



Rizzetta & Company

Encore Community Development District

Board of Supervisors' Meeting June 1, 2023

**The Ella at Encore
1210 Ray Charles Blvd
Tampa, Florida 33602
813.533.2950**

www.encorecdd.org

ENCORE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Rizzetta & Company, 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578

Board of Supervisors	Billi Johnson-Griffin Teresa Moring Julia Jackson Mae Walker	Chair Vice Chair 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 1, 2023

REVISED FINAL AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, June 1, 2023, at 4:00 p.m.** at The Ella at Encore, located at 1210 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**
 1. Ratification of Change Order #1- Chiller Plant
Pipe Extension Lot 12.....Tab 2
 - D. Chiller System Manager**
 1. Presentation of Central Energy Plant Reports – Trane.....Tab 3
 - E. Tampa Housing Authority Update**
 - F. District Manager**
 1. **Review of Manager's Report.....Tab 4**
- 4. BUSINESS ITEMS**
 - A. Presentation of Fiscal Year 2023-2024 Proposed Budget**
 1. **Consideration of Resolution 2023-04, Approving the Fiscal
Year 2023-2024 Proposed Budget and Setting the
Public Hearing on the Final BudgetTab 5**
 - B. Consideration of Contract for Boundary
Amendment ServicesTab 6**
 - C. **Consideration of Well Replacement ProposalTab 7****
 - D. **Consideration of Electric Streetlight Maintenance.....Tab 8****
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors'**
Regular Meeting held on May 4, 2023Tab 9
 - B. Consideration of Operations and Maintenance
Expenditures for April 2023Tab 10**
 - C. Consideration of Chiller Fund Operations
and Maintenance Expenditures for April 2023Tab 11**
- 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



May 26, 2023
Rizzetta & Company
John Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Flax Lily & Chronic Turf Issues Throughout, Church

UPDATES, SUMMARY, CURRENT EVENTS:

- **The irrigation well has collapsed. We have received a proposal to dig a new well in a different location. UPDATE: We have received a second competitive quote.**

1. **Even with the collapsed well, we are still able to turn on the pump (automatically) to pull water from the cistern into the irrigation system. Every time the irrigation runs, the gator bags on the new Oaks should be filling up. Although the trees are showing signs of water stress.**
2. Crews need to look at the Flax Lily on all promenades during each visit in order to keep up with pulling out the dead growth.
3. I'm still concerned about chronically bad areas of turf that were present long before our irrigation well issue. Has Yellowstone diagnosed anything in these areas? There remain several west of the church as well as on the roundabout and Ella & Reed promenades. (Pics 3a & b>)
5. Remove fruit from palms including the Bismarck Palm on the east side of the church.
6. I have no idea what took out this Oak so quickly on the west side of the church. This cannot be related to the well being down as no symptoms were present one month ago and water stress will not kill a deeply-rooted tree so quickly. Although I do not see any damage from lightning, that is what I suspect occurred here. I will request a proposal for a replacement. (Pic 6>)



4. **I no longer see Christmas lights hanging from our Oaks, however, there remain spotlights mis-aimed as well as green-wired miniature lights surrounding the buds of several palms. (Pic 4>)**



Palm Injuries, Reed, Scott Street

7. Mentioned in a previous board meeting, it is not recommended to cause ANY type of injury into the trunk of a palm tree, especially near the buds of Bismarcks or any other type of palm. For Bismarcks, this can provide a welcome entry point for voracious Giant Palm Weevils that will kill a tree without any outward signs. Additionally, it also provides an entry point for the fungus Thielaviopsis paradoxa. Thielaviopsis trunk rot can cause the palm trunk to either collapse on itself or the canopy suddenly falls off the trunk, often without warning. These lights are being attached to the palm trunks with screws. My recommendation is to have these removed and perform quarterly root injections as a preventative for the weevil infestation. (Pic 7>)



10. This leaning “SPEEDING FINES DOUBLED” sign on the north side of the Tempo still needs to be called into the city. Is this sign even necessary anymore? (Pic 10)



8. Remove the invasives from the bud under the crown of the eastern-most Medjool Palm on the Reed promenade.
9. Yellowstone prefers to wait until the irrigation pump & well are p and running before attempting to straighten a Crape Myrtle on the north side of the Tempo. Straightening this tree will require some minor root pruning on the wide-angle side of the lean further stressing the tree, (Pic 9>)



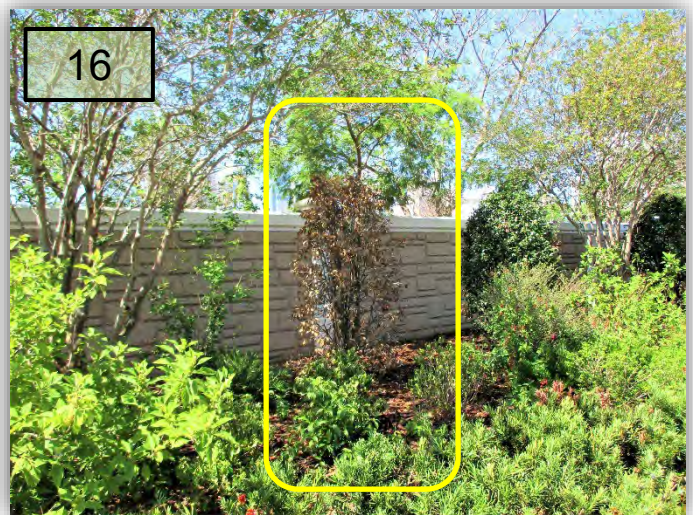
Hank Ballard, East Palatka Hollies Throughout, Chiller Park

11. I will continue to monitor these Bismarck Palms on the Hank Ballard medians north and south of Ray Charles. There are fronds that are browning; however, these may still be latent Hurricane Ian damage. (Pics 11a & b)



12. Eradicate and hand pull weeds in the triangular island on the south side of the roundabout on Hank Ballard.
13. Prune off all water shoots from all East Palatka Hollies.
14. The central portion of the “Meadow” that was nearly all brown last month has greened up nicely since it’s received some rain.
15. Remove dead Dw. India Hawthorn from the Meadow. (Pic 15>)

16. I am still awaiting a proposal to remove and replace a dead Nellie R. Stevens Holly in Chiller Park and replace with a new 45 Gal., Nellie R. Stevens Holly. (Pic 16)



Proposals

1. Yellowstone to provide a proposal to completely remove a dead Oak tree on the west side of the church and replace with a 3" caliper Live Oak. Proposal must include the construction of a 8"-10" water saucer surrounding the entire root ball as well as the installation of a 30 Gal. gator bag rigged with a flood bubbler to provide water every time the irrigation runs. (Pic 1)



Tab 2



A UES Company

GEOTECHNICAL ENGINEERING
& CONSTRUCTION
MATERIAL TESTING

May 16, 2023

Encore CDD
3434 Colwell Ave, Suite 200
Tampa, FL 33614

RE: Change Order #1

**Encore Chiller Plant Pipe Extension Lot 12
Hillsborough County, Florida
FES Project No.: 23-5870**

Dear Mrs. Newsome:

Faulkner Engineering Services, LLC (FES) is submitting Change Order #1 to the original contract (**FES Proposal No. P23-8914 Rev1 dated May 11, 2023**) for the referenced project in the amount of **\$900.00**.

Original Contract amount: **\$ 4,500.00**

Change Order #1 amount: **\$ 900.00**

Total Contract: **\$ 5,400.00**

The change order is requested because the scope of work has increased to include conducting private utility locates near the planned boring locations at the property. The following is a breakdown of the changes:

1. Coordinate and locate private buried utilities at the boring locations to facilitate conducting the soils borings.

If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,

Faulkner Engineering Services, Inc.

Pavan Kolukula

Pavan K. Kolukula, P.E.
Senior Geotechnical Engineer

Christina Newsome

Christina Newsome, District Manager

Tab 3

ENCORE

IS Energy Management Report

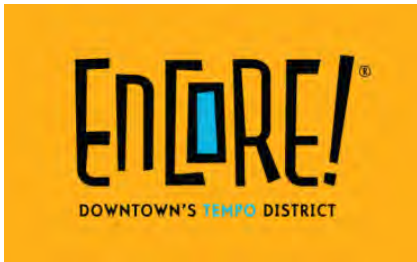
April 2023



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

Customer

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



SECTION 1: System Ton-Hour Usage

SECTION 2: Performance Trends & Water Analysis

SECTION 3: Building Efficiency Analysis

SECTION 4: Energy Trends and Usage

Customer Contacts

Donald Haggerty, 813-341-9101

Donald.Haggerty@thafl.com

Vanessa Smith, 813-533-2950

VSmith@rizzetta.com

Christina Newsome, 813-533-2950

CNewsome@rizzetta.com

SECTION 5: Time of Use Electric Rates

SECTION 6: Operations, Maintenance & Repairs

SECTION 7: Lot Management Activities

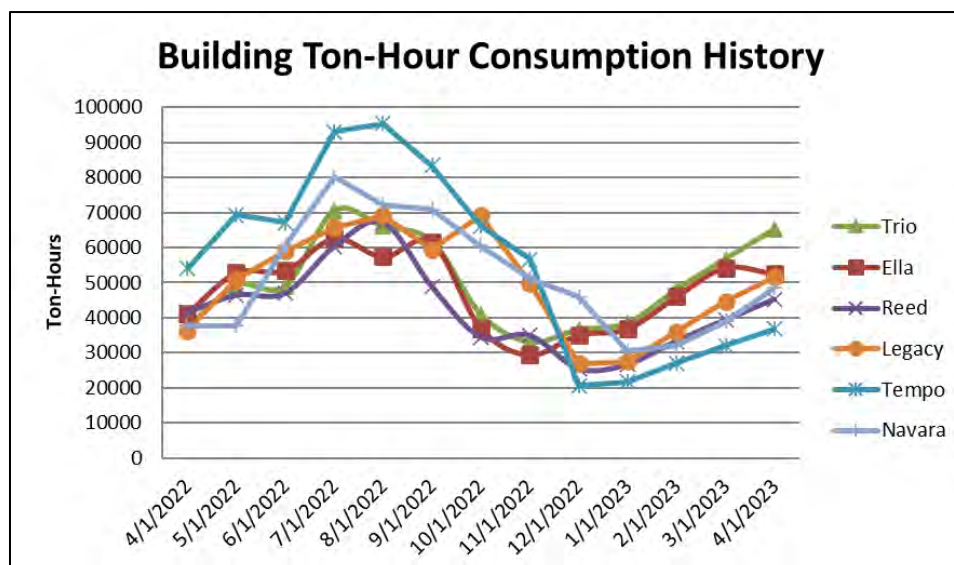
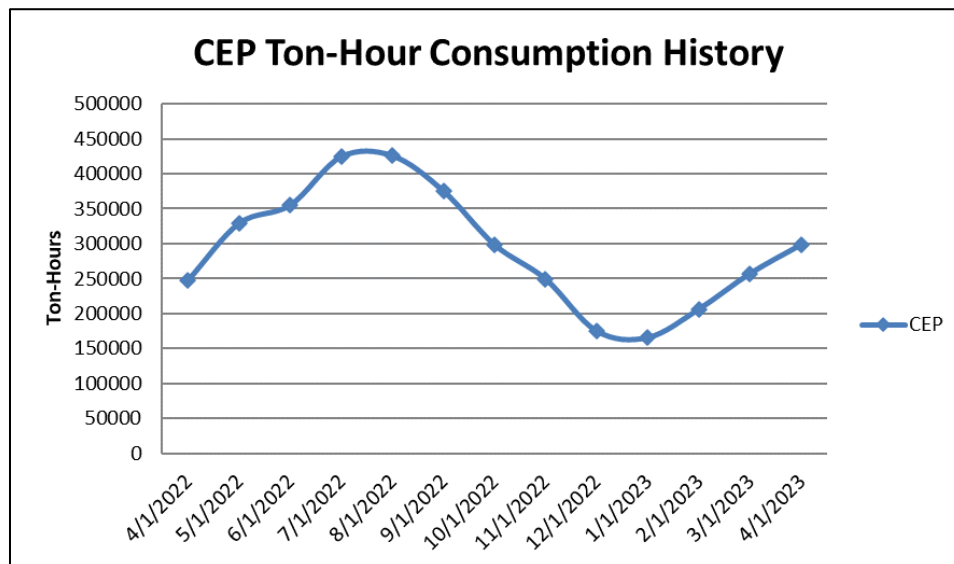
SECTION 8: Project Management Activities



SECTION 1: System Ton-Hour Usage

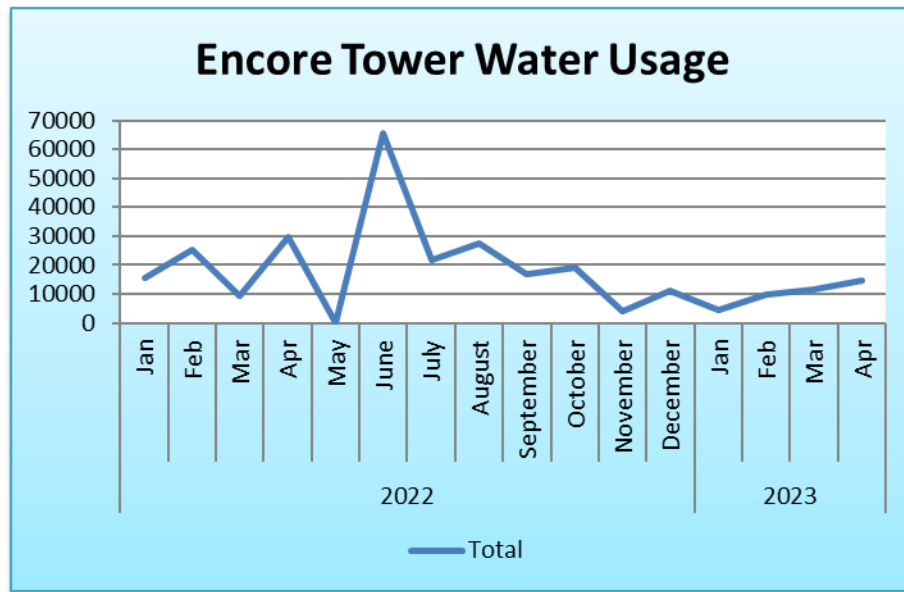
- CEP total kWh consumption increased 5%, and the total cooling degree days increased 40% from the previous month.
- The performance metrics below indicate a CEP efficiency of .42 kW/ton.
- CEP Ton-Hour consumption increased 16% from the previous month.

March Ton-Hour Consumption		CEP Metrics		April Ton-Hour Consumption		CEP Metrics	
CEP	257,368	kWh	119,252	CEP	298,575	kWh	124,933
Trio	56,711			Trio	65,218		
Ella	54,268	Total Tons	1,029,473	Ella	52,523	Total Tons	1,194,300
Reed	39,315			Reed	45,212		
Legacy	44,621	Ton-Hours	257,368	Legacy	51,607	Ton-Hours	298,575
Tempo	31,984			Tempo	36,782		
Navara	48,539	kW per Ton	0.46	Navara	56,303	kW per Ton	0.42



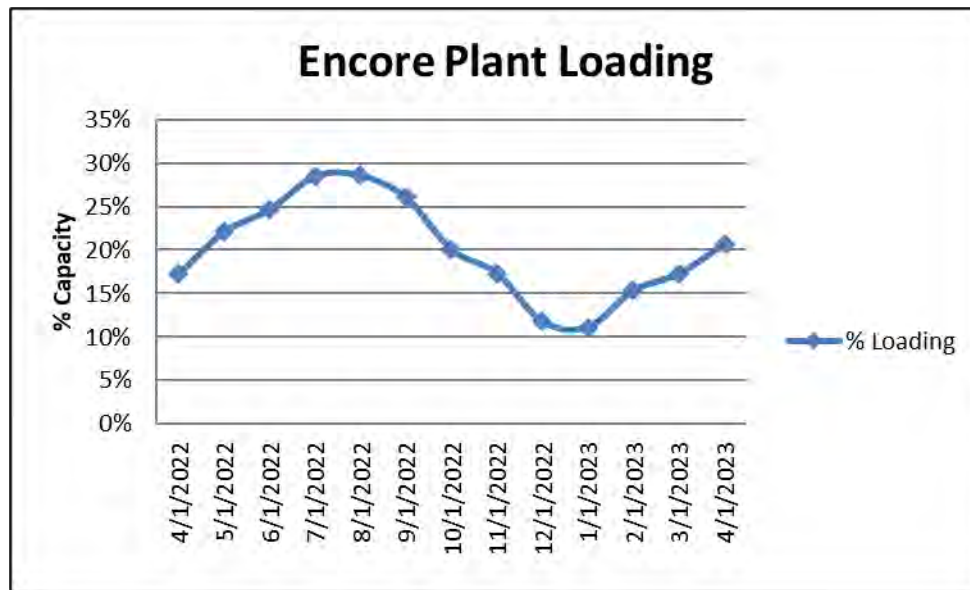
SECTION 2: Performance Trends and Water Analysis

	This Period	Last Period	Year-to-date	Comments
Plant Efficiency (kW/ton)	.42	.46	Avg: .46	This period was average efficiency.
Days Failed to Make Ice	30	31	120	Chiller #1 down for repair.
Minimum Ice Level	-.1%	-.9%	-2.9%	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	0	On average, the plant can run about 50% of the day on the ice tanks.
Maximum Days on Ice Tanks	0	0	0	Longer cycles between ice regeneration occurs during cooler months.
Maximum Hours on Ice	0	0	.3	
Tower Conductivity Blow Down Gallons	14,819	11,440	40,726	See graph of water usage below
Domestic Water	34	11	91	
Average CHW Supply Temperature	38.6	39.9	39.7	Distribution Setpoint = 39.0 degrees.



Date	Usage Gallons
2022	
Jan	15688
Feb	25337
Mar	9417
Apr	29527
May	0
June	65489
July	21753
August	27305
September	17017
October	18905
November	3944
December	11165
Total	245547

Date	Usage Gallons
2023	
Jan	4571
Feb	9896
Mar	11440
Apr	14819
May	
June	
July	
August	
September	
October	
November	
December	
Total	40726



- Current month Plant Loading of 21% was slightly higher than last month due to an increase in Ton-Hour production.

Central Plant System Information

Row Labels	Average CHWR Temp	Average CHWS Temp	Average Delta T	Average System Flow	System Tons	Ton/Hrs	kWh	kW/Ton	Cooling Degree Days
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
Jun	43.7	40.4	3.4	3,573	1,421,737	355,434	182,555	0.51	582
Jul	43.4	40.0	3.4	4,061	1,698,141	424,535	241,213	0.57	633
Aug	43.4	40.0	3.5	3,978	1,703,347	425,837	210,233	0.49	601
Sep	42.0	39.1	3.0	4,181	1,501,460	375,365	243,346	0.65	484
Oct	43.5	40.3	3.2	2,997	1,195,120	298,780	170,485	0.57	328
Nov	43.4	40.3	3.1	2,782	998,713	249,678	184,527	0.74	233
Dec	42.2	40.3	1.9	2,879	701,310	175,328	173,121	0.99	105
2023									
Jan	42.8	40.3	2.5	2,135	663,506	165,877	94,573	0.57	98
Feb	44.3	40.1	4.1	1,777	826,139	206,535	83,267	0.40	167
Mar	43.7	39.9	3.8	2,231	1,029,473	257,368	119,252	0.46	241
Apr	42.8	38.6	4.2	2,374	1,194,300	298,575	124,933	0.42	337

SECTION 3: Building Efficiency Analysis

Navara - Plant and Building Side Heat Exchanger Information

Navara Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Average Delta T Setpoint	Total Tons	Average Mixing Valve Signal	Average Mixing Valve Feedback
2022	46.6	40.3	6.3	279	8.0	631,341	21.9	0.0
Sep	49.1	41.4	7.9	242	8.0	140,586	0.0	0.0
Oct	44.8	40.1	4.7	464	8.0	205,126	14.1	0.0
Nov	46.7	40.1	6.6	261	8.0	171,041	26.8	0.0
Dec	46.7	40.1	6.6	132	8.0	114,588	24.8	0.0
2023	47.4	39.5	8.0	188	8.0	726,447	40.7	40.8
Jan	47.7	40.0	7.7	124	8.0	120,539	29.7	30.0
Feb	47.9	39.9	8.0	179	8.0	159,693	44.4	44.5
Mar	47.6	39.6	8.0	198	8.0	196,500	41.8	41.9
Apr	46.6	38.4	8.2	252	8.0	249,715	47.5	47.3

Navara Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average System CHW Diff Pressure	Average Mixing Valve Signal	Average Mixing Valve Feedback
2022	48.3	41.9	6.4	229	42	564,094	2.3	0	0.0
Oct	48.6	40.5	8.0	255	42	257,030	2.3	0	0.0
Nov	48.9	42.7	6.2	243	42	184,040	2.3	0	0.0
Dec	47.5	42.5	5.0	191	42	123,024	2.3	0	0.0
2023	48.6	42.2	6.4	237	42	754,783	2.3	93.0	92.5
Jan	48.4	43.1	5.4	189	42	129,372	2.3	97.9	97.5
Feb	48.8	42.8	6.0	230	42	156,514	2.3	97.6	97.2
Mar	48.7	42.6	6.1	250	42	194,200	2.3	95.8	95.2
Apr	48.6	40.5	8.1	280	42	274,697	2.3	80.8	79.9

Legacy - Plant and Building Side Heat Exchanger Information

Legacy Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Average Delta T Setpoint	Total Tons	Average Mixing Valve Signal	Average Mixing Valve Feedback
2022	51.0	40.4	10.6	124	10.0	593,628	53.2	0
Sep	52.3	41.6	11.1	172	10.2	124,856	73.3	0
Oct	52.0	40.2	11.8	135	10.0	200,015	75.7	0
Nov	51.5	40.2	11.3	117	10.0	160,688	35.7	0
Dec	48.8	40.3	8.6	96	10.0	108,069	36.6	0
2023	53.3	39.7	13.6	97	10.0	648,166	78.2	29.5
Jan	50.2	40.2	9.9	87	10.0	110,809	47.0	26.3
Feb	55.1	40.1	14.9	85	10.0	145,610	89.2	26.0
Mar	54.1	39.8	14.3	101	10.0	179,341	81.6	30.7
Apr	54.0	38.7	15.5	115	10.0	212,406	96.6	34.9

Legacy Bldg Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Average CHW Setpoint	Total Tons	Average CHWP-1 VFD Feedback	Average CHWP-2 VFD Feedback
2022	51.6	43.0	8.7	121	42	474,345	--	--
Sep	53.3	43.7	9.6	167	--	108,373	--	--
Oct	52.7	43.2	9.5	131	--	156,832	--	--
Nov	52.0	43.3	8.8	113	--	120,774	--	--
Dec	49.2	42.1	7.2	92	42	88,367	--	--
2023	53.4	44.9	8.5	95	42	394,543	53.7	52.1
Jan	50.5	42.8	7.7	83	42	82,864	45.5	39.5
Feb	55.2	46.2	9.0	82	42	82,289	50.0	50.0
Mar	54.2	45.5	8.7	97	42	105,594	54.2	54.2
Apr	54.0	45.0	8.9	115	42	123,796	65.1	65.1

Ella – Plant and Building Side Heat Exchanger Information

Ella Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average CHWR Flow	Plant Total Tons	Average Setpoint
2022	50.3	41.6	8.8	0.0	0	0
Nov	50.9	41.6	9.3	0.0	0	0
Dec	50.0	41.6	8.4	0.0	0	0
2023	48.1	14.9	33.2	164.3	290,271	39
Jan	49.8	-54.9	104.8	0.0	0	0
Feb	50.3	39.5	10.8	0.0	0	0
Mar	46.4	39.7	6.7	155.7	130,994	39
Apr	46.1	38.5	7.6	173.2	159,278	39.0

Ella Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Plant Delta T	Average CHW Return Flow	Bldg Total Tons	Average CHW Setpoint	Average Mixing Valve Signal
2022	53.9	41.8	12.2	138	426,408	42	0.0
Nov	55.0	42.0	12.9	160	253,568	42	0.0
Dec	53.0	41.6	11.4	118	172,840	42	0.0
2023	53.2	41.6	11.6	162	916,173	42	94.1
Jan	52.5	41.6	10.9	120	165,697	42	94.6
Feb	53.2	41.6	11.5	144	189,228	42	93.8
Mar	53.3	41.6	11.7	175	258,711	42	94.0
Apr	53.8	41.6	12.2	207	302,537	42	93.7

Reed – Plant and Building Side Heat Exchanger Information

Reed Plant Side HX	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant CHWR Flow	Plant Total Tons	Average Plant Setpoint	Average Plant Mixing Valve
2022	50.1	40.3	9.8	0.0	0	0	0.0
Sep	52.3	41.6	10.7	0.0	0	0	0.0
Oct	52.0	40.2	11.8	0.0	0	0	0.0
Nov	51.5	40.2	11.3	0.0	0	0	0.0
Dec	45.7	39.9	5.8	0.0	0	0	0.0
2023	50.0	39.4	10.6	164.6	555,956	39	47.6
Jan	46.5	39.9	6.6	0.0	0	0	0.0
Feb	47.8	39.7	8.1	0.0	0	0	0.0
Mar	52.2	39.5	12.7	153.8	240,925	39	41.7
Apr	53.3	38.3	15.0	175.6	315,031	39	53.8

Reed Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average CHW Diff Pressure
2022	53.4	42.3	11.1	119	44	319,137	19.8
Nov	53.5	42.6	10.9	141	44	182,145	19.9
Dec	53.3	42.0	11.3	98	44	136,992	19.6
2023	54.2	42.4	11.8	122	44	682,448	20.0
Jan	54.0	42.0	12.0	85	44	124,804	20.0
Feb	54.4	42.6	11.7	117	44	152,129	20.0
Mar	54.3	42.7	11.6	131	44	186,982	20.0
Apr	54.0	42.3	11.8	155	44	218,533	20.0

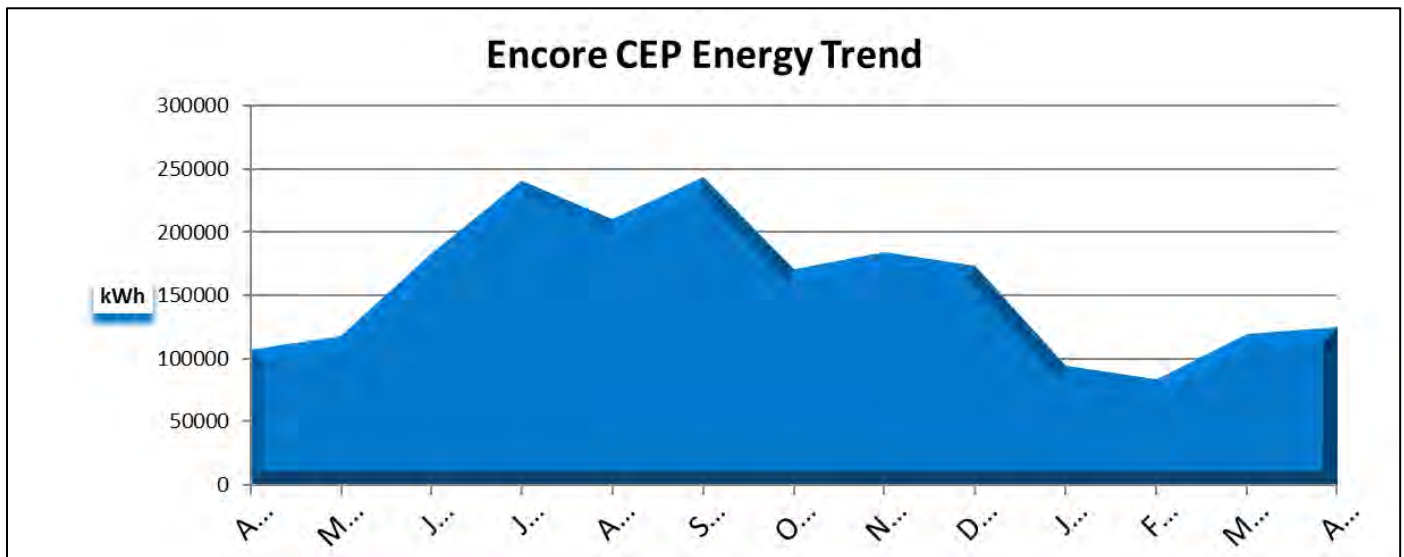


Trio – Plant and Building Side Heat Exchanger Information

Trio Plant Side HX	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant Setpoint	Average Plant CHWR Flow	Plant Total Tons	Average Mixing Valve Signal	Average Mixing Valve Feedback
2022	45.5	39.6	5.8	0	0.0	0	0.0	0.0
Nov	46.6	39.7	6.9	0	0.0	0	0.0	0.0
Dec	44.7	39.6	5.1	0	0.0	0	0.0	0.0
2023	50.1	39.6	10.4	39	75.6	215,004	100.0	92.1
Jan	46.2	39.7	6.5	0	0.0	0	0.0	0.0
Feb	52.1	40.1	12.0	0	0.0	0	0.0	0.0
Mar	50.6	40.0	10.6	39	76.0	99,355	100.0	0.0
Apr	51.6	38.7	12.9	39	75.2	115,649	100.0	92.1

Trio Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Delta T	Average CHW Return Flow	Bldg Total Tons	Average DP Setpoint	Average CHW Diff Pressure	Average Bypass Valve (%)
2022	54.8	50.2	4.6	1,892	1,923,757	17.5	17.5	0.0
Nov	55.3	51.1	4.2	2,104	998,491	17.5	17.5	--
Dec	54.3	49.4	5.0	1,687	925,266	17.5	17.5	0.0
2023	58.2	50.9	7.4	2,058	7,009,719	15.0	14.9	0.0
Jan	54.8	50.4	4.5	1,687	840,547	17.5	17.5	0.0
Feb	55.2	53.8	1.7	2,318	347,245	17.5	17.5	0.0
Mar	59.3	50.8	8.7	1,767	1,493,715	11.0	11.0	0.1
Apr	63.1	48.8	14.3	2,501	4,328,211	14.4	13.9	0.0

SECTION 4: Energy Trends and Usage



The following chart shows the savings or loss month to month compared to the base year 2019. A red negative number indicates an increase in usage or cost and a green plus value indicates a savings in usage or cost.

CEP						
Totals for 2020	2,466,541	\$266,152.29	1,980,821	\$158,320.43	485,720	\$107,831.86
Totals for 2021	2,466,541	\$266,152.29	2,051,900	\$197,142.74	414,641	\$69,009.55
Totals for 2022	2,466,541	\$266,152.29	1,934,160	\$178,002.72	532,381	\$88,149.57
Month	2019 KWH	2019 Cost	2023 KWH	2023 Cost	KWH Difference	Cost Savings
January	94,511	\$10,036.80	94,573	\$11,209.66	-62	-\$1,172.86
February	171,391	\$18,245.05	83,267	\$8,280.80	88,124	\$9,964.25
March	146,726	\$16,294.60	119,252	\$13,927.11	27,474	\$2,367.49
April	215,434	\$23,956.93	124,933	\$14,250.40	90,501	\$9,706.53
May	322,820	\$35,935.61				
June	247,855	\$27,570.61				
July	332,507	\$37,006.32				
August	263,100	\$29,377.44				
September	202,021	\$22,624.70				
October	205,566	\$15,781.59				
November	140,602	\$16,126.34				
December	124,008	\$13,196.30				
Totals	2,466,541	\$266,152.29	422,025	\$47,667.97	206,037	\$20,865.41
				Totals	1,638,779	\$285,856.39

SECTION 5: Time of Use Electric Rates

Tampa Electric Monthly Charges

Daily Basic Service Charge (based on number of days in the month)	\$1.08000
Billing Demand Charge (based on demand)	\$4.44000/kW
Peak Demand Charge (based on peak demand)	\$9.06000/kW
Capacity Charge (based on demand)	\$0.017000/kW
Storm protection Charge (based on demand)	\$0.59000/kW
Energy Conservation Charge (based on demand)	\$0.81000/kW
Environmental Cost Recovery (based on kWh used)	\$0.00130/kWh
Clean Energy Transition Mechanism (based on demand)	\$1.10000/Kw
Florida Gross Receipt tax	
Franchise Fee	
State Tax	

Tampa Electric 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
Energy Charge	\$0.01193/kWh	\$0.00571/kWh	\$0.01183/kWh	\$0.00566/kWh	\$0.01183/kWh	\$0.00566/kWh
Fuel Charge	\$0.04480/kWh	\$0.03974/kWh	\$0.04480/kWh	\$0.03974/kWh	\$0.04480/kWh	\$0.03974/kWh
Future Ice Schedule	Melt	Make	Melt	Make	Melt	Make

SECTION 6: Operations, Maintenance, and Repair Status

Completed Maintenance & Repairs

Chiller 1 5/12/232	Tech: Ron Speicher, found chiller alarmed on oil temperature. Found oil heater bad. Attempted to remove heater but it has blown and will not come out of the well. Ordered new oil heater from Trane Parts. Returned on 5-2-23 and removed the blown oil heater from the well. Installed spare oil heater in well and checked operation. Returned 5-4-23 and met contractor and Jeff Watson to discuss putting chiller on the main loop until the heat exchanger can be repaired/replaced. Plant tripped main power while I was on site and CW pump tripped on over amp, reset pump. Chiller tripped on loss of oil, reset. Monitored operation of plant after power failure. Left all running. The condenser approach on Chiller 2 has come down to .5 after the loop was super chlorinated. 5-12-23, picked up oil heater. Installed new oil heater on Chiller 1.
Chiller 2 5/1 & 5/3/23	Tech: Ron Speicher, chiller tripped on low refrigerant temperature. Found leaving water temperature sensor bad. Replaced sensor, bound, and checked operation. Ordered replacement SEN 2133. Found the approach very high in the condenser, 16 at full load, suspect tubes are fouled and need brushing. 5-3-23, returned with new sensor. Found cooling towers overflowing, called Javier and had him resolve the overflow issue, too many pumps were running, and not enough cooling towers were being used.
FM-T, CH-2 Flow Meter 4/5 & 4/6/23	Tech: Javier Suris, the meter had developed a leak at the compression fitting. I had fixed it, but it began leaking again. Moved the position again and it slowed down but still leaks. Contacted Onicon TS. It's not field repairable, so it needs to be sent in or dropped off. Removed the sensor and temporarily put the point out of service. I will drop it off tomorrow. Dropped off the meter at Onicon. Picked up glue for the insulation repair later on.
Ice Tanks 3/30 & 4/3/23	Tech: Ron Speicher, drove to the site and gained access to the equipment. Checked water level and clarity. Water clarity looks ok. Water level is low on several tanks. Found Ice Meter not working, no bubbles at ice tank, needs further evaluation. I will return and top off the ice tanks that are low with city water.
Reed – Plant UC600 3/1/23	Tech: Javier Suris, picked up cable from Mike Poirson. Ran wire and made connections for communication from the Plant UC600 to the SC. Used Link-1 BACnet MS/TP. Set UC protocol address and mac address. Discovered the device, assigned template, and installed it. Checked device communication status. Let Frank Garfi and Mike Poison know of the change.
Ella – Plant UC600 3/1/23	Tech: Javier Suris, the plant controller is Siemens and uses BACnet isolated comm configuration. Ran wire and made connections for communication from the Plant UC600 to the mechanical room FCU which is Siemens controller. Used Link-1 BACnet MS/TP. Set UC protocol address and mac address. Discovered the device, assigned template, and installed it. Checked device communication status. Let Frank Garfi and Mike Poison know of the change.
Trio – Plant UC600 3/1/23	Tech: Javier Suris, picked up cable from Mike Poirson. Ran wire and made connections for communication from the Plant UC600 to the SC. Used Link-2 BACnet MS/TP. Set UC protocol address and mac address. Discovered the device, assigned template, and installed it. Checked device communication status. Let Frank Garfi and Mike Poison know of the change.
CEP CHWP-3 Insulation 2/8/23	Tech: Javier Suris, met with the insulators and let them in the plant. Verified the work was done. Always a good job by Meredith guys.
CEP Inspection 2/7 & 2/8/23	Tech: Javier Suris, worked on the inspection. Completed BAS inspection. Checked controllers, software, applications, electrical, operation and backed up. Checked sensors and equipment. Workstation PC operating system is Windows 7. Need to upgrade to Windows 10 or replace it. Cisco Linksys ethernet switch is bad. Need new switch. Ordered new ethernet switch. Picked up new ethernet switch from the store. Installed the new device and tested communications. Completed the inspection on the BAS equipment.
CEP Annual Inspection – All Equipment 1/12/23 thru 2/7/23	<p>Techs: Javier Suris and Justin Kamowski.</p> <p>CH-1 - ordered needed parts for annual inspection. Picked up tube brush machine and rigging. Picked up parts and materials. Drained the condenser barrel and dropped the head. Very dirty. Setup to begin brushing tubes. Went to Parts Supply to get oil sample kits. Brushed condenser tubes. Cleaned head and flanges, installed new O-ring, closed the barrel. Opened isolation valves and checked for leaks. Changed oil, purge, and oil return line filters. Pulled oil sample and sent to the lab. Went to the shop and properly disposed of old parts. Returned rigging equipment. Electrical inspection. Megged the motor. Connected to the unit controller and saved a report. Also exercised IGVs. NOTE: THIS CHILLER IS OUT OF SERVICE DUE TO REPAIRS ON THE HX.</p> <p>CH-2 - Annual inspection. Shut down the chiller briefly. Changed the oil filter. Restored the machine. Changed purge and evaporator oil return line filter dryers. Collected oil sample and sent to the lab. Checked the operation and logged it. Saved report. Went to the shop and properly disposed of old parts. NOTE: THE CHILLER CANNOT BE SHUTDOWN FOR AN EXTENDED PERIOD OF TIME DUE TO CH-1 BEING OUT OF SERVICE.</p> <p>FCU-1 and 2 - Changed the filters, checked belt, drain pan, and drain line, checked the fan and coil. NOTE: The coil is a little dirty and needs to be cleaned. Added drain line cleaner. Checked electrical.</p> <p>Performed annual inspections on all other equipment. Inspected, cleaned, and exercised all building lot gate valves.</p>

CEP CHWP-3 12/19/22 thru 1/30/23	<p>Tech: Javier Suris, met with TAW Tech. They had just installed a new pump assembly and closed it down. Opened the valves and bled air out of the casing. Removed LOTO and reapplied power to the VFD. Ran the pump in hand up to 100%. Some cavitation in the pump. Continue to bleed air out. Put the VFD back in Auto. Logged to the Tracer and removed the Override OFF. The pump began to run in Auto. Checked the operation. TAW damaged the insulation box while taking apart the pump and they left it that way. Contacted Jeff W and we will have an insulator to repair the box.</p> <p>Waiting for insulation to be repaired by Meredith Insulation. Set the schedule. Job completed.</p>
CEP CH-2 1/9/23	<p>Tech: Javier Suris, monthly meter readings for IS.</p> <p>Supply water line to CH-2 was vibrating. Found the pump pushing too much water through the chiller (16 psid). The chiller nominal flow is 1440 gpm at 5 psid. Lowered plant DP setpoint to 8 psid. Monitored the buildings and were satisfied. Flow through the chiller is approximately 1800 gpm. Will continue to monitor.</p>

Chiller #2 Chilled & Condenser Water Performance

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
Jun	43.6	40.0	3.6	79.0	86.2	7.2	62.7	720
Jul	43.2	40.0	3.2	80.5	88.3	7.8	68.0	744
Aug	43.1	40.0	3.1	80.6	88.5	7.9	69.6	744
Sep	42.8	40.1	2.7	78.9	86.1	7.3	62.5	701
Oct	43.2	40.0	3.2	71.7	77.8	6.0	45.5	743
Nov	43.1	40.0	3.1	71.1	76.7	5.6	41.1	721
Dec	41.8	40.0	1.8	65.1	69.8	4.7	30.6	739
2023								
Jan	42.3	40.0	2.3	65.0	69.1	4.0	29.0	743
Feb	43.8	40.0	3.8	69.4	74.2	4.8	36.1	672
Mar	43.3	40.0	3.2	71.8	76.7	4.9	43.1	743
Apr	42.6	40.0	2.6	73.2	79.2	6.0	53.4	720

Chiller #2 Predictive Maintenance Information

Chiller 2	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temperature	Run Hours
2022									
Jan	-3.8	67.0	-0.1	-9.1	38.6	1.4	23.0	101.0	743
Feb	-3.3	69.2	-0.1	-9.1	38.5	1.5	6.0	102.3	655
Mar	-2.3	73.1	0.0	-9.1	38.4	1.6	23.1	104.0	720
Apr	-1.4	76.5	0.1	-9.1	38.3	1.7	22.9	106.1	719
May	1.0	85.0	4.0	-9.1	38.4	1.6	22.2	109.9	744
Jun	0.4	83.1	-3.1	-9.1	38.4	1.6	22.0	116.3	720
Jul	2.6	89.4	1.1	-9.1	38.0	2.0	21.9	119.0	744
Aug	3.4	92.7	4.3	-9.2	37.9	2.1	21.8	123.4	744
Sep	1.6	86.8	0.7	-9.1	38.1	2.0	22.0	116.1	701
Oct	-0.9	78.2	0.4	-9.1	38.5	1.5	22.1	106.8	743
Nov	-1.2	77.1	0.4	-9.1	38.6	1.4	22.1	107.2	721
Dec	-2.9	70.4	0.6	-9.1	38.6	1.4	22.3	102.6	739
2023									
Jan	-3.1	69.8	0.8	-9.1	38.5	1.5	22.4	103.1	743
Feb	-1.6	75.9	1.7	-9.1	38.3	1.7	22.2	107.8	672
Mar	-1.2	77.4	0.7	-9.1	38.4	1.6	22.0	112.1	743
Apr	1.4	86.3	7.1	-9.3	36.9	3.1	22.0	117.9	720

Condenser approach temperature very high. Tubes are probably fouled.
Ron indicated on 5/4/23, the condenser approach temperature was .5
after loop cleaning.

Water Treatment Information



Service Report

Quarterly Chilled Loop Service Report
Wednesday, April 5, 2023 5:01 PM EDT

Encore Chiller Plant
Encore Chiller Plant
1202 N. Governor St
Tampa FL 33602
(813) 877-8251

Report Number: 551112
Recorded By: Juan Valenzuela
jvalenzuela@chemtexcorp.com

Chiller Plant - Chilled Loop

Test	Chill Loop			
pH	10.4 9 - 11			
Conductivity (as μmhos)	1226 1500 - 3000			
Iron (ppm as Fe)	0 1 max			
Sodium Nitrite (ppm as NaNO_2)	230 800 - 1200			

Chill Loop

Online

Levels of Sodium Nitrite were found to be lower than the minimum wanted for this system. We don't exactly how and where we are losing the inhibitor. Brian, Javier and I let the system bleed for a while to test the new installed water make up water sensor, in order to discard the hypothesis of having a leak somewhere in the system. We are very optimistic that this might not be the case. The filter on the pot feeder was changed and it was left open in order to have a good water circulation, this pot feeder has the particularity that it condenses a very significant amount of water, making the floor to be constantly wet. the feeder needs to be properly insulated to be able to prevent this from happening.



Service Report

Monthly Water Treatment Service Report
Monday, April 3, 2023 2:30 PM EDT

Encore Chiller Plant
Encore Chiller Plant
1202 N. Governor St
Tampa FL 33602
(813) 877-8251

Report Number: 550935
Recorded By: Juan Valenzuela
jvalenzuela@chemtexcorp.com

Chiller Plant - Condenser Water

Test	Softeners	Condenser Water		
Hardness, total (ppm as CaCO_3)	2 5 max	10 150 max		
Hardness, calcium (ppm as CaCO_3)	0 5 max	0 100 max		
Alkalinity, M (ppm as CaCO_3)	110 20 - 400	1750 800 max		
Conductivity (as μmhos)	887 Record	4834 1000 - 5500		
Controller Conductivity Reading		4062 Record		
On-Trac, ppb	0 Record	161 80 min		
On-Trac Controller Reading		98 Record		
pH	8.0 6 - 8.5	8.8 Record		
Temperature ($^{\circ}\text{F}$)		95 80 - 100		
Bromine, total (ppm as Br_2)		0.9 0.5 - 1		
Chlorine, free (ppm as Cl_2)		0.5 0.1 - 0.5		
Average Daily Blowdown, gal (from ft^3)		3094.5 Record		
Days since last input		30 31 max		
Conductivity Cycles (Calculated)		5.4 4 - 10		
Blowdown, Current, ft^3		240117 Record		
Blowdown, Previous, ft^3		227706 Record		

Softeners

Online

Softener system is keeping its water consistency, working very good.

Condenser Water

Online

Alkalinity level is over its max allowed number.
A spare pump that I had on site was found to have the electrical cord cutoff, I will take pictures next time I passed by (forgot to take some this time). I have no idea who did that, that was unnecessary to do.



SECTION 7: Lot Management Activities

SECTION 8: Project Management Activities

Tab 4



Rizzetta & Company

June 1

District Manager's Report

2023

UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 6, 2023 @ 4p
- **Next Election:** November 2024

FINANCIAL SUMMARY

4/30/2023

General Fund Cash & Investment Balance: \$250,611

Chiller Operation Cash & Investment Balance: \$768,970

Chiller Reserve Fund Investment Balance: \$2,476,511

Total Cash and Investment Balances: \$3,496,092

General Fund Expense Variance: \$10,924 Under Budget

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Tab 5

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCORE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Encore Community Development District ("**District**") prior to June 15, 2023, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the "**District's Office**," 2700 S. Falkenburg Rd, Suite 2745, Riverview, FL 33578. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, and pursuant to Chapter 170, Florida

Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2023
HOUR: 4:00 p.m.
LOCATION: The Ella at Encore
1210 Ray Charles Boulevard
Tampa, Florida 33602

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Tampa and Hillsborough County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Hillsborough County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1st DAY OF JUNE 2023.

ATTEST:

**ENCORE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A



Rizzetta & Company

Encore Community Development District

www.encorecdd.org

Proposed Budget Fiscal Year 2023/2024

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Rizzetta & Company

Proposed Budget
Encore Community Development District
General Fund
Fiscal Year 2023/2024

1

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$191,295.00	\$191,295.00	\$189,822.00	\$1,473.00	\$ 115,053.03	\$ (74,769)	
6	Off Roll*	\$131,749.00	\$163,437.00	\$131,750.00	\$31,687.00	\$ 227,750.87	\$ 96,001	
7								
8	TOTAL REVENUES	\$323,044.00	\$354,732.00	\$321,572.00	\$33,160.00	\$ 342,803.90	\$ 21,232	
9								
10	Balance Forward from Prior Year	\$0.00	\$0.00	\$0.00	\$0.00	\$ -	\$ -	
11								
12	TOTAL REVENUES AND BALANCE	\$323,044.00	\$354,732.00	\$321,572.00	\$33,160.00	\$ 342,803.90	\$ 21,232	
13								
14	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
15								
16	EXPENDITURES - ADMINISTRATIVE							
17								
18	Legislative							
19	Supervisor Fees	\$4,000.00	\$8,000.00	\$12,001.00		\$ 12,000.00	\$ (1)	5 Supervisors x 12 Meetings
20	Financial & Administrative							
21	Administrative Services	\$1,821.00	\$3,642.00	\$3,642.00		\$3,824.00	\$ 182	
22	District Management	\$14,753.00	\$28,372.00	\$29,507.00		\$ 30,982.00	\$ 1,475	
23	District Engineer	\$68.00	\$136.00	\$10,000.00		\$ 10,000.00	\$ -	
24	Assessment Roll	\$5,356.00	\$5,356.00	\$5,356.00		\$ 5,624.00	\$ 268	
25	Accounting Services	\$2,678.00	\$5,150.00	\$5,356.00		\$ 5,624.00	\$ 268	Split with the Chiller Fund.
26	Auditing Services	\$0.00	\$0.00	\$4,900.00		\$ 4,900.00	\$ -	Per contract
27	Public Officials Liability Insurance	\$3,341.00	\$2,960.00	\$3,730.00		\$ 3,920.00	\$ 190	Per Egis Estimate FY 23-24
28	Legal Advertising	\$1,426.00	\$2,852.00	\$4,000.00		\$ 4,000.00	\$ -	
29	Miscellaneous Mailings	\$943.00	\$1,886.00	\$2,500.00		\$ 2,500.00	\$ -	Printed agendas - required for Encore
30	Dues, Licenses & Fees	\$175.00	\$175.00	\$175.00		\$ 175.00	\$ -	DEO annual fee
31	Website Hosting, Maintenance, Backup (and	\$1,369.00	\$2,738.00	\$4,000.00		\$ 5,200.00	\$ 1,200	Includes Technology Services
32	Legal Counsel							
33	District Counsel	\$3,093.00	\$6,186.00	\$10,000.00		\$ 10,000.00	\$ -	
34								
35	Administrative Subtotal	\$39,023.00	\$67,453.00	\$95,167.00	\$0.00	\$ 98,749.00	\$ 3,582	
36								
37	EXPENDITURES - FIELD OPERATIONS							
38								
39	Electric Utility Services							
40	Utility Services	\$8,007.00	\$16,014.00	\$18,000.00		\$ 19,000.00	\$ 1,000	TECO proposed increase
41	Street Lights	\$559.00	\$1,118.00	\$2,000.00		\$ 2,000.00	\$ -	
42	Solar Energy							
43	Solar System Maintenance	\$0.00	\$0.00	\$1,500.00		\$ 1,500.00	\$ -	Per proposal & Repairs
44	Stormwater Control							
45	Stormwater System Maintenance	\$5,900.00	\$11,800.00	\$29,267.00		\$ 29,267.00	\$ -	\$5900 per quarter (\$23,600) plus repairs

Proposed Budget
Encore Community Development District
General Fund
Fiscal Year 2023/2024

2

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
46	Other Physical Environment							
47	General Liability Insurance	\$3,644.00	\$3,644.00	\$4,068.00		\$ 4,271.40	\$ 203	Per Egis Estimate FY 23-24
48	Property Insurance	\$0.00	\$0.00	\$394.00		\$ 394.00	\$ -	Includes insurance for streetlights
49	Landscape Maintenance	\$40,248.00	\$80,496.00	\$53,000.00		\$ 60,000.00	\$ 7,000	Increased per trends
	Landscape Maintenance (Meadow)			\$5,100.00		\$ 5,100.00	\$ -	Meadow landscape est.\$425 a month
50	Irrigation Repairs	\$3,000.00	\$6,000.00	\$10,000.00		\$ 10,000.00	\$ -	Recommend increase. Historical data supports.
51	Irrigation Maintenance	\$0.00	\$0.00	\$2,661.00		\$ 2,661.00	\$ -	per contract
52	Landscape Replacement Plants, Shrubs,	\$4,127.00	\$8,254.00	\$15,000.00		\$ 15,000.00	\$ -	
53	Palm Tree Injection Treatment	\$0.00	\$0.00	\$1,404.00		\$ 1,404.00	\$ -	per contract
54	Landscape - Mulch	\$0.00	\$0.00	\$12,261.00		\$ 12,261.50	\$ 1	
55	Landscape Inspection Services	\$4,200.00	\$8,400.00	\$8,400.00		\$ 9,600.00	\$ 1,200	per contract
56	Holiday Decorations	\$35,000.00	\$31,000.00	\$35,000.00		\$ 35,000.00	\$ -	
	Miscellaneous Expense			\$ 5,096		\$ 5,096.00	\$ -	Trash collection
57	Road & Street Facilities							
58	Street Sign Repair & Replacement	\$0.00	\$0.00	\$1,500.00		\$ 1,500.00	\$ -	
59	Electrical Maintenance	\$3,287.00	\$6,574.00	\$20,000.00		\$ 20,000.00	\$ -	Light pole replacements
60	Contingency							
61	Miscellaneous Contingency	\$17,349.00	\$34,698.00	\$1,754.00		\$ 10,000.00	\$ 8,246	Increased based on trends
62								
63	Field Operations Subtotal	\$125,321.00	\$207,998.00	\$226,405.00	\$0.00	\$ 244,054.90	\$ 17,650	
64								
65	Contingency for County TRIM Notice							
66								
67	TOTAL EXPENDITURES	\$164,344.00	\$275,451.00	\$321,572.00	\$0.00	\$ 342,803.90	\$ 21,232	
68								
69	EXCESS OF REVENUES OVER	\$158,700.00	\$79,281.00	\$0.00	\$33,160.00	\$ -	\$ -	
70				\$0.00				

Proposed Budget
Encore Community Development District
Chiller Fund
Fiscal Year 2023/2024

3

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Charges for Services							
5	Usage Rate Collections	\$560,767.00	\$1,121,534.00	\$ 800,000.00	\$321,534.00	\$ 800,000.00	\$ -	
6	Contributions & Donations from Private Sources							
7	Developer Contributions	\$56,060.00	\$112,120.00	\$ 100,000.00	\$12,120.00	\$ 100,000.00	\$ -	
8	EnerNOC Program	\$0.00	\$0.00	\$0.00	\$0.00	\$ -	\$ -	TECO Demand Schedule
9								
10	TOTAL REVENUES	\$616,827.00	\$1,233,654.00	\$900,000.00	\$333,654.00	\$ 900,000.00	\$ -	
11								
12	Balance Forward from Prior Year	\$0.00	\$0.00	\$0.00	\$0.00	\$ -	\$ -	
13								
14	TOTAL REVENUES AND BALANCE	\$616,827.00	\$1,233,654.00	\$900,000.00	\$333,654.00	\$ 900,000.00	\$ -	
15								
17								
18	EXPENDITURES - ADMINISTRATIVE							
19								
20	Financial & Administrative							
21	District Engineer	\$25,877.00	\$51,754.00	\$ 20,000.00	-\$31,754.00	\$ 20,000.00	\$ -	
22	Rate Consulting Services	\$0.00	\$0.00	\$0.00	\$0.00	\$ 15,000.00	\$ 15,000	New Study needed 23/24
23	Accounting Services	\$5,356.00	\$10,712.00	\$ 10,712.00	\$0.00	\$ 11,248.00	\$ 536	
24	Legal Counsel							
25	District Counsel	\$6,584.00	\$13,168.00	\$ 15,000.00	\$1,832.00	\$ 15,000.00	\$ -	
26								
27	Administrative Subtotal	\$37,817.00	\$75,634.00	\$45,712.00	-\$29,922.00	\$ 61,248.00	\$ 15,536	
28								
29	EXPENDITURES - FIELD OPERATIONS							
30								
31	Electric Utility Services							
32	Utility Services	\$167,780.00	\$335,560.00	\$ 360,000.00	\$24,440.00	\$ 360,000.00	\$ -	
33	Water-Sewer Combination Services							
34	Utility Services	\$4,782.00	\$9,564.00	\$ 20,000.00	\$10,436.00	\$ 20,000.00	\$ -	
35	Other Physical Environment							
36	Property Insurance	\$53,706.00	\$45,864.00	\$ 55,037.00	\$9,173.00	\$ 55,037.00	\$ -	Per Egis Estimate
37	Parks & Recreation							
38	Telephone Fax, Internet	\$1,977.00	\$3,954.00	\$ 4,500.00	\$546.00	\$ 4,500.00	\$ -	
39	Maintenance & Monitoring Contracts	\$147,739.00	\$295,478.00	\$ 240,000.00	-\$55,478.00	\$ 240,000.00	\$ -	Per rate study
40	Maintenance & Repairs	\$ 6,300.00		\$ 100,000.00		\$ 100,000.00	\$ -	New line for repair parts
41	Contingency							
42	Miscellaneous Contingency	\$58,574.00	\$117,148.00	\$ 74,751.00	-\$42,397.00	\$ 74,751.00	\$ -	
44								
45	Field Operations Subtotal	\$440,858.00	\$807,568.00	\$854,288.00	-\$53,280.00	\$ 854,288.00	\$ -	
46								
48								

Proposed Budget
Encore Community Development District
Chiller Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
49	TOTAL EXPENDITURES	\$478,675.00	\$883,202.00	\$ 900,000.00	-\$83,202.00	\$ 915,536.00	\$ 15,536	
50								
51	EXCESS OF REVENUES OVER	\$138,152.00	\$350,452.00	\$0.00	\$250,452.00	\$ (15,536.00)	\$ (15,536)	
52								

Proposed Budget
Encore Community Development District
Chiller Reserve Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
	Other Miscellaneous Revenues							
3	Interest Earnings	\$15,903.00	\$298.00	\$0.00	\$298.00	\$ -	\$ -	
4	Contributions & Donations from Private Sources							
5	Developer Contributions	\$140,000.00	\$280,000.00	\$280,000.00	\$0.00	\$280,000.00	\$ -	
8								
9	TOTAL REVENUES	\$155,903.00	\$280,000.00	\$280,000.00	\$0.00	\$ 280,000.00	\$ -	
10								
11	Balance Forward from Prior Year	\$0.00	\$0.00	\$0.00	\$0.00	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE	\$155,903.00	\$280,000.00	\$280,000.00	\$0.00	\$ 280,000.00	\$ -	
14								
15	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
16								
17	EXPENDITURES							
18								
19	Contingency							
20	Capital Reserve/Plant	\$0.00	\$280,000.00	\$250,000.00	-\$30,000.00	\$ 250,000.00	\$ -	
21	Capital Reserves/Pipe	\$0.00	\$298.00	\$30,000.00	\$29,702.00	\$ 30,000.00	\$ -	
22								
23	TOTAL EXPENDITURES	\$0.00	\$280,298.00	\$280,000.00	-\$298.00	\$ 280,000.00	\$ -	
24								
25	EXCESS OF REVENUES OVER	\$155,903.00	-\$298.00	\$0.00	-\$298.00	\$ -	\$ -	
26								

ENCORE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$342,803.90
County Collection Cost @	2%	\$7,293.70
Early Payment Discount @	4%	\$14,587.40
2023/2024 Total		\$364,685.00
2022/2023 O&M Budget		\$321,571.50
2023/2024 O&M Budget		\$342,803.90
Total Difference		\$21,232.40

<u>Land Use Category</u>	PER UNIT ANNUAL ASSESSMENT ^{(1) (2)}		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Affordable MF Rental(AFR)	\$157.01	\$167.38	\$10.37	7%
Market Rate MF Rental(MRKR)	\$196.26	\$209.22	\$12.96	7%
Affordable MF Condo(AFC)	\$235.52	\$251.07	\$15.55	7%
Market Rate MF Condo(MRKC)	\$274.77	\$292.91	\$18.14	7%
Hotel	\$274.77	\$292.91	\$18.14	7%
Museum	\$0.20	\$0.21	\$0.01	0%
Retail-Grocery	\$0.39	\$0.42	\$0.03	0%
Other Retail	\$0.31	\$0.33	\$0.02	0%
Office	\$0.26	\$0.28	\$0.02	0%

⁽¹⁾ Annual assessment includes Hillsborough County collection costs and early payment discount costs. Property owner is eligible for a discount of up to 4% if paid early.

⁽²⁾ The District will be Direct Billing the Undeveloped parcels, therefore there will be no costs related to the County for use of the County Tax Roll.

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT ROLL 2023/2024 BUDGET**

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			Developed	Undeveloped
TOTAL O&M BUDGET		\$342,803.90	\$115,053.03	\$227,750.87
COLLECTION COSTS @	2%	\$7,293.70	\$2,447.94	\$0.00
EARLY PAYMENT DISCOUNT @	4%	\$14,587.40	\$4,895.87	\$0.00
TOTAL O&M ASSESSMENT		<u>\$364,685.00</u>	<u>\$122,396.84</u>	<u>\$227,750.87</u>

Developed Parcels

Parcel Folio Number	Product	Number	EAU	Total EAUs	Total Assessment
183341.0134	AFR	160.00	0.4	64.00	\$26,780.80
183341.0132	Retail Sq Ft	5,000.00	1,250	4.00	\$1,674.00
Total Ella Building				68.00	\$28,454.80
183341.0114	AFR	85.00	0.4	34.00	\$14,227.30
	MRKR	56.00	0.5	28.00	\$11,716.32
183341.0112	Retail Sq Ft	5,000.00	1,250	4.00	\$1,674.00
Total Trio Building				66.00	\$27,617.62
183341.0144	AFR	158.00	0.4	63.20	\$26,446.04
183341.0142	Retail Sq Ft	5,000.00	1,250	4.00	\$1,674.00
Total Reed Building				67.20	\$28,120.04
183341.0072	AFR	142.00	0.40	56.80	\$23,767.96
	MRKR	61.00	0.50	30.50	\$12,762.42
	Retail Sq Ft	5,000.00	1,250.00	4.00	\$1,674.00
Total Tempo Building				91.30	\$38,204.38
Grand Total				292.50	\$122,396.84

Parcel Folio Number	Lot	Size in Sq Ft	Number of Acres	% of Acreage	Total Assessment
183341.0078	Lot 5	43,124.40	0.99	8.3%	\$18,789.45
183341.0080	Lot 6	3,920.40	0.09	0.8%	\$1,708.13
183341.0084	Lot 8	84,942.00	1.95	16.3%	\$37,009.52
183341.0086		94,525.20	2.17	18.1%	\$41,184.95
183341.0088	Lot 10	84,070.80	1.93	16.1%	\$36,629.93
183341.0090		83,199.60	1.91	15.9%	\$36,250.35
183341.0092	Lot 12	57,934.80	1.33	11.1%	\$25,242.39
183341.0098		22,651.20	0.52	4.3%	\$9,869.20
183341.0100	TRACTS 1A,1B,1C,1D,1E	47,916.00	1.10	9.2%	\$20,877.16
183341.0124	TRACT A	435.60	0.01	0.1%	\$189.79
TOTALS		522,720.00	12.00	100.0%	\$227,750.87
Per Acre Annual Cost		18,979.24			

Total Assessments	\$350,147.71
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Non-Assessable School Site and Teco Parcels				
192856.0010	92,490.00	2.13	100.00%	\$0.00
	92,490.00	2.13	100.00%	\$0.00

NOTE: THE DISTRICT WILL BE DIRECT BILLING THE UNDEVELOPED PARCELS AND THEREFORE THERE WILL BE NO COLLECTION COSTS RELATED TO THE COUNTY FOR USE OF THE COUNTY TAX ROLL.

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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FISCAL YEAR 2023/2024 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$342,803.90
COLLECTION COSTS @	2.0%	\$7,293.70
EARLY PAYMENT DISCOUNT @	4.0%	\$14,587.40
TOTAL O&M ASSESSMENT		\$364,685.00

ALLOCATION OF O&M ASSESSMENT							ANNUAL O&M ASSESSMENT / UNIT ⁽¹⁾
<u>Land Use Category</u>	<u>Unit Count</u>	<u>Unit Type</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	
Affordable MF Rental(AFR)	545	Residence	0.40	218.00	25.01%	\$91,220.42	\$167.38
Market Rate MF Rental(MRKR)	225	Residence	0.50	112.50	12.91%	\$47,074.76	\$209.22
Affordable MF Condo(AFC)	30	Residence	0.60	18.00	2.07%	\$7,531.96	\$251.07
Market Rate MF Condo(MRKC)	270	Residence	0.70	189.00	21.69%	\$79,085.59	\$292.91
Hotel	200	Room	0.70	140.00	16.06%	\$58,581.92	\$292.91
	<u>1,270</u>						
Museum	3,900	Sq Foot	2000.00	1.95	0.22%	\$815.96	\$0.21
Retail-Grocery	36,000	Sq Foot	1000.00	36.00	4.13%	\$15,063.92	\$0.42
Other Retail	45,100	Sq Foot	1250.00	36.08	4.14%	\$15,097.40	\$0.33
Office	180,000	Sq Foot	1500.00	120.00	13.77%	\$50,213.07	\$0.28
	<u>265,000</u>						
	<u>266,270</u>			<u>871.53</u>	<u>100.00%</u>	<u>\$364,685.00</u>	

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%):

(\$21,881.10)

Net Revenue to be Collected:

\$342,803.90

⁽¹⁾ Annual assessment that will appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Landscape Inspection Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

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

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 6

CONTRACT FOR DISTRICT BOUNDARY AMENDMENT SERVICES

DATE: June 1, 2023

BETWEEN: **RIZZETTA & COMPANY INCORPORATED**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "Consultant");

AND: **Encore Community Development District**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "Client").

PURPOSE AND SCOPE OF SERVICES:

The purpose of this engagement is for the Consultant to provide services associated with the boundary amendment of Encore Community Development District (the "District") in Hillsborough County, as follows:

BOUNDARY AMENDMENT SERVICES:

- 1) Preparation of the Statement of Estimated Regulatory Costs in accordance with Chapters 190 and 120, Florida Statutes for inclusion in the petition.
- 2) Attendance at all City of Tampa meetings, workshops and public hearings required to obtain governmental approval.
- 3) All administrative duties required for the boundary amendment of the District, including preparation of legal publications and notices. Cost of legal publications and notices are paid by the Client separately.
- 4) Any additional services will be performed on an as requested basis when authorized by the Client.



Rizzetta & Company

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All services will be completed on a timely basis in conjunction with the timeframes set forth by the Client and the District finance team.

FEE SCHEDULE:

BOUNDARY AMENDMENT SERVICES item 1, as described above, will be billed on a lump sum basis of [\$3,500]. This amount will be invoiced and will be payable at the time the Statement of Estimated Regulatory Costs is completed and submitted for filing with the petition to the appropriate authority. The payment of this fee is not contingent upon the successful adoption of an ordinance/rule amend the boundaries of the District.

BOUNDARY AMENDMENT SERVICES items 2, 3, 4 and 5, as described above, will be billed on an hourly basis at our standard rate of [\$225/hour]. Fees for these services will be invoiced on a monthly basis and will be due and payable when invoiced.

In addition to the professional fees outlined above, project-related out-of-pocket expenses will be billed at cost. These expenses include, but are not limited to: airfare, mileage, public transportation/parking, lodging, meals, reproduction, long distance telephone, facsimile transmission, postage, clerical support, computer charges and express mail. These expenses will be invoiced along with fees and will be due and payable when invoiced.

CLIENT RESPONSIBILITIES:

The Client shall furnish all appropriate maps, data and information relative to the project necessary for the Consultant to perform the duties of this Contract. In addition, Client shall provide timely services of its staff deemed necessary as the project progresses. Expenses incurred in providing this support shall be the sole responsibility of the Client.

NON-CONTINGENCY:

The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

GENERAL TERMS AND CONDITIONS:

- 1) All invoices are due and payable within forty-five (45) days of invoice date and pursuant to the Florida Prompt Payment Act, Chapter 218.70. F. S. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- 2) In the event either party is required to take any action to enforce this agreement, the prevailing party shall be entitled to attorney's fees and costs. Including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.



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- 3) Abandonment or suspension of the project shall not relieve the Client of monies due for services rendered to the date of such abandonment or suspension. Such services shall be billed at the applicable stated hourly rates or full lump sum amounts and will be immediately due and payable upon determination that the project has been abandoned or suspended and that the Consultant has performed the services as outlined herein.
- 4) Ownership of all file copies of data, calculations, computer files and texts of reports, as instruments of service, under all circumstances is that of the Consultant.
- 5) The Client assumes full responsibility for damages awarded to third parties due to misuse by Client of the reports, in addition to any damages arising to the Consultant from said misuse by Client. Consultant shall have no responsibility for misuse of reports by third parties.
- 6) This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida.
- 7) In the event that any provision of this contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- 8) The rights and obligations of the Client as defined by this contract shall inure to the benefit of and shall be binding upon the successors and assigns of the Client. There shall be no assignment of this contract by the Consultant.
- 9) Any amendment or change to this contract shall be in writing and executed by all parties to the contract.

MUNICIPAL ADVISOR DISCLAIMER:

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

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CONTRACT FOR DISTRICT BOUNDARY AMENDMENT SERVICES
PAGE 4

This Contract shall represent the entire agreement between the Consultant and the Client. Both Consultant and Client understand and agree with the terms and conditions as set forth herein.

ACCEPTED BY:

RIZZETTA & COMPANY INCORPORATED

BY: _____
PRINTED NAME: William J. Rizzetta
TITLE: President
DATE: _____

ENCORE COMMUNITY DEVELOPMENT DISTRICT

BY: _____
PRINTED NAME: _____
TITLE: _____
DATE: _____



Rizzetta & Company

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Tab 7

FOURQUREAN WELL DRILLING LLC

8920 South Mobley Road - Tampa FL 33626

Phone / Fax (813) 926-6600

"Family Owned and Operated Since 1965"

QUOTE GOOD FOR FORTY FIVE (45) DAYS

DATE: May 9, 2023
TO: ENCORE CDD
3434 COLWELL AVENUE, SUITE 200
TAMPA FL 33614

RE: IRRIGATION WELL
ATTENTION: CHRISTINA NEWSOME
JOHN TOBORG

Page: 1 of 1

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR THE FOLLOWING:

DESCRIPTION	UNIT	QTY	PRICE	TOTAL
WELL DRILLING - 4"	FT	200	\$ 25.00	\$ 5,000.00
WELL CASING - 4" GALVANIZED STEEL	FT	126	\$ 35.00	\$ 4,410.00
PERMITS, MOBILIZATION, WELL DEVELOPMENT, PUMP INSTALL AND TUNING.	LS	1	\$ 2,750.00	\$ 2,750.00
ABANDONMENT OF EXISTING WELL	LS	1	\$ 2,750.00	\$ 2,750.00
PUMP PACKAGE 93 GPM @ 65 PSI INCLUDES: 126 FT. 2" GALV STEEL TNC DROP PIPE, 130 FT. 10/3 AWG DOUBLE JACKETED SUBMERSIBLE PUMP WITH WITH GROUND, 4 x 2 STAINLESS STEEL WELL SEAL, GRUNDFOS SMART FLO 75 - 7.5 HP 230V 1PH OR 3 PH INPUT/230V 3 PH OUTPUT IP 55, GRUNDFOS 7.5 HP 230V 3PH STAINLESS STEEL MOTOR, GRUNDFOS 77375-12 STAINLESS STEEL SUBMERIBLE PUMP, GRUNDFOS 1/2" STAINLESS STEEL PRESSURE TRANSDUCER 4-20ma/ 5-120 PSI, CHALLENGER 44 GALLON PRESSURE TANK, 1" STAINLESS STEEL BRAIDED ACCESSORY HOSE, 2" STAINLESS STEEL CONSTANT PRESSURE MANIFOLD AND ISOLATION VALVE, 3/4" STAINLESS STEEL PRESSURE RELIEF VALVE (100 PSI) AND HOSE BIBB, 2" STAINLESS STEEL LIQUID FILLED PRESSURE GAUGE, 30 X 30 PRE-FAB PAD TO MOUNT PRESSURE TANK, 4"4"X" CONCRETE POST TO MOUNT CONTROLS, (OR EQUIVALENT)	LS	1	\$ 16,250.00	\$ 16,250.00
ELECTRICAL AND MAINLINE TIE IN	LS	1	\$ 1,000.00	\$ 1,000.00
*ADDITIONAL CASING	FT	1	\$ 35.00	
*ADDITIONAL DRILLING	FT	1	\$ 25.00	
*ADDITIONAL PUMP SET	FT	1	\$ 14.00	

*THESE NOT INCLUDED IN ESTIMATED PRICE, IF NEEDED WOULD BE EXTRA.

TOTAL * ESTIMATED PRICE:

\$32,160.00

ONE (1) YEAR PARTS AND LABOR

We propose to furnish material and labor-complete in accordance with the specifications and prices.

Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate.

Fourquran Well Drilling LLC

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date: _____

Signature: _____

Tab 7A



Proposal #304003

Date: 04/18/2023

From: Chrissy Van Helden

Proposal For

Encore CDD

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

main:
mobile:

Location

1004 N Nebraska Ave
Tampa, FL 33602

Property Name: Encore CDD

Drill New Well

Terms: Net 30

Drill New Well and Abandon Collapsed Well

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Well Drilling- 4"	200.00	\$34.25	\$6,849.50
Well Casing- 4" Galvanized Steel	126.00	\$27.40	\$3,452.15
Permits, Mobilization, Well Development, Pump Install and Tuning	1.00	\$2,260.34	\$2,260.34
Abandonment of Existing Well	1.00	\$2,054.85	\$2,054.85
Pump Package	1.00	\$21,214.27	\$21,214.27

Client Notes

Pump Package Includes: drop pipes, Grundfos 7.5HP pump, pressure gage, and everything else needed to drill well and replace pump.

*This does not include electrical or mainline tie-ins

*Additional Casing \$20/ft

*Additional Drilling \$25/ft

*Additional Pump Set Depth \$14/ft

Signature

X

SUBTOTAL	\$35,831.11
SALES TAX	\$0.00
TOTAL	\$35,831.11

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chrissy Van Helden

Office:
chvanhelden@yellowstonelandscape.com

Tab 8

MANDY ELECTRIC, INC.
6201 N Nebraska
TAMPA, FL 33604
813-264-9234
carie@mandyselectric.com
www.mandyselectric.com

Estimate



ADDRESS

Encore CDD
3434 Colwell Ave, Suite 200
Tampa, FL 33614

SHIP TO

Encore CDD
3434 Colwell Ave, Suite 200
Tampa, FL 33614

ESTIMATE #	DATE	EXPIRATION DATE
1430	05/02/2023	06/01/2023

DESCRIPTION	QTY	RATE	AMOUNT
Electrical monthly site visit for inspection and testing of all site lighting (includes light poles, photocells, lighting contactors, and GFCI receptacles). Additional charges for any materials and/or repairs outside of inspection.*Includes night time visits*	1	600.00	600.00
Exclusions: - Electrical materials/labor for repairs if needed - Payment Terms: Due monthly			

I hereby accept this proposal and authorize you to do the work

TOTAL

\$600.00

Accepted By

Accepted Date

Tab 9

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 4, 2023, at 4:05 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

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:

Christina Newsome	District Manager, Rizzetta & Company, Inc.
John Toborg	Landscape Specialist, Rizzetta & Co, Inc. (via Phone)
Jeff Watson	Representative; Trane
Jozette Chac-On	Representative; Development Counsel
Sarah Sandy	District Counsel, Kutak Rock (via Phone)
Lorenzo Reed	Representative; THA; Develop. Pro. Manager
Leroy Moore	Representative; THA
Greg Woodcock	Representative; Cardno Engineering (via Phone)
David Ilonya	Representative; THA (via Phone)
Tim Bowersox	Representative; Yellowstone (via Phone)
Todd Guy	Representative; THA (via Phone)
William Henderson	Representative; THA (via Phone)
Ashley Marrow	Representative; THA (via Phone)

Audience	Not Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 4:05 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

1. Presentation of Landscape Inspection Report

John Toborg presented the Landscape Inspection Report to the Board. The Board reviewed the well drilling proposal from Yellowstone and requested 2 additional proposals.

On a Motion by Ms. Jackson, seconded by Ms. Johnson-Griffin with all in favor, the Board of Supervisors approved for Ms. Morning to be the lead for the Well Drilling Project and to approve a proposal not to exceed \$40k subject to the District Engineer review, for the Encore Community Development District.

B. District Counsel

Ms. Sandy was present, however; no report was given.

C. District Engineer

1. Consideration of Assignment of Contract

Greg Woodcock was present. He presented the Assignment of Contract which states what company is responsible for repairs regarding the Chiller System, to the Board.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Moring with all in favor, the Board of Supervisors of Encore CDD approved the proposal for the Assignment of Contract, for the Encore Community Development District.

D. Chiller System Manager

1. Presentation of Central Energy Plant Report- Trane

Jeff Watson was present via phone; he presented the Trane report to the Board.

E. Tampa Housing Authority Update

Lorenzo Reed, Leroy Moore, David Ilonya, and Todd Guy were present via phone. They informed the Board that Lot 10 has been sold.

F. District Manager

1. Review of District Manager Report

The next regularly scheduled meeting will be held on Thursday, June 1, 2023, at 4:00 p.m. at the Ella at Encore.

Ms. Newsome presented the District Manager Report to the Board and informed the Board that the streetlight maintenance agreement from Mandy's Electric has been received. Mr. Reed requested nighttime visits are included in the agreement.

FOURTH ORDER OF BUSINESS

**Ratification of Heat
Exchange Repair Agreement**

The Board ratified the Heat Exchange Repair Agreement.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors ratified the Heat Exchange Repair Agreement, for the Encore Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of
Well Replacement Proposal**

The Board discussed the Well Replacement Proposal.

SIXTH ORDER OF BUSINESS

**Review of Fiscal Year
2023-2024 Budget**

The Board discussed the Fiscal Year 2023-2024 Budget

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Amending Resolution 2023-02, Authorizing the Boundary Amendment

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors adopted Resolution 2023-03, Amending Resolution 2023-02, Authorizing the Boundary Amendment, for the Encore Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Minutes of
the Board of Supervisors Regular
Meeting held on April 6, 2023**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on April 6, 2023, for the Encore Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Operations
and Maintenance Expenditures
for March 2023**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors of Encore CDD ratified the Operations & Maintenance Expenditures for March (\$22,440.77) 2023, for the Encore Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of
Chiller Operations
and Maintenance Expenditures
for March 2023**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors of Encore CDD ratified the Chiller Fund Operations & Maintenance Expenditures for March (\$77,696.68) 2023, for the Encore Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

The Board has requested that Staff contact Brad Slan to remove all the remaining Christmas Lights.

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 5:19p.m., for the Encore Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 10

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures April 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$14,881.16**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Billi J. Griffin	100105	BG040623	Board of Supervisors 04/06/23	\$ 200.00
Innersync Studio, Ltd	100100	21179	Website Compliance 04/23	\$ 384.38
Julia Jackson	100106	JJ040623	Board of Supervisors 04/06/23	\$ 200.00
Mae F. Walker	100107	MW040623	Board of Supervisors 04/06/23	\$ 200.00
Phil Lentsch	100099	36224	Agenda Booklets 02/23	\$ 374.75
Phil Lentsch	100101	36424	Agenda Booklets 4 03/23	\$ 216.70
Rizzetta & Company, Inc.	100098	INV0000078806	District Management Fees 04/23	\$ 4,008.75
Springer Environmental Servic	100102	12867	Cleanup Sessions 03/23	\$ 498.16
TECO	20230427-1	TECO Summary 03/23	Utility Summary 03/23	\$ 1,343.34
Teresa Morning	100108	TM040623	Board of Supervisors 04/06/23	\$ 200.00
Times Publishing Company	100103	0000278909 03/29/23	Legal Advertising 03/23	\$ 369.50
Yellowstone Landscape	100104	TM 506112	Spring Annuals 03/23	\$ 2,016.00

Encore Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	100109	TM 506723	Monthly Landscape Maintenance 04/23	<u>\$ 4,869.58</u>
Report Total				<u>\$ 14,881.16</u>

Tab 11

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

**Operation and Maintenance Expenditures
April 2023
For Board Approval
Chiller Fund**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,579.46**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Florida, LLC	20230426-1	092412-5 04/23 Auto	Phone & Internet 04/23	\$ 331.02
Rizzetta & Company, Inc.	100038	INV0000078806 - Chiller	Accounting Services 04/23	\$ 892.67
Stantec Consulting Services	100039	238200348	Engineering Services 03/23	\$ 1,455.00
TECO	20230427-1	211006278348 03/23 Auto	1004 N Nebraska Ave, C 03/23	<u>\$ 18,900.77</u>
Report Total				<u>\$ 21,579.46</u>