 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	1,311 kWh @ \$0.07035/kWh	\$92.23
Fuel Charge	1,311 kWh @ \$0.04126/kWh	\$54.09
Storm Protection Charge	1,311 kWh @ \$0.00315/kWh	\$4.13
Clean Energy Transition Mechanism	1,311 kWh @ \$0.00402/kWh	\$5.27
Florida Gross Receipt Tax		\$4.56
Electric Service Cost		\$182.48
Franchise Fee		\$11.95

Total Electric Cost, Local Fees and Taxes

\$194.43

Total Current Month's Charges

\$194.43

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

MAY 2022	44
APR	44
MAR	46
FEB	46
JAN	46
DEC	38
NOV	21
OCT	23
SEP	23
AUG	21
JUL	21
JUN	21
MAY 2021	22

Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

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More clean energy to you

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00000046-0001215-Page 51 of 56

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888-223-0800 (All other counties)

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

All Other Correspondence
Tampa Electric
P.O. Box 111
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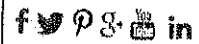
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ACCOUNT INVOICE

tampaelectric.com



Account: 221007736350
Statement Date: 05/05/2022
Current month's charges due 05/26/2022



Details of Charges -- Service from 03/31/2022 to 04/29/2022

Service for: 1210 E HAMILTON AVE, TAMPA, FL 33604-4327

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000741569	04/29/2022	1,364	1,285	79 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	79 kWh @ \$0.07035/kWh	\$5.56
Fuel Charge	79 kWh @ \$0.04126/kWh	\$3.26
Storm Protection Charge	79 kWh @ \$0.00315/kWh	\$0.25
Clean Energy Transition Mechanism	79 kWh @ \$0.00402/kWh	\$0.32
Florida Gross Receipt Tax		\$0.81
Electric Service Cost		\$32.40
Franchise Fee		\$2.12

Total Electric Cost, Local Fees and Taxes

Total Current Month's Charges

\$34.52

\$34.52

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

MAY 2022	3
APR	3
MAR	3
FEB	3
JAN	3
DEC	3
NOV	3
OCT	3
SEP	3
AUG	4
JUL	4
JUN	4
MAY 2021	3

Important Messages

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Don't be scared.

BE PREPARED.



HURRICANE SEASON BEGINS JUNE 1. GET #STORMWISE NOW.

The team at Tampa Electric works year-round to prepare for hurricanes and major storms that affect our community. Here are three quick tips to get you started preparing your home and family for storm season.

- 1 **READY TO GO, READY TO STAY.**
Authorities may issue evacuation or shelter notices 48-72 hours before possible storm impact, depending on expected storm surge and landfall; know if you're in an evacuation zone. Avoid last-minute stress by preparing two kits now - one with essentials for staying in your home without power (non-perishable food, water, flashlights, batteries, etc.); one with items you'd take with you if your home is in harm's way.
- 2 **AVOID POWER LINES AND FLOODWATERS.**
If you see a downed, detached or damaged power line, always assume it is live and dangerous, stay a safe distance away and call 911 or Tampa Electric at 877-588-1010. Floodwater risks include electric shock, drowning, bacteria and damage to vehicles. Make sure everyone in your family knows to avoid life-threatening hazards.
- 3 **REPORT AN OUTAGE.**
You can text, go online or call to report an outage.
VIA TEXT: *Text OUT using our text code 27079; or
ONLINE: Visit tampaelectric.com/outage and report your outage; or
BY PHONE: Call 877-588-1010 (you may need the account number listed on your billing statement)

FOR MORE GUIDANCE AND SAFETY TIPS GO TO tampaelectric.com/StormCenter

**If the phone number you text from is not recognized, you will be prompted to follow steps to register so you can report your outage and receive outage updates. Please have your 12-digit account number and zip code available to complete registration. Once your registration is complete, you may text OUT or UPDATE followed by the account number. Example: OUT212000000000 or UPDATE 212000000000*



GET NOTIFIED YOUR WAY



We're making it easier for you to get updates and information from us. Log in to your account and tell us how you'd like to stay informed - via text, email, or in some instances an automated phone call. Visit **tecoaccount.com** to get started.

● **Outage Notifications**

Stay in the know about outages and restorations affecting your service.

● **Bill Notifications**

Know when your bill is ready, get current balance, and more.

● **Payment Status**

Get notified when your payment is received or if a failure occurred.

● **Payment Reminder**

If we haven't received a payment, we'll remind you five days before the due date.

● **Auto Pay Reminder**

On Auto Pay? Ask for a payment reminder before the draft date so you're never surprised.

Ahora notificándole en español también... visítenos en **tecoaccount.com** para cambiar sus preferencias de notificación a español.



Tampa Bay Times

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

RECEIVED
MAY - 9 2022

Advertising Run Dates	Advertiser Name	
04/27/22	ENCORE CDD	
Billing Date	Sales Rep	Customer Account
04/27/2022	Jill Harrison	124384
Total Amount Due	Ad Number	
\$308.00	0000223420	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/27/22	04/27/22	0000223420	Times	Legals CLS	Notice of Regular Scheduled Meeting	1	2x37 L	\$306.00
04/27/22	04/27/22	0000223420	Tampabay.com	Legals CLS	Notice of Regular Scheduled Meeting Affidavit Material	1	2x37 L	\$0.00 \$2.00

Date Rec'd Rizzetta & Co., Inc. 05/09/2022

D/M approval CN Date 05/16/22

Date entered 05/13/2022

Fund 001 GL 51300 OC 4801

Check #

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
04/27/22	ENCORE CDD	
Billing Date	Sales Rep	Customer Account
04/27/2022	Jill Harrison	124384
Total Amount Due	Ad Number	
\$308.00	0000223420	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

ENCORE CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Tampa Bay Times
Published Daily

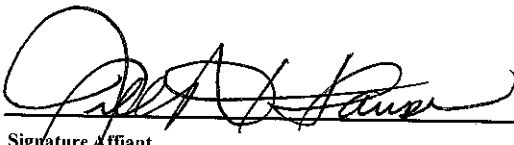
BY:

} ss

STATE OF FLORIDA
 COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative** 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: Notice of Regular Scheduled Meeting** was published in said newspaper by print in the issues of: 4/27/22 or by publication on the newspaper's website, if authorized, on

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 nor 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 Affiant

Sworn to and subscribed before me this 04/27/2022


 Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**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 May 5, 2022, at 3:00 p.m. at the offices of Rizzetta & Co., located at 9428 Camden Field Parkway, Riverview, FL 33578. 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
 Christina Newsome, District Manager
 Run Date: 04-27-2022

0000223420





CREDIT MEMO

INVOICE #	INVOICE DATE
CM TM 168579	12/1/2020
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: December 31, 2020

CM Amount: (\$3,845.02)

Description	Current Amount
Monthly Landscape Maintenance December 2020	\$3,845.02
VOID – Billed in Error, See TM 175972	(\$3,845.02)

Invoice Total \$0.00
Check #001715 (\$3,845.02)
Balance Due (\$3,845.02)

Excellence

IN COMMERCIAL LANDSCAPING

Date Rec'd Rizzetta & Co., Inc. 05/24/22

D/M approval JG Date 5.25.22

Date entered 05/24/22

Fund 001 GL 53900 OC 4604 \$3,623.00

Check # 53900 4609 \$222.00

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



INVOICE

INVOICE #	INVOICE DATE
TM 356495	5/1/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Encore CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2022

Invoice Amount: \$4,258.27

Description	Current Amount
Monthly Landscape Maintenance May 2022	\$4,258.27

Part 1 General Landscape \$2,768.10
Part 4 \$ 221.75
Part 7 \$ 424.67
Addendum 3 \$ 623.75
Fert \$ 220.00

Invoice Total **\$4,258.27**

Date Rec'd Rizzetta & Co., Inc. 05/11/2022

D/M approval CN Date 05/16/22

Date entered 05/13/2022

Fund 001 GL 53900 OC 4604

Check # _____

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

Tab 8

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

**Operation and Maintenance Expenditures
May 2022
For Board Approval
Chiller Fund**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2022 through May 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$125,788.20**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Cardno, Inc.	001542	531864	Engineering Services 05/22	\$ 396.00
Cardno, Inc.	001547	531992	Engineering Services 05/22	\$ 56,180.08
City of Tampa Utilities	001546	2175375 05/22	1237 E Harrison St 05/22	\$ 1,837.78
Frontier Florida LLC	001543	813-223-7101-092412-5 05/22	Acct 813-223-7101-092412-5 05/22	\$ 302.90
Kutak Rock, LLP	001540	3039761	General/Monthly Legal Services 03/22	\$ 441.00
Rizzetta & Company, Inc.	001541	INV0000067818	District Management Fees 05/22	\$ 858.33
Tampa Bay Trane	001548	312468635	Monthly Service Agreement 03/22	\$ 7,210.00
Tampa Bay Trane	001548	312540549	Monthly Service Agreement 04/22	\$ 7,210.00
Tampa Bay Trane	001548	312540551	Monthly Service Agreement 04/22	\$ 7,210.00
Tampa Bay Trane	001544	312616242	HVAC Asset Management Contract 05/22	\$ 14,420.00
TECO	001545	211006277308 04/22	1200 Nebraska Av N 04/22	\$ 12,017.24
TECO	001545	211006278348 04/22	1004 Nebraska Ave N C 04/22	<u>\$ 17,704.87</u>
Report Total				<u>\$ 125,788.20</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
Routing Number: 022000020 | ABA Number: 021001088
Account Number: 447007033
Email Notification: CBS.EFT@cardno.com
Taxpayer ID No. 45-2663666

Phone: 720 257 5800 | Fax: 303-945-7159 | Web: www.cardno.com

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

Encore CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614
Attention: Justin Croom

Invoice # : 531864
Project : 0202414631
Project Name : Encore CDD
Invoice Group : **
Invoice Date : 5/4/2022

For Professional Services Rendered through: 4/29/2022

Salaries

Rate Schedule Labor	337.50	
Total Salaries		337.50

Expenses

Regular Expenses	58.50	
Total Expenses		58.50
Current Invoice		396.00

Total this Invoice	396.00
Amount Due This Invoice **	396.00

Date Rec'd Rizzetta & Co., Inc. 05/05/2022

D/M approval CN Date 05/10/22

Date entered 05/06/2022

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.	3/24/2022	0.50	135.00	67.50
Call with Sitemasters regarding sidewalk removal and replacement. Send email outling additional work for sidewalk removal from orignal scope.				
	3/30/2022	0.25	135.00	33.75
Coordinate with Christine regarding street sign replacement.				
	4/6/2022	0.50	135.00	67.50
Coordinate with Legacy contractor and Lorenzo regarding tree grate substitute.				
	4/7/2022	1.25	135.00	168.75
Prepare for and attend CDD meeting via conference call.				
		----- 2.50		----- 337.50

Rate Schedule Labor **337.50**

Regular Expenses

<u>Vendor Name</u>	<u>Doc Nbr</u>	<u>Date</u>	<u>Cost</u>	<u>Multiplier</u>	<u>Amount</u>
MILEAGE					
Woodcock, Gregory J.	324816	3/1/2022	58.50	1.00	58.50
Legacy Site Review For Turnover; 100 Miles @0.585 Per Mile					

Regular Expenses **58.50**

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

Labor :	337.50
Expense :	58.50

Total Project: 0202414631 -- Encore CDD **396.00**



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
Routing Number: 022000020 | ABA Number: 021001088
Account Number: 447007033
Email Notification: CBS.EFT@cardno.com
Taxpayer ID No. 45-2663666

Phone: 720 257 5800 | Fax: 303-945-7159 | Web: www.cardno.com

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

Encore CDD
9428 Camden Field Parkway
Riverview FL 33578
Attention: Sherryl Florko

Invoice # : 531992
Project : 0202414679
Invoice Group : **
Invoice Date : 5/18/2022

Project Name : DEV Encore Chiller Plant to Lot 12
For Professional Services Rendered through: 5/13/2022

Phase Code / Name	Phase Fee	Previous Amount	Total Invoiced To Date	Pct. Comp	Current Amount
1CIV -- Civil Engineering	12,150.00	0.00	10,935.00	90.00	10,935.00
2SUE -- SUE/Survey	9,750.00	0.00	9,750.00	100.00	9,750.00
3TRANE -- Sub - Trane	11,875.00	0.00	10,687.50	90.00	10,687.50
4DES -- Design Styles	1,725.00	0.00	1,725.00	100.00	1,725.00
5VOLT -- Volt Air	11,000.00	0.00	9,900.00	90.00	9,900.00
6STRU -- Masters Engineering	7,150.00	0.00	6,435.00	90.00	6,435.00
Total :	53,650.00	0.00	49,432.50		49,432.50
Time & Materials					
*7MTG -- Meetings	0.00	0.00	6,747.58	0.00	6,747.58
Sub-Total Time & Materials:	0.00				6,747.58

Amount Due this Invoice

56,180.08

Billing Summary

Previously Billed	0.00	Contract Amount	53,650.00
Total This Invoice	56,180.08	Billed To Date	56,180.08
Percent Billed	104.72%	Contract Balance	-2,530.08
Paid To Date	0.00		

Date Rec'd Rizzetta & Co., Inc. 05/31/22

D/M approval  Date 5.31.22

Date entered 05/31/22

Fund 401 GL 51300 OC 3103

Check #

*7MTG - Meetings: Per agreement, Meetings were excluded from Prime and ALL Consultants.
See backup for detailed charges totaling \$6,747.58.

Phase : 7MTG -- Meetings

Rate Schedule Labor

<u>Class / Employee Name</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Director				
Zarlenga, Bryan L.	12/07/2021	0.50	250.05	125.03
Kickoff Meeting w/ Team & Consultants Coordinate schedule of SUE w/ Ned	01/12/2022	1.00	250.05	250.05
Kickoff Meeting w/ Greg, Team & Lorenzo	02/22/2022	2.00	250.05	500.10
Team call to review site visit from 2/18/22; discuss route and provide direction to team on connections, loads, etc. to Lot 12 from chiller plant	02/24/2022	1.00	250.05	250.05
Meeting notes from 2/22/22 Conference Call w/ Team Coordination w/ Voltair and Trane on load requirements and route options Review email and conversation w/ Lorenzo on THA direction	03/03/2022	1.50	250.05	375.08
Coordination Meeting w/ THA, CDD and Voltair/Trane to discuss status of project, updates on Options 1 & 2, direction of the Encore Development Future Building of Chiller #3, Load Requirements and Program Elements for Lots 5, 8, 10, and 12 revised, as well as corner lot at Cass & Nebraska per Leroy.	03/07/2022	0.50	250.05	125.03
Review of Voltairs/Trane's Memorandum in anticipation of Tuesdays weekly meeting	03/08/2022	1.00	250.05	250.05
Prepare and Attend weekly team meeting to review and obtain direction on Options 1 vs 2	03/09/2022	1.00	250.05	250.05
Prepare meeting notes for the team.	03/14/2022	0.50	250.05	125.03
Prepare Agenda for Meeting on Tuesday	03/15/2022	1.50	250.05	375.08
Conduct Meeting w/ Team; Review of Trane Report from Monday's Meeting; review of Schematic/Isometric Drawing From Roland; coordinate w/ BBA on discussion on Chiller Expansion Requirements	03/16/2022	1.00	250.05	250.05
Prepare and distribute Meeting Minute Notes to Team w/ Attachments	03/28/2022	2.00	250.05	500.10
Agenda, Meeting Minutes, etc.	04/05/2022	1.50	250.05	375.08
Weekly Team Meeting Update and Distribute Agenda and Meeting Minute Notes Call w/ Trane based on THA's request on Schedule Creep Coordinate call w/ Trane Construction Team on materials and review of Civil Plans	04/12/2022	1.50	250.05	375.08

Phase : 7MTG -- Meetings

Rate Schedule Labor

<u>Class / Employee Name</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Director				
Prepare and distribute Agenda; Attend Weekly Meeting w/ Client & Project Team	04/13/2022	0.50	250.05	125.03
Coordinate w/ Greg on Demand Letter sent by CDD on behalf of THA and discuss requirements of what is needed to satisfy letter.				
Coordinate w/ Susan Johnson, City of Tampa on Permit Requirements/Schedule/Sequence of Activity (Permit Fee) per request of THA	04/14/2022	2.00	250.05	500.10
Meeting Minute Notes from 4/12/22 Meeting (.75 hr) Coordinate w/ Trane & Greg Woodcock on Updated Project Schedule - prepare and distribute to Team (.75 hr) Coordinate w/ Voltair & Trane on deliverable due on Monday	04/19/2022	1.50	250.05	375.08
Prepare for Meeting, Issue Agenda, Conduct Meeting w/ Project Team	04/26/2022	2.00	250.05	500.10
Weekly Meeting w/ Design Team and Owner Prepare Weekly Agenda Prepare Previous Weeks Meeting Minutes	05/03/2022	1.50	250.05	375.08
Weekly Team Meeting w/ THA Prepare Agenda Prepare Meeting Notes from last week	05/10/2022	1.50	250.05	375.08
Prepare Agenda for meeting Conduct Weekly Meeting w/ project team				
Total: Director		25.50		6,376.33
Project Manager				
Woodcock, Gregory J.	02/08/2022	0.75	165.00	123.75
Prepare for and attend project status meeting. Send out invite for next meeting.	02/21/2022	0.25	165.00	41.25
Coordinate with Frederick and staff regarding onsite review last Friday and project meeting tomorrow	02/24/2022	0.50	165.00	82.50
Call with team to discuss project status and design moving forward	03/15/2022	0.75	165.00	123.75
Attend Weekly project meeting.				
Total: Project Manager		2.25		371.25
Rate Schedule Labor				6,747.58



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

Amount Now Due

\$1,837.78

Make Check Payable:
City of Tampa Utilities

Your Account Number
2175375



BILL DATE: 05/12/2022

PAY NEW CHARGES BY: 06/02/2022

ENCORE COMMUNITY DEVELOPMENT
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

0000 2175375 0000 183778

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: 05/12/2022

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

Service To: 05/09/2022

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
10111234	WATER	14	0	30	14	10
10111234	WATER	4	1	30	3	2
17063414	WATER	476	181	30	295	221
12024493	WATER	127	117	30	10	7
12011270	WATER	826	826	30	0	0

LAST BILLING					696.27
LESS PAYMENTS					696.27 CR
WATER BASE CHARGE 3"	1 Meter @	60.00		60.00	
WATER TIER 1 CHARGE	17.0 @	2.86		48.62	
TBW PASS-THROUGH	17.0 @	0.00		0.00	
WATER SUBTOTAL		108.62			
UTILITY TAX 10%					10.86
WASTEWATER BASE CHARGE 3"	1 Meter @	60.00		60.00	
WASTEWATER CHARGE INSIDE	322.0 @	5.15		1,658.30	

Water Usage History

Months	Gallons (1000's)
MAY	241
APR	70
MAR	191
FEB	117
JAN	194
DEC	175
NOV	347
OCT	393
SEP	381
AUG	147
JUL	738
JUN	1191
MAY	1100

Date Rec'd Rizzetta & Co., Inc. 05/17/2022

D/M approval CN Date 05/23/22

Date entered 05/17/2022

Fund 401 GL 53600 OC 4301

Check #

Pay This Amount

\$1,837.78



ENCORE COMMUNITY DEVELOPMENT
Your Monthly Invoice

Page 1 of 3

Date Rec'd Rizzetta & Co., Inc. 05/04/2022
D/M approval CN Date 05/10/22
Date entered 05/06/2022
Fund 401 GL 57200 OC 4102
Check # _____

Account Summary

New Charges Due Date 5/25/22
Billing Date 5/01/22
Account Number 813-223-7101-092412-5
PIN
Previous Balance 298.69
Payments Received Thru 4/20/22 -298.69
Thank you for your payment!
Balance Forward .00
New Charges 302.90
Total Amount Due \$302.90

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- One choice: dozens of popular channels
- One bill: bundle with internet & voice
- One price: 2-year price guarantee

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frontier.com/pay



800.801.6652



Auto Pay
frontier.com/SignUpForAutoPay



2 11



P.O. Box 709, South Windsor, CT 06074-9998

----- manifest line -----



ENCORE COMMUNITY DEVELOPMENT
3434 COLWELL AVE
STE 200
TAMPA, FL 33614-8390

PAYMENT STUB

Total Amount Due \$302.90

New Charges Due Date 5/25/22

Account Number 813-223-7101-092412-5

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

Amount Enclosed \$ _____

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

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



20900181322371010924120000000000000000302905



Date of Bill
Account Number

Page 2 of 3
5/01/22
813-223-7101-092412-5

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PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. 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. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. 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.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic 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.

Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at www.frontier.com.

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**CURRENT BILLING SUMMARY**

Local Service from 05/01/22 to 05/31/22

Qty Description	813/223-7101.0	Charge
Basic Charges		
Additional Line Unlimited		80.00
Solutions Bundle Line		87.00
2 Multi-Line Federal Subscriber Line Charge		17.46
Carrier Cost Recovery Surcharge		8.99
2 Access Recovery Charge Multi-Line Business		6.64
Frontier Roadwork Recovery Surcharge		1.75
Other Charges-Detailed Below		-52.00
City Communications Services Tax		9.81
FL State Communications Services Tax		8.00
FCA Long Distance - Federal USF Surcharge		6.90
Federal USF Recovery Charge		5.74
FL State Gross Receipts Tax		3.14
2 Hillsborough County 911 Surcharge		.80
Federal Excise Tax		.78
FL State Gross Receipts Tax		.25
2 FL Telecommunications Relay Service		.20
Total Basic Charges		185.46
Non Basic Charges		
FiberOptic Internet for Business 25/25		119.99
2 Federal Primary Carrier Multi Line Charge		11.98
Other Charges-Detailed Below		5.99
Partial Month Charges-Detailed Below		-25.00
FCA Long Distance - Federal USF Surcharge		2.86
City Communications Services Tax		.90
FL State Communications Services Tax		.72
Total Non Basic Charges		117.44

TOTAL 302.90**** ACCOUNT ACTIVITY ****

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	5/01	5.99
Additional Line Discount	AUTOCH	5/01	-30.00
Solutions Bundle Discount	AUTOCH	5/01	-22.00
813/223-7101		Subtotal	-46.01
Partial Month Charges			
FiberOptic Internet Bus 99 MO			-25.00
813/223-7101		Subtotal	-25.00
		Subtotal	-71.01

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 \$201.92 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 with this bill, the Carrier Cost Recovery Surcharge has increased to \$8.99 per account. This is a Frontier-imposed surcharge. Questions? Please contact customer service.



KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3039761

Client Matter No. 6723-1

Ms. Jennifer Goldyn
Encore CDD
Rizzetta & Company
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3039761
6723-1

Re: Encore CDD - General Counsel

For Professional Legal Services Rendered

03/02/22	S. Sandy	0.50	122.50	Confer with Smith regarding District records; confer with Woodcock regarding Lot 12 pipe expansion project; confer with Goldyn regarding property acquisition
03/03/22	S. Sandy	1.30	318.50	Attend conference call regarding Lot 12 pipe expansion
03/07/22	C. Stuart	0.30	126.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
03/24/22	D. Wilbourn	0.20	25.00	Prepare general election notice and resolution
03/30/22	S. Sandy	0.30	73.50	Review draft agenda; prepare election documents
TOTAL HOURS		2.60		

KUTAK ROCK LLP

Encore CDD

April 28, 2022

Client Matter No. 6723-1

Invoice No. 3039761

Page 2

TOTAL FOR SERVICES RENDERED

\$665.50

TOTAL CURRENT AMOUNT DUE

\$665.50

Date Rec'd Rizzetta & Co., Inc. 04/29/2022

D/M approval CN Date 05/03/22

Date entered 04/29/2022

Fund 001 GL 51400 OC 3107

Check #

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

Invoice

Date	Invoice #
5/1/2022	INV0000067818

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
Accounting Services	1.00	\$1,287.50	\$1,287.50
Administrative Services	1.00	\$291.83	\$291.83
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$2,364.33	\$2,364.33
Website Compliance & Management	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>04/28/2022</u></p> <p>D/M approval <u>CN</u> Date <u>05/03/22</u></p> <p>Date entered <u>04/28/2022</u></p> <p>Fund 001 GL 51300 OC 3201 429.17</p> <p>401 51300 3201 858.33</p> <p>Check # 001 51300 3100 291.83</p> <p>001 53900 4658 700.00</p> <p>001 51300 3101 2364.33</p> <p>001 51300 5103 100.00</p>			
Subtotal			\$4,743.66
Total			\$4,743.66

**TRANE®**

Trane U.S. Inc.
3600 Pammel Creek Road
La Crosse, WI 54601-7599
United States

Invoice

Invoice Number **312468635**

For questions please contact:

Tampa TCS SO FL

Tel: 813-877-8251

Fax: 813-877-8257

Remit Payment To

Trane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469

Invoice Date

11-MAR-2022

Customer No.

958479

Reference No.

Internal Account

4205244

Payment Terms

.5%10 NET30

Payment Due Date

10-Apr-2022

Discount Date

21-Mar-2022

Bill To

ENCORE COMMUNITY DEVELOPMENT DISTRICT
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578
UNITED STATES

Customer Tax ID

Inco Terms

Supply Location

Tampa TCS SO FL

Shipping Method

Tracking No.

Freight Terms

Bill of Lading

Sold To

ENCORE COMMUNITY DEVELOPMENT D
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578
UNITED STATES

Ship To

ENCORE COMMUNITY DEVELOPMENT D
1004 N NEBRASKA AVE
TAMPA, FL 33602

<https://www.tranetechnologies.com/customer>**CERTifyTax** - for submittal of tax exemption certificates.**iReceivables** - access invoice copies, account balances & make payments.

-1

Tax/GST ID: 25-0900465	State Tax: 0.00 0.0000%	County Tax: 0.00 0.0000%	City Tax: 0.00 0.0000%	District Tax: 0.00 0.0000%
PST/QST ID:	FL	HILLSBOROUGH	TAMPA	

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	7210.00	0.00	0.00	0.00	7210.00

Special Instructions

Contract/Call No.	Order Date	Ship Date	Purchase Order
3117815 SE		01-MAR-2022	EMAIL APPROVAL

Date	Description	Quantity	UOM	Unit Price	Extended Price
	Service Agreement 3117815 SEL Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 03/01/2022	1		7,210.000	7,210.00

Date Rec'd Rizzetta & Co., Inc. 05/23/2022

D/M approval CN Date 05/27/22

Date entered 05/25/2022

Fund 401 GL 57200 OC 4306

Check #

**TRANE®**Trane U.S. Inc.
3600 Pammel Creek Road
La Crosse, WI 54601-7599
United States

Invoice

Invoice Number **312540549**

For questions please contact:

Tampa TCS SO FL

Tel: 813-877-8251

Fax: 813-877-8257

Remit Payment ToTrane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469Invoice Date **08-APR-2022**Customer No. **958479**

Reference No.

Internal Account **4205244**Payment Terms **.5%10 NET30**Payment Due Date **08-May-2022**Discount Date **18-Apr-2022****Bill To**ENCORE COMMUNITY DEVELOPMENT DISTRICT
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578
UNITED STATES

Customer Tax ID

Inco Terms	
Supply Location	Tampa TCS SO FL
Shipping Method	
Tracking No.	
Freight Terms	
Bill of Lading	

Sold ToENCORE COMMUNITY DEVELOPMENT D
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578
UNITED STATES**Ship To**ENCORE COMMUNITY DEVELOPMENT D
1004 N NEBRASKA AVE
TAMPA, FL 33602<https://www.tranetechnologies.com/customer>**CERTifyTax** - for submittal of tax exemption certificates.**iReceivables** - access invoice copies, account balances & make payments.

-1

Tax/GST ID: 25-0900465	State Tax: 0.00 0.0000%	County Tax: 0.00 0.0000%	City Tax: 0.00 0.0000%	District Tax: 0.00 0.0000%
PST/QST ID:	FL	HILLSBOROUGH	TAMPA	

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	7210.00	0.00	0.00	0.00	7210.00

Special Instructions

Contract/Call No.	Order Date	Ship Date	Purchase Order
3117815 SE		01-APR-2022	EMAIL APPROVAL

Date	Description	Quantity	UOM	Unit Price	Extended Price
	Service Agreement 3117815 SEL Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 04/01/2022	1		7,210.000	7,210.00

Date Rec'd Rizzetta & Co., Inc. 05/23/2022D/M approval CN Date 05/27/22Date entered 05/25/2022Fund 401 GL 57200 OC 4306

Check # _____

**TRANE®**

Trane U.S. Inc.
3600 Pammel Creek Road
La Crosse, WI 54601-7599
United States

Invoice

Invoice Number **312540551**

For questions please contact:

Tampa TCS SO FL

Tel: 813-877-8251

Fax: 813-877-8257

Remit Payment To

Trane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469

Invoice Date **08-APR-2022**Customer No. **958479**

Reference No.

Internal Account **4205244**Payment Terms **.5%10 NET30**Payment Due Date **08-May-2022**Discount Date **18-Apr-2022****Bill To**

ENCORE COMMUNITY DEVELOPMENT DISTRICT
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578
UNITED STATES

Customer Tax ID

Inco Terms	
Supply Location	Tampa TCS SO FL
Shipping Method	
Tracking No.	
Freight Terms	
Bill of Lading	

Sold To

ENCORE COMMUNITY DEVELOPMENT D
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578
UNITED STATES

Ship To

ENCORE COMMUNITY DEVELOPMENT D
1004 N NEBRASKA AVE
TAMPA, FL 33602

<https://www.tranetechnologies.com/customer>**CERTifyTax** - for submittal of tax exemption certificates.**iReceivables** - access invoice copies, account balances & make payments.

-1

Tax/GST ID: 25-0900465	State Tax: 0.00 0.0000%	County Tax: 0.00 0.0000%	City Tax: 0.00 0.0000%	District Tax: 0.00 0.0000%
PST/QST ID:	FL	HILLSBOROUGH	TAMPA	

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	7210.00	0.00	0.00	0.00	7210.00

Special Instructions

Contract/Call No.	Order Date	Ship Date	Purchase Order
3117816 BA		01-APR-2022	EMAIL APPROVAL

Date	Description	Quantity	UOM	Unit Price	Extended Price
	Service Agreement 3117816 BAS Contract Type is BAS Scheduled Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 04/01/2022	1		7,210.000	7,210.00

Date Rec'd Rizzetta & Co., Inc. 05/23/2022D/M approval CN Date 05/27/22Date entered 05/25/2022Fund 401 GL 57200 OC 4306

Check # _____

**TRANE®**Trane U.S. Inc.
3600 Pammel Creek Road
La Crosse, WI 54601-7599
United States

Invoice

Invoice Number **312616242**

For questions please contact:

Tampa TCS SO FL

Tel: 813-877-8251

Fax: 813-877-8257

Remit Payment ToTrane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469

Invoice Date

11-MAY-2022

Customer No.

958479

Reference No.

3117815

Internal Account

4205244

Payment Terms

.5%10 NET30

Payment Due Date

10-Jun-2022

Discount Date

21-May-2022

Bill ToENCORE COMMUNITY DEVELOPMENT DISTRICT
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578
UNITED STATES

Customer Tax ID

Inco Terms

Supply Location

Tampa TCS SO FL

Shipping Method

Tracking No.

Freight Terms

Bill of Lading

Sold ToENCORE COMMUNITY DEVELOPMENT D
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578
UNITED STATES**Ship To**3434 COLWELL AVENUE
SUITE 200
TAMPA, FL 33614<https://www.tranetechnologies.com/customer>**CERTifyTax** - for submittal of tax exemption certificates.**iReceivables** - access invoice copies, account balances & make payments.

817114640

Tax/GST ID: 25-0900465 State Tax: 0.00 0.0000% County Tax: 0.00 0.0000% City Tax: 0.00 0.0000% District Tax: 0.00 0.0000%
PST/QST ID:

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	14420.00	0.00	0.00	0.00	14420.00

Special Instructions

MASTER CONTRACT #3117815

Contract/Call No.	Order Date	Ship Date	Purchase Order
3117815		11-MAY-2022	EMAIL APPROVAL

Line	Description	Quantity	UOM	Unit Price	Extended Price
1	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 05/01/2022	1			
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Scheduled Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 05/01/2022	1			

Date Rec'd Rizzetta & Co., Inc. 05/12/2022

D/M approval CN Date 05/16/22

Date entered 05/13/2022

Fund 401 GL 57200 OC 4306

Check #



ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 05/09/2022
Account: 211006277308

Current month's charges:	\$12,017.24
Total amount due:	\$12,017.24
Payment Due By:	05/31/2022

Your Account Summary

Previous Amount Due	\$8,856.09
Payment(s) Received Since Last Statement	-\$8,856.09
Current Month's Charges	\$12,017.24
Total Amount Due	\$12,017.24

Date Rec'd Rizzetta & Co., Inc. 05/11/22
D/M approval CN Date 05/16/22
Date entered 05/13/2022
Fund 401 GL 53100 OC 4301
Check # _____



DOWNED IS DANGEROUS!

If you see a downed power line,
move a safe distance away and call 911.

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.

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211006277308

Current month's charges:	\$12,017.24
Total amount due:	\$12,017.24
Payment Due By:	05/31/2022

Amount Enclosed \$ _____

647680027862

ENCORE COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

6476800278622110062773080000012017245

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 daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright ChoicesSM – The associated fees and charges for leased outdoor lighting services.

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

Clean Energy Transition Mechanism (CETM) – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

Energy Charge – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

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 Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

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 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.

Account: 211006277308
Statement Date: 05/09/2022
Current month's charges due 05/31/2022

Details of Charges – Service from 04/02/2022 to 05/03/2022

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

Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C12781	05/03/2022	106,996 kWh	303 kW	32 Days

Daily Basic Service Charge	32 days @ \$1.07000	\$34.24
Billing Demand Charge	303 kW @ \$4.40000/kW	\$1,333.20
Peak Demand Charge	303 kW @ \$8.99000/kW	\$2,723.97
Energy Charge - On Peak	28,553 kWh @ \$0.01183/kWh	\$337.78
Energy Charge - Off Peak	78,443 kWh @ \$0.00566/kWh	\$443.99
Fuel Charge		
On-Peak	28,553 kWh @ \$0.04480/kWh	\$1,279.17
Off-Peak	78,443 kWh @ \$0.03974/kWh	\$3,117.32
Capacity Charge	303 kW @ \$0.17000/kW	\$51.51
Storm Protection Charge	303 kW @ \$0.59000/kW	\$178.77
Energy Conservation Charge	303 kW @ \$0.81000/kW	\$245.43
Environmental Cost Recovery	106,996 kWh @ \$0.00130/kWh	\$139.10
Clean Energy Transition Mechanism	303 kW @ \$1.10000/kW	\$333.30
Florida Gross Receipt Tax		\$261.99
Electric Service Cost		\$10,479.77
Franchise Fee		\$686.42
State Tax		\$851.05

Total Electric Cost, Local Fees and Taxes

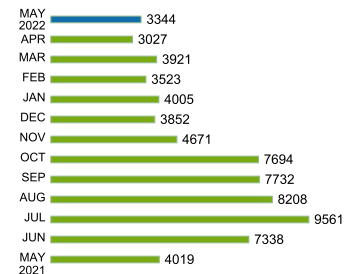
\$12,017.24

Total Current Month's Charges

\$12,017.24

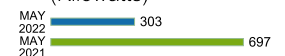
Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



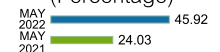
Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

About Your Usage Data

Your energy consumption is measured using complex electronic metering equipment. Readings from the meter face are not utilized for billing. If you need additional information on your billing data, call **866-832-6249**.

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit **floridadisaster.org** to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit **tampaelectric.com/solar** to learn more.



ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 05/09/2022
Account: 211006278348

Current month's charges:	\$17,704.87
Total amount due:	\$17,704.87
Payment Due By:	05/31/2022

Your Account Summary

Previous Amount Due	\$13,189.19
Payment(s) Received Since Last Statement	-\$13,189.19
Current Month's Charges	\$17,704.87
Total Amount Due	\$17,704.87

Date Rec'd Rizzetta & Co., Inc. 05/11/22
D/M approval CN Date 05/16/22
Date entered 05/13/2022
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.

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

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:	\$17,704.87
Total amount due:	\$17,704.87
Payment Due By:	05/31/2022

Amount Enclosed \$ _____

647680027863

ENCORE COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

6476800278632110062783480000017704873

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

All Other Correspondence

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

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

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

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

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

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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 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.

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(A convenience fee will be charged to your bank account or credit card.)

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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.

Account: 211006278348
Statement Date: 05/09/2022
Current month's charges due 05/31/2022

Details of Charges – Service from 04/02/2022 to 05/03/2022

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
1000848418	05/03/2022	10,691		9,743		151,680 kWh	160.0000	32 Days
1000848418	05/03/2022	3.27		0		523.68 kW	160.0000	32 Days

Daily Basic Service Charge	32 days @ \$1.07000	\$34.24
Billing Demand Charge	524 kW @ \$13.75000/kW	\$7,205.00
Energy Charge	151,680 kWh @ \$0.00730/kWh	\$1,107.26
Fuel Charge	151,680 kWh @ \$0.04126/kWh	\$6,258.32
Capacity Charge	524 kW @ \$0.17000/kW	\$89.08
Storm Protection Charge	524 kW @ \$0.59000/kW	\$309.16
Energy Conservation Charge	524 kW @ \$0.81000/kW	\$424.44
Environmental Cost Recovery	151,680 kWh @ \$0.00130/kWh	\$197.18
Clean Energy Transition Mechanism	524 kW @ \$1.10000/kW	\$576.40
Florida Gross Receipt Tax		\$415.41

Electric Service Cost **\$16,616.49**
 Franchise Fee \$1,088.38

Total Electric Cost, Local Fees and Taxes

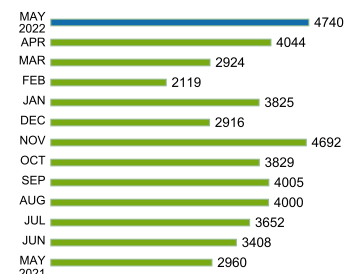
\$17,704.87

Total Current Month's Charges

\$17,704.87

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



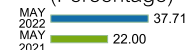
Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit tampaelectric.com/solar to learn more.