



Rizzetta & Company

# **Encore Community Development District**

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## **Board of Supervisors' Meeting October 5, 2023**

**District Office:  
2700 S. Falkenburg Rd. Ste 2745  
Riverview, Florida 33578  
813.533.2950**

**[www.encorecdd.org](http://www.encorecdd.org)**

## **ENCORE COMMUNITY DEVELOPMENT DISTRICT AGENDA**

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

<b>Board of Supervisors</b>	Billi Johnson-Griffin Teresa Moring Julia Jackson Mae Walker	Chairman Vice Chairman Assistant Secretary Assistant Secretary
<b>District Manager</b>	Christina Newsome	Rizzetta & Company, Inc.
<b>District Attorney</b>	Sarah Sandy	Kutak Rock
<b>District Engineer</b>	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**

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**Board of Supervisors**  
**Encore Community**  
**Development District**

September 28, 2023

**FINAL AGENDA**

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, October 5, 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
  - D.** Chiller System Manager
    1. Presentation of Central Energy Plant Report-Trane.....Tab 2
  - E.** Tampa Housing Authority Update
  - F.** District Manager
    1. Review of Manager's Report.....Tab 3
- 4. BUSINESS ITEMS**
  - A.** Consideration of Seasonal Lighting Agreement.....Tab 4
  - B.** Ratification of EGIS Insurance Renewal.....Tab 5
  - C.** Consideration of Ella and Promenade Enhancement Proposal...Tab 6
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 7, 2023.....Tab 7
  - B.** Consideration of Operations and Maintenance Expenditures for August 2023.....Tab 8
  - C.** Consideration of Chiller Fund Operations and Maintenance Expenditures for August 2023.....Tab 9
- 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](mailto:cnewsome@rizzetta.com), or Crystal Yem at [cyem@rizzetta.com](mailto:cyem@rizzetta.com).

Sincerely,  
*Christina Newsome*  
Christina Newsome  
District Manager

## Tab 1

# ENCORE

## LANDSCAPE INSPECTION REPORT



September 21, 2023  
Rizzetta & Company  
John Toborg – Division Manager  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

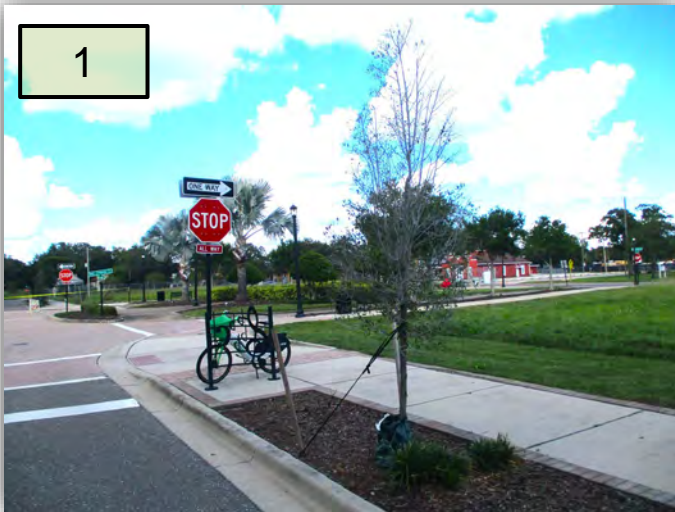


# Nebraska, Blanche Armwood, Ray Charles

## UPDATES, SUMMARY, CURRENT EVENTS:

- A meeting is being organized to discuss the irrigation systems throughout the community. The goal is to identify which areas are shared between the separate HOAs and the CDD and see about separating them. Also, hopefully to get a direction on the use of the cistern. It is tentatively being set for Tuesday, October 2<sup>nd</sup>.

1. This Oak on the south side of Ray Charles, east side of Blanche Armwood is the Oak not receiving regular watering due to the irrigation being cut off on the east side of Blanche Armwood. I will continue to document it. (Pic 1)



4. This spot of turf on the SW corner of the Reed promenade, also reported in previous reports, is worsening. It is being reported that these areas are mostly from previous damage, but I encourage Yellowstone to look back on past reports when I first began reporting these areas as they were quite small and then the condition worsened. (Pic 4)



2. There appears to be new mulch on the east side of the Legacy. Not quite sure where this came from.

3. Along with wet check reports, I'd like to start receiving spray tech reports as well. Too many areas of poor turf are remaining for far too long. This area on the SW corner of the Ray Charles promenade between Blanche Armwood and Nebraska was reportedly treated in July and again since but is showing little improvement. We need to get our main boulevards' turf in better shape throughout the community. (Pic 3>)





# Hank Ballard, Ella,

5. I am requesting again these Dwarf Firebush on the triangular island south of the roundabout be reduced to app. 24" These could pose a visibility issue at the roundabout at their current height. (Pic 5)

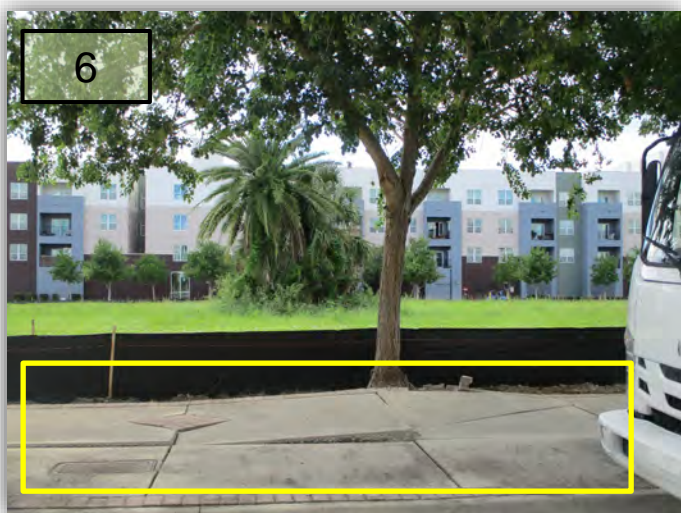


8. There were many streetlights on during the course of this inspection.

9. Turf has not improved on the NW corner of the Ella promenade either. (Pic 9>)



6. There is a significant sidewalk lifting on the west side of Hank Ballard between Ray Charles and Harrison. STAFF will need to have this addressed. (Pic 6)



7. Has this turf on the eastern end of the Ella promenade been burned by herbicide treatment? Or is this chinch bag damage starting at the heat of the curb line? Diagnose and treat accordingly. This is new damage. (Pics 7a & b>)





# The Church, Ella, Chiller Park

10. There remain patches of turf on both the SW and SE corners of the church. What is being done to improve these areas? We need to have a timeline for their improvement, or they will need to be replaced by Yellowstone.

11. There are several areas of poor turf that are flagged. Not sure if this means they are going to be replaced or not. However, if it does mean they are going to be replaced, I feel there are several other areas of poor turf that are not flagged but should be.

12. Lift the trees on the west side of the Ella to 10', if possible. (Pic 12)



13. These are the two Oaks on the eastern side of Blanch Armwood, north of ray Charles. These are in better shape than the one south of Ray Charles. (Pic 13a & b>)



14. Springer Environmental was very busy weeding the Chiller Park Meadow while I was on site. (Pics 14a & b )





# Chiller Park

15. Cogongrass is also reappearing in the Chiller Park Meadow. We must be very aggressive with getting rid of this invasive grass.
16. Yellowstone has diagnosed Witch's Broom on the Hollies in two hedges between the Chiller Park Meadow and drain field. I might suggest removing these and installing a different plant. (Pic 16)



# Proposals

1. Yellowstone to provide a proposal to completely remove a few bundles of Mistletoe on the NW corner of the church. These are above 15' and require a proposal.





## Tab 2

# ENCORE

## IS Energy Management Report

August 2023



Account Engineer: Frank Garfi, 813-610-7569 (c), [frank.garfi@trane.com](mailto: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@thafi.com](mailto:Donald.Haggerty@thafi.com)

Vanessa Smith, 813-533-2950

[VSmith@rizzetta.com](mailto:VSmith@rizzetta.com)

Christina Newsome, 813-533-2950

[CNewsome@rizzetta.com](mailto: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

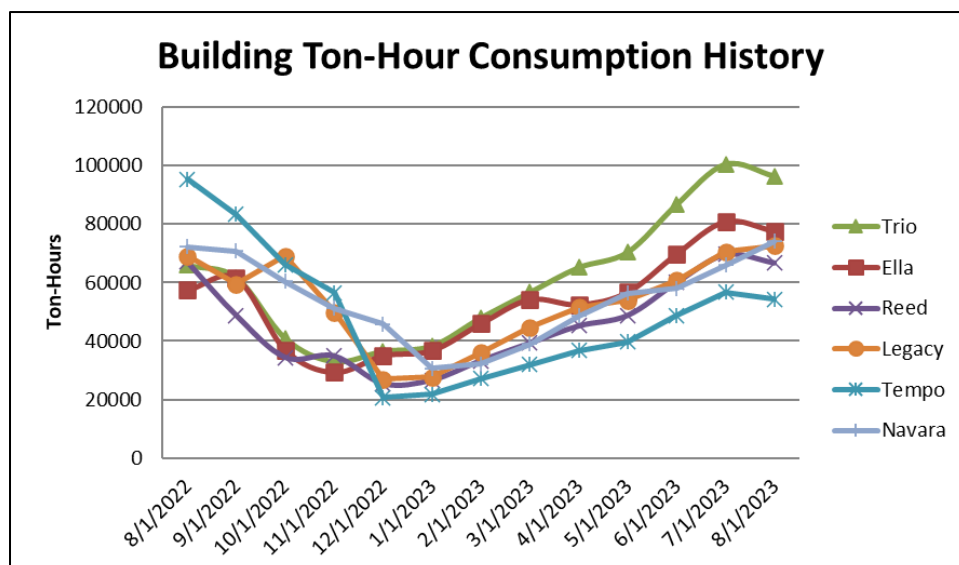
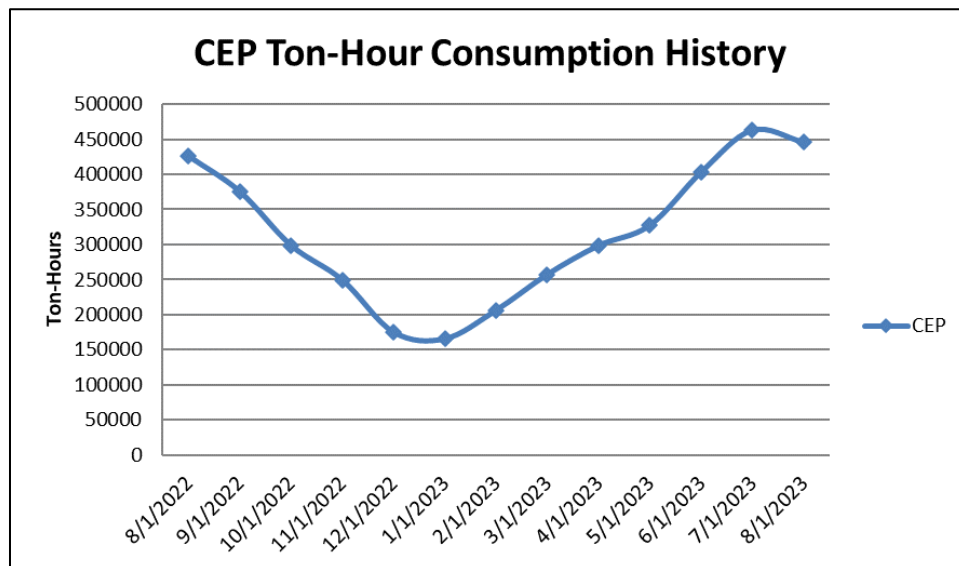




## SECTION 1: System Ton-Hour Usage

- CEP total kWh consumption decreased 10%, and the total cooling degree days increased 2% from the previous month.
- The performance metrics below indicate a CEP efficiency of .66 kW/ton.
- CEP Ton-Hour consumption decreased 4% from the previous month.

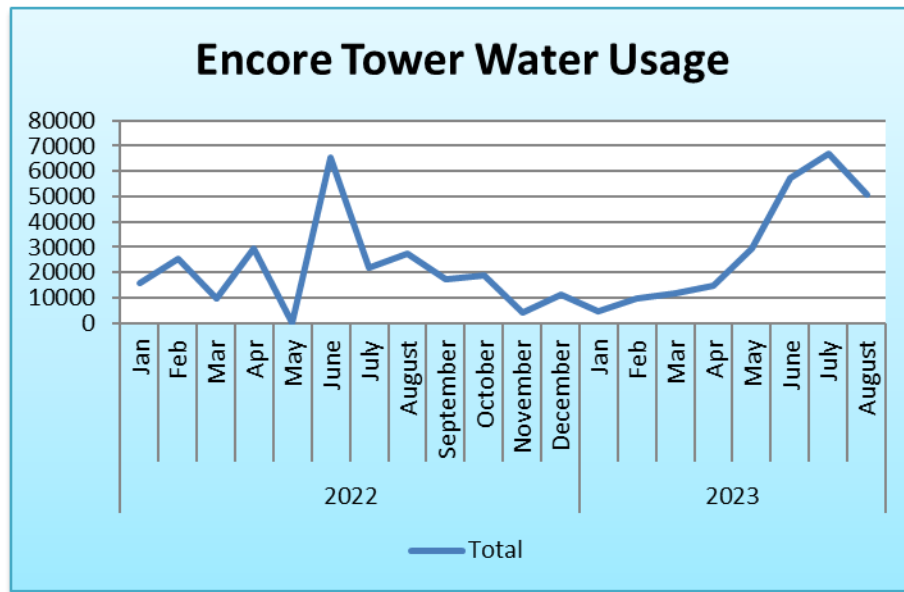
July Ton-Hour Consumption		CEP Metrics		August Ton-Hour Consumption		CEP Metrics	
CEP	462,679	kWh	326,753	CEP	445,918	kWh	295,492
Trio	100,497			Trio	96,477		
Ella	80,936	Total Tons	1,850,718	Ella	77,699	Total Tons	1,783,673
Reed	69,670			Reed	66,883		
Legacy	70,617	Ton-Hours	462,679	Legacy	72,712	Ton-Hours	445,918
Tempo	56,680			Tempo	54,413		
Navara	74,026	kW per Ton	0.71	Navara	77,727	kW per Ton	0.66



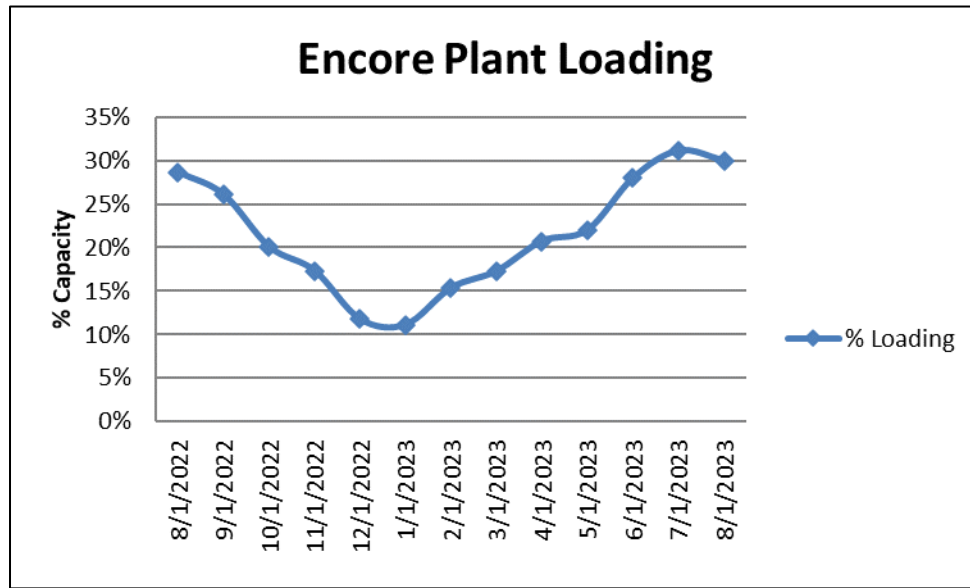
## SECTION 2: Performance Trends and Water Analysis

	This Period	Last Period	Year-to-date	Comments
Plant Efficiency (kW/ton)	.66	.71	Avg: .54	This period was lower efficiency.
Days Failed to Make Ice	31	31	243	Chiller #1 temporarily converted to chilled water.
Minimum Ice Level	0	0	0	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	0	
Tower Conductivity Blow Down Gallons	50,912	66,924	245,254	See graph of water usage below
Domestic Water	744	234	1,237	
Average CHW Supply Temperature	40.0	40.0	39.9	Distribution Setpoint = 39.0 degrees.





Date	Usage Gallons	2023	
<b>2022</b>			
Jan	15688	Jan	4571
Feb	25337	Feb	9896
Mar	9417	Mar	11440
Apr	29527	Apr	14819
May	0	May	29554
June	65489	June	57138
July	21753	July	66924
August	27305	August	50912
September	17017	September	
October	18905	October	
November	3944	November	
December	11165	December	
<b>Total</b>	<b>245547</b>	<b>Total</b>	<b>245254</b>



- Current month Plant Loading of 30% was lower than last month due to an decrease in Ton-Hour production.

## Central Plant System Information

Average Values Unless Noted	System CHWR Temp	System CHWS Temp	SystemDelta T	System Flow	Total System Tons	Total System Ton/Hrs	CHW Differential Pressure	CHW Differential Setpoint	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
May	44.5	40.2	4.3	2,461	1,308,939	327,235			133,480	0.41	417
Jun	45.3	40.2	5.2	2,629	1,610,752	402,688			275,418	0.68	525
Jul	44.3	40.0	4.3	3,554	1,850,718	462,679			326,753	0.71	640
Aug	44.2	40.0	4.3	3,396	1,783,673	445,918	18.2	19.0	295,492	0.66	653



### 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 CHW Supply Pressure	Average CHW Return Pressure	Average Mixing Valve Signal	Average Mixing Valve Feedback
2023	49.0	39.6	9.5	213	9.5	1,931,741	223.9	58.4	40.7	40.7
Jan	47.7	40.0	7.7	124	8.0	120,539	223.9	58.7	29.7	30.0
Feb	47.9	39.9	8.0	179	8.0	159,693	0.0	0.0	44.4	44.5
Mar	47.6	39.6	8.0	198	8.0	196,500	0.0	0.0	41.8	41.9
Apr	46.6	38.4	8.2	252	8.0	249,715	0.0	0.0	47.5	47.3
May	48.0	40.0	8.0	251	8.0	248,902	0.0	0.0	47.4	47.5
Jun	48.1	40.1	8.0	294	8.0	282,492	0.0	0.0	52.8	52.8
Jul	54.0	39.9	14.0	198	14.0	326,085	223.9	58.7	31.1	31.2
Aug	52.3	38.8	13.5	212	13.5	347,813	223.9	57.9	31.6	31.8

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 CHW Supply Pressure	Average CHW Return Pressure	Average Mixing Valve Signal	Average Mixing Valve Feedback
2023	50.1	43.8	6.3	301	42.0	1,855,092	2.3	66.0	61.5	96.1	95.6
Jan	48.4	43.1	5.4	189	42.0	129,372	2.3	0.0	0.0	97.9	97.5
Feb	48.8	42.8	6.0	230	42.0	156,514	2.3	0.0	0.0	97.6	97.2
Mar	48.7	42.6	6.1	250	42.0	194,200	2.3	0.0	0.0	95.8	95.2
Apr	48.6	40.5	8.1	280	42.0	274,697	2.3	0.0	0.0	80.8	79.9
May	49.1	43.1	6.0	311	42.0	232,070	2.3	0.0	0.0	97.9	98.3
Jun	49.2	43.0	6.2	353	42.0	264,776	2.3	0.0	0.0	98.6	98.1
Jul	54.7	49.1	5.6	428	42.0	296,303	2.3	66.9	63.2	99.8	99.3
Aug	53.2	46.2	7.0	365	42.0	307,161	2.3	65.1	59.8	99.9	99.1

## 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 CHW Supply Pressure	Average CHW Return Pressure	Average Mixing Valve Signal	Average Mixing Valve Feedback
2023	54.4	39.9	14.5	118	10.9	1,680,778	59.1	54.5	84.0	39.6
Jan	50.2	40.2	9.9	87	10.0	110,809	59.0	54.3	47.0	26.3
Feb	55.1	40.1	14.9	85	10.0	145,610	0.0	0.0	89.2	26.0
Mar	54.1	39.8	14.3	101	10.0	179,341	0.0	0.0	81.6	30.7
Apr	54.0	38.7	15.5	115	10.0	212,406	0.0	0.0	96.6	34.9
May	55.6	40.2	15.3	114	10.0	216,437	0.0	0.0	99.2	34.4
Jun	57.2	40.2	17.0	121	10.0	244,176	0.0	0.0	99.9	40.5
Jul	54.6	40.1	14.5	158	13.3	282,939	59.0	54.3	80.3	61.3
Aug	54.6	39.8	14.8	158	14.0	289,059	59.4	54.9	79.2	60.9

Legacy Bldg Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Total Tons	Average CHW Supply Pressure	Average CHW Return Pressure	Average Bldg Dp	Average Bldg Setpoint	Average CHWP-1 VFD Feedback	Average CHWP-2 VFD Feedback
2023	54.6	45.7	8.9	115	1,011,948	70.0	101.1	31.1	5.0	62.5	61.8
Jan	50.5	42.8	7.7	83	82,864	--	--	--	5.0	45.5	39.5
Feb	55.2	46.2	9.0	82	82,289	--	--	--	5.0	50.0	50.0
Mar	54.2	45.5	8.7	97	105,594	--	--	--	5.0	54.2	54.2
Apr	54.0	45.0	8.9	115	123,796	--	--	--	5.0	65.1	65.1
May	55.7	46.8	9.0	110	122,877	--	--	--	5.0	62.0	62.0
Jun	57.2	48.2	9.0	117	126,732	--	--	--	5.0	69.2	69.2
Jul	55.0	45.6	9.5	154	184,053	89.0	90.6	1.7	5.0	76.3	76.3
Aug	54.9	45.4	9.5	154	183,743	51.1	111.6	60.5	5.0	77.0	77.0



## 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	Average Mixing Valve Signal
2023	47.8	27.6	20.2	225	1,225,737	30.6	28.1
Jan	49.8	-54.9	104.8	0	0	0.0	0.0
Feb	50.3	39.5	10.8	0	0	0.0	0.0
Mar	46.4	39.7	6.7	156	130,994	39.0	21.8
Apr	46.1	38.5	7.6	173	159,278	39.0	25.4
May	47.2	40.1	7.1	206	181,443	39.0	31.0
Jun	47.9	40.1	7.8	243	227,284	39.0	39.0
Jul	47.2	40.1	7.1	301	263,837	14.0	31.7
Aug	47.8	39.8	8.0	268	262,901	14.0	20.0

Ella Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Bldg Total Tons	Average CHW Setpoint	Average Mixing Valve Signal
2023	54.1	41.9	12.3	196	2,382,862	42	94.9
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
May	54.1	41.7	12.4	225	346,127	42	94.0
Jun	55.1	41.6	13.5	213	343,044	42	94.2
Jul	55.3	42.0	13.3	261	427,452	42	95.2
Aug	55.8	43.1	12.8	220	350,066	42	99.3

## 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 Delta T Setpoint	Average Plant Mixing Valve
2023	52.1	39.6	12.4	167.1	1,718,711	30	77.9
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
May	53.5	39.9	13.6	167.1	279,922	39	98.9
Jun	55.2	40.0	15.2	168.2	304,611	39	100.0
Jul	55.7	39.9	15.8	171.7	324,004	10	86.7
Aug	52.1	39.7	12.4	166.6	254,217	12	86.5

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
2023	55.7	43.6	12.0	161	44.0	1,895,589	18.6
Jan	54.0	42.0	12.0	85	44.0	124,804	20.0
Feb	54.4	42.6	11.7	117	44.0	152,129	20.0
Mar	54.3	42.7	11.6	131	44.0	186,982	20.0
Apr	54.0	42.3	11.8	155	44.0	218,533	20.0
May	54.8	43.3	11.5	170	44.0	243,299	20.0
Jun	56.0	44.3	11.7	204	44.0	286,513	19.9
Jul	58.9	45.9	13.0	207	44.0	329,954	14.8
Aug	59.0	45.9	13.1	219	44.0	353,375	14.2

Plant Delta T setpoint changed to 14 on August 12, at 9AM.

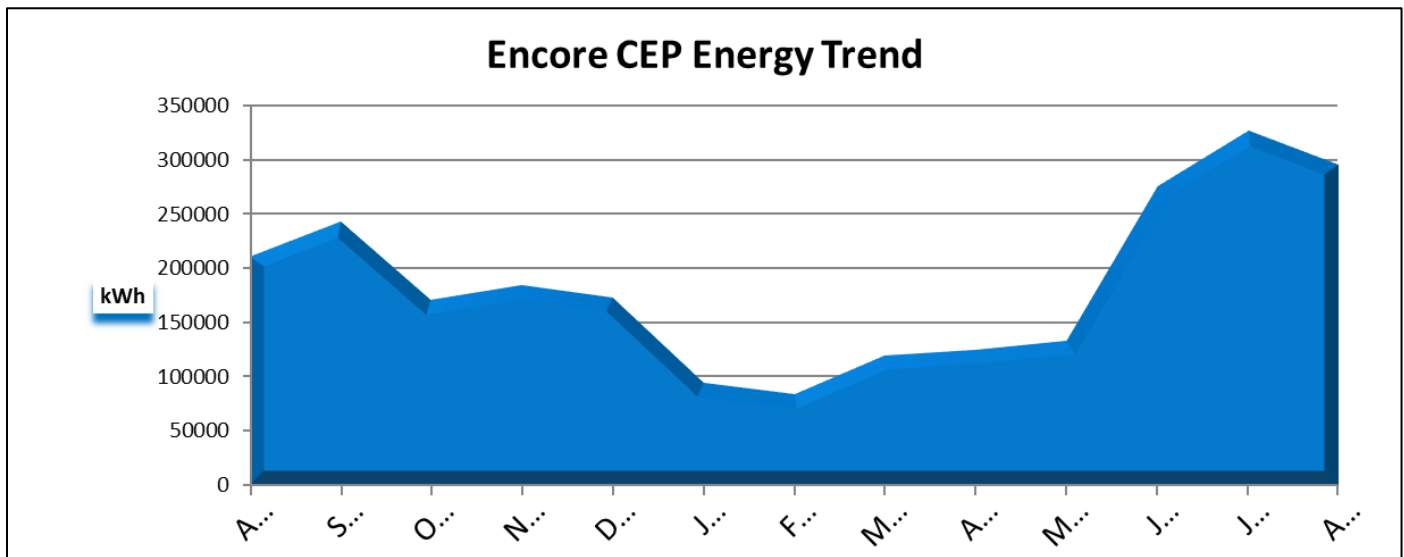
## Trio – Plant and Building Side Heat Exchanger Information

Trio Plant Side HX	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant Delta T Setpoint	Average Plant CHWR Flow	Plant Total Tons	Average Mixing Valve Signal	Average Mixing Valve Feedback
2023	52.3	39.9	12.4	13.5	2.3	-25,796	86.5	77.9
Jan	46.2	39.7	6.5	0.0	0.0	0	0.0	0.0
Feb	52.1	40.1	12.0	0.0	0.0	0	0.0	0.0
Mar	50.6	40.0	10.6	14.0	76.0	99,355	100.0	0.0
Apr	51.6	38.7	12.9	14.0	75.2	115,649	100.0	92.1
May	54.1	40.3	13.8	14.0	68.5	116,715	100.0	92.1
Jun	56.2	40.3	15.8	14.0	-2.7	-4,743	100.0	92.0
Jul	54.1	40.2	13.9	12.0	-200.8	-352,067	64.5	61.1
Aug	54.0	39.9	14.1	13.1	-0.4	-705	55.1	53.0

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 (%)
2023	60.3	50.7	9.7	1,491	13,161,384	14.1	14.3	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
May	63.9	49.9	14.0	2,966	5,110,423	17.0	17.0	0.1
Jun	64.5	51.4	13.1	253	391,835	18.7	18.6	0.0
Jul	61.6	50.8	11.0	255	349,902	9.3	10.1	0.0
Aug	59.4	50.1	9.4	258	299,505	8.0	9.3	0.0

Plant Delta T setpoint was found to be set at 12 and was changed to 14 on 8/14/23, at 11:15AM.

## 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. The increase in kW used and the subsequent increase in cost is due to the higher demand for cooling as represented by the number of cooling degree days.

Degree days are the difference between the daily temperature mean, (high temperature plus low temperature divided by two) and 65°F. If the temperature mean is above 65°F, we subtract 65 from the mean and the result is Cooling Degree Days.

So far in 2023 we have already exceeded the 2019 number of cooling degrees day by 246.

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 CDD	2019 KWH	2019 Cost	2023 CDD	2023 KWH	2023 Cost	CDD Difference	KWH Difference	Cost Savings
January	48	94,511	\$10,036.80	98	94,573	\$11,209.66	-50	-62	-\$1,172.86
February	182	171,391	\$18,245.05	167	83,267	\$8,280.80	15	88,124	\$9,964.25
March	164	146,726	\$16,294.60	241	119,252	\$13,927.11	-77	27,474	\$2,367.49
April	299	215,434	\$23,956.93	337	124,933	\$14,250.40	-38	90,501	\$9,706.53
May	482	322,820	\$35,935.61	417	133,480	\$14,748.94	65	189,340	\$21,186.67
June	547	247,855	\$27,570.61	525	275,418	\$39,255.41	22	-27,563	-\$11,684.80
July	536	332,507	\$37,006.32	640	326,753	\$44,111.49	-104	5,754	-\$7,105.17
August	574	263,100	\$29,377.44	653	295,492	\$42,262.17	-79	-32,392	-\$12,884.73
September	538	202,021	\$22,624.70						
October	464	205,566	\$15,781.59						
November	166	140,602	\$16,126.34						
December	122	124,008	\$13,196.30						
Totals	4,122	2,466,541	\$266,152.29	3,078	1,453,168	\$188,045.98	-246	341,176	\$10,377.38
						Totals		1,773,918	\$275,368.36



## 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

<b>Quarterly Maintenance</b> 9/6/23	Tech: Ron Speicher, performed PM inspection. Changed air filters, checked belts, motor, and cleaned drain. Found air handler not cooling, isolated coil and cleaned strainer. Left unit running properly.
<b>Chiller 1</b> 9/5/23	Tech: Ron Speicher, recovered refrigerant from the chiller. Leak checked chiller. Found purge compressor bad and solenoid valves leaking on the purge, replaced. Replaced thrust bearings. Leak checked chiller and found oil pressure regulator leaking, replaced. Put chiller on vacuum and performed standing vacuum test. Charged chiller with recovered refrigerant. Ran chiller, logged, and checked operation. Left chiller running.
<b>Chiller 1</b> 8/18/23	Tech: Ron Speicher, checked operation of purge. Found regeneration solenoid valve leaking. Found pump out compressor only pulling to 12". Replaced all solenoid valves and pump out compressor. Put purge in 72-hour bypass. Checked on parts for bearing, all are in.
<b>Chiller 2</b> 8/17/23	Tech: Ron Speicher, found flow switch not working. Ordered a new flow switch. Replaced flow switch and checked operation. Left chiller running.
<b>Chiller 2</b> 8/14 & 8/17/23	Tech: Ron Speicher, isolated the condenser, drained, and removed heads. Put condenser heads back on and replaced divider plate gasket. Filled condenser with water. Attempted to run the chiller but found to have a bad condenser water flow switch, scaled up. Replace flow switch and opened a job to replace switch and put in stock. Ran chiller and checked operation. Cleaned site, needs more cleaning. Left chiller running.
<b>Chiller 1</b> 8/14/23	Tech: Ron Speicher, ordered parts for thrust bearing replacement.
<b>CHWP-1</b> 8/14/23	Tech: Peter Sperling, drive from previous destination to jobsite. Gain access to chiller plant. CHWP 1 VSD in U Phase loss alarm. De-energize VSD and confirm zero voltage. Check fuses and found none blown. Test and confirmed motor is not seized. Checked motor terminal box and found catastrophic failure of the T1 wiring. Meg motor and found one leg of T2 with a 78 MOhm to ground reading while all other windings read <550 MOhms. This discrepancy indicates compromised insulation. Motor needs to be replaced.
<b>Cooling Tower 1</b> 8/11/23	Tech: Ron Speicher, drove to site. Found CT1 tripped on amperage. Checked VFD and motor. Reset fault and checked operation of fan. Left fan running, limited to 55hz. 8-11-23, returned and checked operation, ok. Found chiller 1 has a thrust bearing that is going bad. I will open a separate call the repair the thrust bearing.
<b>Pumps and Towers</b> 7/28/23	Tech: Jaroslaw Dziarnowski, accessed SC and UC600 via remote connection via Trane Connect. Reviewed TGP's controlling condenser water pumps, cooling towers, and isolation valves. Released operator overrides of the condenser pump failure binary variable. No modification of TGP's required. Backed up UC600 controlling cooling towers and condenser water pumps.
<b>Chiller 1</b> 7/20 thru 7/26/23	Tech: Ron Speicher, isolated the evaporator and drained water. Tagged out isolation valves. Contractor removed the refrigerant from the chiller. 7-21-23, Leak checked chiller and found purge isolation valves leaking. Replaced valves and leak checked. Picked up vacuum pump from Trane Warehouse and took to the site. 7-24-23, put chiller on vacuum pump, monitored evacuation and changed oil on pump. Left pump running over night. 7-25-23, Checked evacuation level of chiller, 325 microns and monitored for rise. Charged the chiller with the recovered refrigerant and let oil heat up. Ran chiller and checked operation. Put purge in 72-hour bypass. 7-26-23, Returned to site and checked purge time, ok. Checked operation of chiller, ok. Found Chilled water pump 3 would not run in auto, found controls not turning on pump. Had controls look into why pump would not run.
<b>Pumps and Towers</b> 7/25 thru 8/3/23	Tech: Javier Suris, 7/25/2023-Worked with Yuri on the CHWP, CWP and CT programs for proper sequencing and rotation. Also worked with Ron to put CH-1 back online. Neither CHWP nor CWP ramped up to makeup the water deficit. CH-2 CW ISO Valve did not close and needs to be checked. Temporarily closed manual valve. 7/26/2023-UC600-1 CHW had points not showing in TU. Upgraded the firmware on the UC600 and all 7 XMs. Working properly now. The issue is the XM70 it has had issues before. UC600-2 CW all points from XM70 in Fault when changed the point reference to AO4/UI12. Upgraded firmware on all the devices. But failed again when changed back to AO3/UI11. Communication Error - NV Data read from XM does not match configuration. Will follow up tomorrow. 7/27/2023-Worked with Yuri downloading the revised TGP for CHWP Control in UC600-1 CHW. Monitored the plan. 8/3/2023-Created a Schedule in Chiller Plant #2. Named "Chilled Water DP Stpt Schedule" to change DP from 18 psi to 12 psi S/S 12am Release 7am.

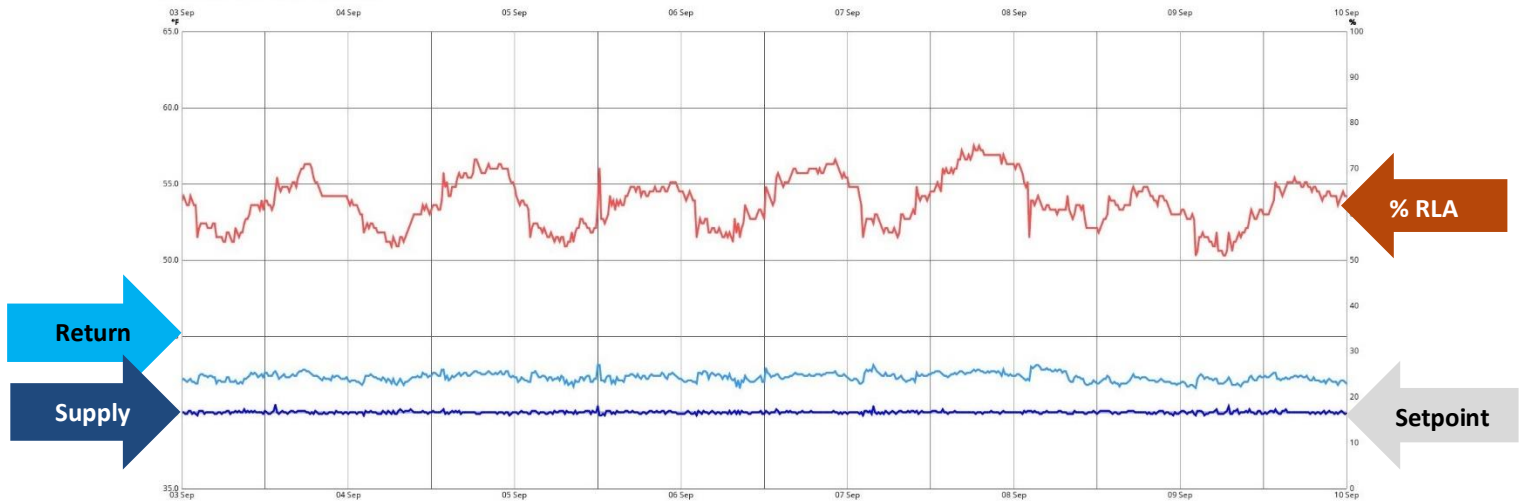
<b>Pumps and Towers 7/25/23</b>	Tech: Jaroslaw Dziarnowski, accessed site remotely. Downloaded and reviewed TGP for control of chilled water pumps and cooling towers. Worked on TGP modifications to implement additional features.
<b>Chiller 2 7/22/23</b>	Tech: Javier Suris, shutdown the plant. Closed main line manual valve. Installed Onicon flow sensor and made electrical connections. Opened manual valve and leak checked it. Started up the plant. Double check for leaks. Put the point back in service and monitor it. Presently reading 4247 to 4252 gpm.
<b>Reed HX 7/19 &amp; 7/20/23</b>	Tech: Javier Suris, 7/19/2023, checked the operation of the plant. Verified control valves operation, pressure transmitters and temp sensors. Checked TGPs and settings. Set DT default to 14dg DP max to 18 psi and controlling off DT. Supply Wtr Temp decreasing. 46 dg and dropping. AHUs have some temp sensors that need to be checked. Bldg UC600 pressure txmtr for plant leaving is bad. 7/2023-JS: Checked in with Luis. Fixed issues with connecting and logging into Trane Connect. Calibrated Bldg controller Sec supply water temp sensor. Released override to the DP and increased Bldg DT setpoint to 16dg from 12dg
<b>Trio 7/17/23</b>	Tech: David Rucker, was instructed by Mike to look into connectivity issues for Trio at Encore and to also look into a sensor for the heat exchanger plant at trio Navarro. I was able to connect to Trio after about 30 minutes and spent around 30 minutes on the sensor at Navarro HX plant. It is not a control or program related issue and is most likely a physical issue with either the wiring or the sensor itself on site.
<b>System Piping 7/14/23</b>	Tech: Ron Speicher, closed isolation valves on the circle to keep water from flowing around Lot 8. Verified isolation valves from the plant to Legacy. Monitored flow to Legacy and the loop. Lowered DP to 18, was at 22. Chiller currently has a 25# dp. Flow has increased to Legacy. The heat exchanger at Trio is not operating properly, I highly recommend repair/replacement of the heat exchanger. I also recommend a T&B be done on the entire system to balance the water flow correctly to use the system more efficiently. 7-18-23. Returned to the site and Opened isolation valves on the circle that were previously closed per Jeff Watson. The Heat exchanger at Reed appears to be malfunctioning, recommend repair/replace.
<b>CHWP-3 7/11/23</b>	Tech: Ron Speicher, found vibration absorber blown out and flooded plant. Got with contractor to replace. Began cleaning site, mud everywhere from leaking pipe. Contractor used CHWP 2 vibration isolator on CHWP 3. Ordered part for repair. Tech: Javier Suris, acknowledged email alarm at midnight. Remote connect to the system. Chillers went off on condenser water flow. Found the system attempting to run CWP3 which is overridden OFF and no pumps were available. Made CWP2 lead and reset alarms. Monitored operations. Need to follow up in the morning. Checked with Ron. Went to supply store to get material to add tabs to the plant pressure differential transmitter to get pressure readings. Plant DP sensor reads properly.
<b>Trio 7/8/23</b>	Tech: Javier Suris, remote connect to then site and worked on the PD setpoint and flow. Worked on Legacy and Trio flow related issues. 7-10-23 Worked with Jack on Encore CEP TGP2 programs 1. Reviewed CHWP TGP2 program sequence found current programming doesn't have lead/lag as a sequence. Lead/Lag control programming is needed to properly control loop DP. 2. Fixed CHWP & CWP rotation schedule which was contradicting the TGP2 program with various Members assigned. 3. Found CHWP & CWP pump fail TGP2 sequencing starting second pump on 2nd rotation. 4. Pump 1 failed at the beginning of the day with a motor short. Trouble shot and repaired by Ron. 5. I had to respond to an emergency service call. 6. Lead CHWP overridden to 1 and CHWP 3 overridden On for 2 pump operation requested by Jeff Watson. Further TGP2 programming needed to provide Lead Lag control and Pump failure sequence. Had to go to an emergency call.
<b>Trio 7/7/23</b>	Tech: Javier Suris, verified sensors. Replaced Bldg Side HX Hot Side Ent Temp Sensor & Bldg Side CHW Supply Temp Sensor. Used inventory from CEP.
<b>Trio 7/6/23</b>	Tech: Jack Hatfield, 7-06-23 Assisted Javier with Trio building heat exchanger TGP2 programming changes. 7-10-23 Assisted Javier with Encore CEP TGP2 programs 1. Reviewed CHWP TGP2 program sequence found current programming doesn't have lead/lag as a sequence. Lead/Lag control programming is needed to properly control loop DP. 2. Fixed CHWP & CWP rotation schedule which was contradicting the TGP2 program with various Members assigned. 3. Found CHWP & CWP pump fail TGP2 sequencing starting second pump on 2nd rotation. 4. Pump 1 failed at the beginning of the day with a motor short. Trouble shot and repaired by Ron. 5. Javier had to respond to an emergency service call. 6. Lead CHWP overridden to 1 and CHWP 3 overridden On for 2 pump operation requested by Jeff Watson. Further TGP2 programming needed to provide Lead Lag control and Pump failure sequence.
<b>Chiller 1 7/6/23</b>	Tech: Ron Speicher, chilled water piping leaking on Chiller 1. I called Mike with CTHX and asked them to repair leak. Temporary flange/spool was installed by CTHX under quotes job.
<b>Chiller 2 7/6/23</b>	Tech: Ron Speicher, chiller tripped on AFD power loss. Reset alarm. Ran chiller, logged, and checked operation. I suspect a power bump took chiller offline. Found chiller doing 4-degree delta t at 95% RLA, checked chilled water flow and found to be 50#dp, max water flow is 26#dp and design is 11#dp, we are flowing way too much water thru the chiller. Chilled water pressure is high, 127# in 77# out, barrel is designed for 150# max and chiller appears to be leaking chilled water thru the head when off.
<b>Chiller 2 6/21 &amp; 6/22/23</b>	Tech: Javier Suris, CH-2 FM-7 flow meter reads 4065gpm, 2000gpm higher. Troubleshoot the meter, contacted Onicon TS and followed recommended troubleshooting procedures and failed at step #5. (Configured for 4-20mA= 26VDC and 0.01mA with water and no flow). Sent Onicon TS the findings. Temporarily set the point Out of Service with a 1400gpm value. TS requested to send the sensor for troubleshooting. Pulled out sensors and delivered it to the manufacturer CASE# CAS-19662-2306.



<b>Trio 6/21 &amp; 6/22/23</b>	Tech: Javier Suris, Trio plant side flow meter reading 0gpm. Troubleshoot the sensor. Needs calibration. Pulled out the sensor. Delivered sensor to the factory for calibration and service. Case# CAS-19647-2306.
<b>Plant 6/22/23</b>	Tech: Javier Suris, found all points from XM70-7 in fault state. Checked the XM, rebooted the XM. Reboot the UC600 controller working properly now. Will monitor. The XM may be going bad
<b>Chiller 1 6/13/23</b>	Tech: Javier Suris, checked the operation of CH-1. Worked with Jack mapping FM-2 HX-13 CHW Leaving Flow Meter to control V-6 Bypass Valve with FM-7 to maintain minimum flow setpoint through both chillers. Checked for proper chiller sequencing. CH-2 FM-7 flow meter reads 4065gpm, 2000gpm higher. Troubleshoot the meter, contacted Onicon TS and followed recommended troubleshooting procedures. Sent TS the findings and presently waiting for further instructions. Reviewed and fixed cooling tower rotation and tower control programs that were not running properly. Made notes to the graphics regarding status of the plant. Tech: Ron Speicher, returned, logged chiller, and checked operation, OK. Monitored chiller to see if it could hold the load. Currently providing 40 chilled water with 46 return at 68% rla at 2 pm. Left chiller running properly.
<b>Chiller 1 6/12/23</b>	Tech: Ron Speicher, modified SC chiller plant control to convert Ice Chiller to Chilled Water. Moved CH-1 to Chiller Plant 2 Control. 6/13/23 Assisted with trouble shooting CH-2 Flow meter and reviewing plant new sequence changes. Flow meter seems defective, Javier is working with Onicon to resolve. Filled chiller with water and opened isolation valves. Met with controls and programmed chiller to run on chilled water loop. Ran chiller and checked operation. Tech: Javier Suris, met with Ron Speicher and Jack Hatfield on site. Ron filled CH-1 evaporator and temporary CHW lines with water. There were leaks on the leaving side flange gasket that Ron had to stop. Began working on modifying SC chiller plant control to temporarily move CH-1 from Ice Plant Control to Chilled Water Plant Control. NOTE: Had to take an emergency SC. Returned to the site. Continued working on modifications to TGP's. Started CH-1. Checked sequencing. Set to Lead chiller. MONITORED THE SYSTEM REMOTELY. Tech: Ron Speicher, Filled chiller with water and opened isolation valves. Met with controls and programmed chiller to run on chilled water loop. Ran chiller and checked operation.
<b>Chiller 2 6/6/23</b>	Tech: Javier Suris, OLD CALL NUMBER: 23-9549028 F-3500-11-D4-111, 001119515, Onicon, FM-T CH-2 Flow Meter. 4/5/2023-JS: 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. 4/6/2023-JS: Dropped off the meter at Onicon. Picked up glue for the insulation repair later. 6/5/2023-JS: Picked up the part from the vendor. (No charge for repairs due to issues with the work order and delays per Gary Auffarth -gauffarth@onicon.com). 6/6/2023-JS: Shut down the plant. Manually disabled the chiller and CHWP's. Closed main leaving ISO valve and chiller entering ISO valves. Partially drained the chiller barrel to relief the pressure. Installed the factory repaired FM. Opened the valves and checked for leaks. No leak found. Enabled chiller plant and monitored startup sequence. Once the plant was stable, I passed FM cable through conduit and made connections. Put the point back in service and verified proper operation. Working properly.
<b>Chiller 1 6/1/23</b>	Tech: Ron Speicher, pipe chiller to main loop. Returned and fixed leak on flange, bolts were too long and not allowing gasket to be tightened. Verified no leaks. Left chiller ready to run.

## Chiller #1 Chilled & Condenser Water Performance

CH-1  
Encore CEP - Tampa, Florida, 33602  
Chilled Water Temperature Control  
September 3, 2023 12:00 AM - September 10, 2023 12:00 AM



Chiller Performance Graph Nomenclature	
%RLA	Operating Capacity
Setpoint	Chiller Chilled Water Temperature Setpoint
Supply	Chiller Chilled Water Supply Temperature
Return	Chiller Chilled Water Return Temperature

### Trane Model # CVHF108, Serial # L11H03092

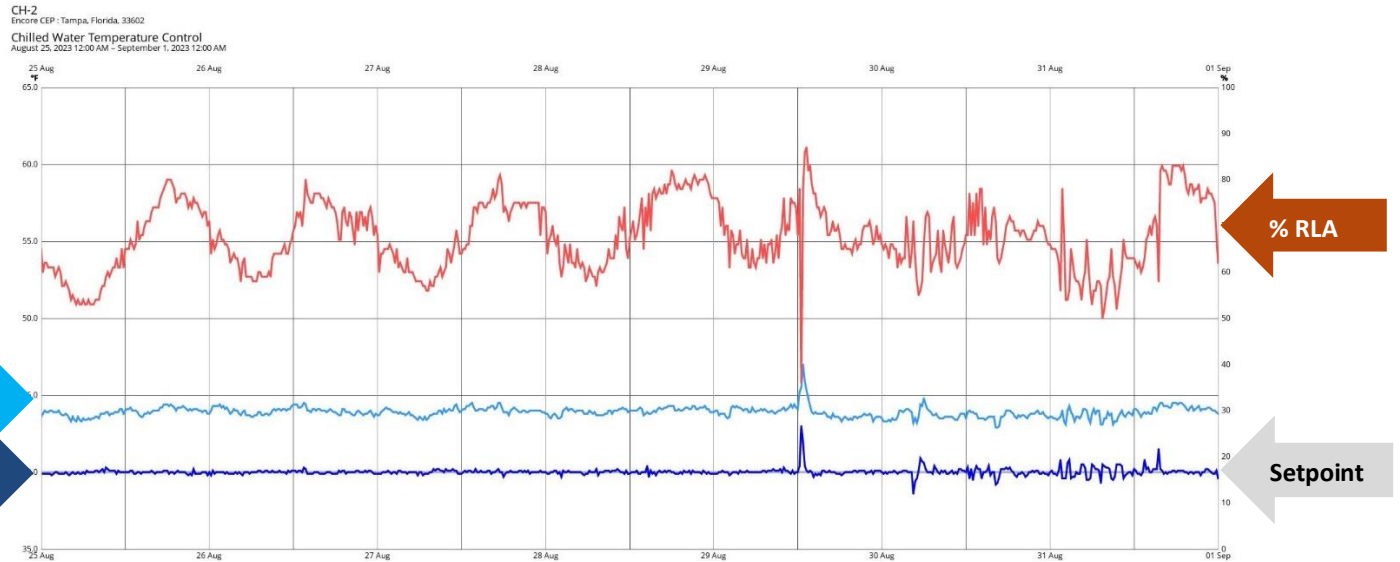
Chiller 1	Average Chilled Water Entering	Average Chilled Water Leaving	Average Chilled Water Delta T	Average Condenser Water Entering	Average Condenser Water Leaving	Average Condenser Water Delta T	Average %RLA	Run Hours
2023								
Jun	44.6	40.1	4.6	82.1	90.8	8.8	71.0	240
Jul	43.1	40.1	3.1	80.4	87.2	6.7	67.6	153
Aug	43.0	39.6	3.4	81.2	89.2	8.0	73.5	225

## Chiller #1 Predictive Maintenance Information

Chiller 1	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
2023									
Jun	2.0	92.4	1.6	-8.7	40.9	-0.8	18.8	125.8	240
Jul	3.3	92.1	4.9	-9.2	37.8	2.3	23.6	118.4	153
Aug	4.6	95.7	6.4	-9.2	37.3	2.3	23.5	121.0	225

Predictive Maintenance Acceptable Ranges	
Condenser Saturated Refrigerant Pressure (PSI)	-5 to 5
Condenser Saturated Refrigerant Temperature (Degrees F)	70 to 100
Condenser Approach Temp (Degrees F)	0 to 5
Evaporator Saturated Refrigerant Pressure (PSI)	-12 to 12
Evaporator Saturated Refrigerant Temperature (Degrees F)	35 to 45
Oil Differential Pressure (PSI)	15 to 30
Oil Temperature (Degrees F)	105 to 150

## Chiller #2 Chilled & Condenser Water Performance



**Chiller Performance Graph Nomenclature**

%RLA	Operating Capacity
Setpoint	Chiller Chilled Water Temperature Setpoint
Supply	Chiller Chilled Water Supply Temperature
Return	Chiller Chilled Water Return Temperature

### Trane Model # CVHF108, Serial # L15C01634

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
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
May	44.4	40.0	4.4	74.1	80.7	6.5	50.7	741
Jun	44.8	40.1	4.7	77.3	83.8	6.5	57.5	480
Jul	45.0	40.1	5.0	80.5	89.2	8.6	75.4	587
Aug	44.0	39.9	4.1	81.8	89.1	7.3	70.1	520






## 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
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
May	0.1	81.9	1.3	-9.1	38.5	1.5	22.1	111.4	741
Jun	0.4	84.8	1.0	-8.8	40.3	-0.2	19.1	120.5	480
Jul	3.5	94.1	4.9	-9.1	38.1	1.9	20.6	126.5	587
Aug	3.0	91.0	1.9	-8.8	40.6	-0.6	21.8	123.2	520

Predictive Maintenance Acceptable Ranges	
Condenser Saturated Refrigerant Pressure (PSI)	-5 to 5
Condenser Saturated Refrigerant Temperature (Degrees F)	65 to 100
Condenser Approach Temp (Degrees F)	0 to 5
Evaporator Saturated Refrigerant Pressure (PSI)	-12 to 12
Evaporator Saturated Refrigerant Temperature (Degrees F)	35 to 45
Oil Differential Pressure (PSI)	15 to 30
Oil Temperature (Degrees F)	105 to 150

## Water Treatment Information



**CHEMTX**





### Service Report

**Monthly Water Treatment Service Report**  
**Wednesday, September 6, 2023 4:44 PM EDT**

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

**Report Number: 560610**  
**Recorded By: Juan Valenzuela**  
**jvalenzuela@chemtexcorp.com**  
**On-Site Time: 11:25 AM EDT to 12:33 PM EDT**

**Chiller Plant - Condenser Water**

Test	Softeners	Condenser Water		
Hardness, total (ppm as CaCO <sub>3</sub> )	2 5 max	140 150 max		
Hardness, calcium (ppm as CaCO <sub>3</sub> )	0 5 max	110 100 max		
Alkalinity, M (ppm as CaCO <sub>3</sub> )	110 20 - 400	650 800 max		
Conductivity (as µmhos)	929 Record	2716 1000 - 5500		
Controller Conductivity Reading		2527 Record		
On-Trac, ppb	0 Record	38 80 min		
On-Trac Controller Reading		40 Record		
pH	7.7 6 - 8.5	8.9 Record		
Temperature (°F)		95 60 - 100		
 LSI (Calculated)		1.9 2.2 max		
ATP, Free (RLU)		49 Record		
ATP, Total (RLU)		95 Record		
 ATP, Viable (RLU)		46.0 200 max		
Chlorine, free (ppm as Cl <sub>2</sub> )		0.8 0.1 - 0.5		
 Average Daily Blowdown, gal (from ft <sup>3</sup> )		13057.8 Record		
Days since last input		33 31 max		
 Conductivity Cycles (Calculated)		2.9 4 - 10		
Blowdown, Current, ft <sup>3</sup>		464631 Record		
Blowdown, Previous, ft <sup>3</sup>		407023 Record		

**Opening Comment**

I was able to grab a broom and walk around the towers that were running at the time of service (1 and 2 from the left). These basins had an accumulation of bio-growth very significant and that might the reason why the chillers approaches are usually high. My recommendation is to switch systems as often as possible to always have these waters running and being chemically treated. If the towers do not run for just couple of days but water still on the basin without chemical to kill bio live, this can cause serious issues to the system and to people working close by.



## Service Report

Monthly Water Treatment Service Report  
Wednesday, September 6, 2023 4:44 PM EDT


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

Report Number: 560610  
Recorded By: Juan Valenzuela  
jvalenzuela@chemtexcorp.com  
On-Site Time: 11:25 AM EDT to 12:33 PM EDT

### Chiller Plant - Condenser Water

If the towers are not going to be running for more than two days, they need to be drain and refill back when they are ready to back online.

#### Condenser Water

Online 

#### ● On-Trac, ppb

The time limit on the controller was increased from 30 minutes to one hour to make sure this chemical is being pump into the system, and could reach its minimum value.



## Service Report

Quarterly Chilled Loop Service Report  
Wednesday, September 6, 2023 4:56 PM EDT

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

Report Number: 560611  
Recorded By: Juan Valenzuela  
jvalenzuela@chemtexcorp.com  
On-Site Time: 11:25 AM EDT to 12:33 PM EDT

### Chiller Plant - Chilled Loop

Test	Chill Loop			
pH	10.2 9 - 11			
Conductivity (as $\mu$ mhos)	537 1500 - 3000			
Iron (ppm as Fe)	2.14 1 max			
Sodium Nitrite (ppm as $\text{NaNO}_2$ )	120 800 - 1200			

#### Opening Comment

After this system had the most recent water leak, it has not yet been chemically treated. These numbers are numbers of fresh water, plus the high level of Iron found. A quote was recently submitted to add a least 110 gallons of Sodium Nitrite into the system.



## Proof of Delivery

5409 S Westshore Blvd  
Tampa, Florida 33611, United States  
P.813-248-0055

### Tampa Bay Trane - Encore Chiller Plant

902 N. Himes. Ave.  
Tampa, Florida 33609-1330, United States  
P.813-309-8050 Rob

E.Amy.Ortiz@trane.com

Contact Person:

Customer Type:

Account Type: Net 10

Date: 01-Sep-2023 12:00 AM

Fieldworker: Garrett Roznowski

Job #: 1172822

Type: Salt Delivery

PO#

Priority:

Status: Finished

Invoiced: No

Job Date & Time			Actual Job Date & Time			Site Address
Start	Finish	Duration	Start	Finish	Duration	
01-Sep-2023 12:00 AM	01-Sep-2023 12:01 AM	0:01:00	01-Sep-2023 07:24 AM	01-Sep-2023 07:36 AM	0:11:18	1004 N Nebraska Ave, TAMPA, FL, 33602, United States, Florida, TAMPA, 33602, United States

### Products & Services:

Quantity	Description
17.00	50T - TPA

### Description:

Tampa Bay Trane - Encore - The Gate is never locked - Fill tank - please call Ron 321-210-5905 if you have any access issues

### Customer Messaging:

17 bags

I tested the water at your location today.

System Tested Soft

The timer was set to the correct time of day?

Yes

Bypass was open or closed?

Closed - Online



**SECTION 7: Lot Management Activities**

## SECTION 8: Project Management Activities

## Tab 3



Rizzetta & Company

October 5

# District Manager's Report

# 2023

## UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 2, 2023 @ 4p
- **Next Election:** November 2024

### FINANCIAL SUMMARY

8/31/2023

General Fund Cash & Investment Balance: \$144,593

Chiller Operation Cash & Investment Balance: \$783,936

Chiller Reserve Fund Investment Balance: \$2,564,536

**Total Cash and Investment Balances: \$3,493,065**

**General Fund Expense Variance: \$14,582 Under Budget**

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## Tab 4

## SEASONAL LIGHTING AGREEMENT

This agreement (“**Agreement**”) is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between:

**Encore Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Tampa, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“**District**”); and

**Illuminations Holiday Lighting, LLC**, a Florida limited liability company, whose address is 8606 Herons Cove Place, Tampa, Florida 33647 (“**Contractor**”) and, together with the District, the “**Parties**”).

### RECITALS

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, installing, operating and/or maintaining certain infrastructure within the boundaries of the District; and

**WHEREAS**, the District has a need to retain an independent contractor to provide for the installation of seasonal lighting and enhancements (“**Decorations**”); and

**WHEREAS**, Contractor represents that it is qualified to perform such services and has agreed to provide to the District those services identified in this Agreement and in **Exhibit A**, attached hereto and incorporated herein by this reference (“**Services**”); and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

### **SECTION 2. SCOPE OF SERVICES; TERM.**

- A.** Contractor will provide the Services, which shall include provision of materials and labor, installation services, weekly inspection services, and removal services. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. The District shall notify the Contractor in writing if additional work is requested. No additional work, including any optional services for which the cost thereof is not included in the **Exhibit A**, shall be performed unless the District authorizes such additional work in writing.

- B. Contractor shall perform the Services in a neat and workmanlike manner. In the event the District, in its sole determination, finds that the Services performed by the Contractor are not satisfactory, and Contractor does not cure the unsatisfactory Services within five (5) days, District shall have the right to terminate this Agreement and will only be responsible for payment of Services satisfactorily completed.
- C. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities within a reasonable period of time; however, Contractor shall provide written notice to the District of any repairs that are anticipated to take longer than seventy-two (72) hours to repair.
- D. Initial installation of the Decorations shall be completed no later than [REDACTED], 2023. The removal of the Decorations shall be completed no later than **Tuesday, January 16, 2024**. This schedule may only be altered in writing by the District in its sole discretion.
- E. This Agreement shall be effective upon execution and shall remain in effect until the Services are completed, unless it is terminated earlier in accordance with Section 10 herein or amended in accordance with Section 8 herein. The provisions of Sections 6, 11, 14, 15, and 16 shall survive the termination of this Agreement.

**SECTION 3. COMPENSATION.** The District agrees to pay the Contractor a total of **Thirty-Five Thousand Dollars (\$35,000.00)** as compensation for the Services. This compensation includes all materials and labor necessary to complete the Services as provided herein and in **Exhibit A**. A fifty percent (50%) deposit of Seventeen Thousand Five Hundred Dollars (\$17,500.00) shall be remitted by the District upon execution of this Agreement by the Parties. A final payment of Seventeen Thousand Five Hundred Dollars (\$17,500.00) shall be remitted by the District upon completion of all Services, including but not limited to the installation of the Decorations and subsequent removal.

**SECTION 4. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 5. INSURANCE.** Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability	
<i>Bodily Injury</i>	Combined Single Limit \$1,000,000
<i>Property Damage</i>	

Contractor shall provide to District prior to the commencement of any performance under this Agreement a certificate naming the District, its officers, agents and employees as an additional insured. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District.

#### **SECTION 6. INDEMNIFICATION.**

- A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. The Contractor agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the Contractor. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Contractor has ceased to be engaged under this Agreement. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault.
- C. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other law or statute.

**SECTION 7. AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Exhibit A attached hereto is for the sole purpose of providing a description of the Services. The terms of this Agreement shall be deemed to control over the terms of Exhibit A.



**SECTION 8. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

**SECTION 9. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this instrument.

**SECTION 10. TERMINATION.** The District shall have the right to cancel this Agreement at any time, with or without cause, upon written notice. In the event the Agreement is being terminated for cause, the District shall provide a cure period pursuant to Section 2.B. herein. Contractor shall have the right to cancel this Agreement upon thirty (30) days' written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement.

**SECTION 11. ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 12. NOTICES.** All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

**A. If to Contractor:** Illuminations Holiday Lighting, LLC  
8606 Herons Cove Place  
Tampa, Florida 33647  
Attn: Tim Gay

**B. If to District:** Encore Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614  
Attention: District Manager

**With a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and

legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth in this Agreement.

**SECTION 13. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement or any monies to become due under this Agreement without the prior written approval of the other, and such approval shall not be unreasonably withheld.

**SECTION 14. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Hillsborough County, Florida.

**SECTION 15. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Christina Newsome** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS BY PHONE AT (813) 533-2950, BY EMAIL AT CNEWSOME@RIZZETTA.COM, OR BY MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

**SECTION 16. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 17. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 18. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same Agreement. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**IN WITNESS WHEREOF,** the parties hereto have signed this Agreement to be effective on the day and year first written above.

**ENCORE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chair, Board of Supervisors

**ILLUMINATIONS HOLIDAY LIGHTING,  
LLC, a Florida limited liability company**

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Scope of Services

## EXHIBIT A

### Scope of Services

#### Illuminations Holiday Lighting

Proposal

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

The Encore CDD  
9428 Camden Field Parkway  
Riverview, FL 33578  
Attn: Christina Newsome

(813) 533-2950

JOB DESCRIPTION
Christmas Lighting and Decoration Proposal for The Encore

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<b>Nebraska Entrance</b> Install green, twinkly LED minis in the tops of 5 ligustrums Install warm white, mini lights wrapping the limbs of the 5 ligustrums  Install warm white, mini lights wrapping the trunks of 2 palm trees Install cool white, mini lights at the neck of 2 palm trees  <b>Reed Courtyard</b> Install lighted garland with bows on the 4 lamppost outlining the center of the park  <b>2 palms in center of courtyard</b> Install warm white, mini lights wrapping the trunks of the palm tree Install cool white, mini lights at the neck of 2 palm trees  Install warm white, mini lights in 8 oak trees (4 each) on both sides of the park Install animated cool white starburst in 8 oak trees (4 each) on both sides of the park  Install 14' height and 9' base Christmas Tree in center of park Tree will be fully decorated with Red and Gold ornaments  <b>Roundabout</b> Install warm white, mini lights wrapping the trunks of 2 palm trees Install cool white, mini lights at the neck of 2 palm trees  Install 25' Mega Tree of Lights including animation.	\$35,000.00

[EXHIBIT A CONTINUES ON NEXT PAGE]

### **Elsa Courtyard**

Install lighted garland with bows on the 4 lamppost outlining the center of the park

#### **2 palms in center of courtyard**

Install warm white, mini lights wrapping the trunks of the palm tree

Install cool white, mini lights at the neck of 2 palm trees

#### **3 palms on east end of courtyard**

Install warm white, mini lights wrapping the trunks of the palm tree

Install cool white, mini lights at the neck of 3 palm trees

Install warm white, mini lights in 8 oak trees (4 each) on both sides of the park

Install animated cool white starburst in 8 oak trees (4 each) on both sides of the park

Install 14' height and 9' base Christmas Tree in center of park

Tree will be fully decorated with Red and Gold ornaments

Requires 50% Deposit

**TOTAL ESTIMATED JOB COST**

**\$35,000.00**

\* Price includes rental of materials, lift, labor, installation, service and removal.

\* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

\* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.

\* Assumes adequate power available. If additional power needed The Encore community responsible for providing.

\* Please note: Loss of material due to theft or vandalism is reimbursable at cost

\* Remaining balance of project due upon receipt of invoice after installation.

\* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay

PREPARED BY

8/4/2023

DATE

AUTHORIZED SIGNATURE FROM THE ENCORE

DATE

**CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of The Encore only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.**



## Tab 5



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Encore Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## **About FIA**

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

### **Competitive Advantage**

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### **How are FIA Members Protected?**

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

### **What Are Members Responsible For?**

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

**Encore Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614**

**Term: October 1, 2023 to October 1, 2024**

**Quote Number: 100123614**

## **PROPERTY COVERAGE**

### **SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

<b>COVERED PROPERTY</b>	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$9,495,554
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
<b>Inland Marine</b>	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<b>Valuation</b>	<b>Coinsurance</b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**\$75,965**

**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only



X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

## CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

## Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

**Cyber Liability sublimit included under POL/EPLI**

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate



## PREMIUM SUMMARY

**Encore Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614**

**Term: October 1, 2023 to October 1, 2024**

**Quote Number: 100123614**

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$75,965
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,772
Public Officials and Employment Practices Liability	\$3,458
Deadly Weapon Protection Coverage	Included
<b>TOTAL PREMIUM DUE</b>	<b>\$83,195</b>

#### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2023, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Encore Community Development District

\_\_\_\_\_  
(Name of Local Governmental Entity)

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Witness By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2023

By: \_\_\_\_\_  
Administrator





## PROPERTY VALUATION AUTHORIZATION

**Encore Community Development District**  
**c/o Rizzetta & Company**  
**3434 Colwell Ave, Suite 200**  
**Tampa, FL 33614**

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### QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$9,495,554	As per schedule attached
<input type="checkbox"/>	Inland Marine	Not Included	
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Encore Community Development District**

Policy No.: 100123614  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address			Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering		
1	Chiller Plant including underground piping within		2012	10/01/2023	\$5,830,000	\$5,830,000
	Cass & Nebraska Tampa FL 33602		Non combustible	10/01/2024		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address			Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering		
2	Irrigation Wells (2),Piping and the like within 1		2012	10/01/2023	\$137,500	\$137,500
	Cass & Orange Tampa FL 33602		Pump / lift station	10/01/2024		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address			Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering		
3	Solar Panel Collection System		2012	10/01/2023	\$383,154	\$383,154
	Cass & Nebraska Tampa FL 33602		Property in the Open	10/01/2024		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address			Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering		
4	Stormwater Vault		2012	10/01/2023	\$893,200	\$893,200
	Cass & Nebraska Tampa FL 33602		On ground liquid storage tank	10/01/2024		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address			Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering		
5	Decorative Street Signs		2012	10/01/2023	\$38,500	\$38,500
	throughout project Tampa FL 33602		Property in the Open	10/01/2024		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address			Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering		
6	Chiller Tower 2		2012	10/01/2023	\$1,320,000	\$1,320,000
	Cass & Nebraska Tampa FL 33602		Non combustible	10/01/2024		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address			Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering		
7	Street Lights		2012	10/01/2023	\$893,200	\$893,200
	throughout project Tampa FL 33602		Electrical equipment	10/01/2024		
			Total:	Building Value \$9,495,554	Contents Value \$0	Insured Value \$9,495,554

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



# INVOICE

<b>Customer</b>	Encore Community Development District
<b>Acct #</b>	758
<b>Date</b>	09/18/2023
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Encore Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Payment Information	
<b>Invoice Summary</b>	\$ 83,195.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#19825
100123614	

Thank You

Please detach and return with payment



Customer: Encore Community Development District

Invoice	Effective	Transaction	Description	Amount
19825	10/01/2023	Renew policy	Policy #100123614 10/01/2023-10/01/2024 Florida Insurance Alliance  Package - Renew policy Due Date: 9/18/2023	83,195.00
				<b>Total</b>
				\$ 83,195.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

P.O. Box 748555  
Atlanta, GA 30374-8555

scclimer@egisadvisors.com

**Date**

09/18/2023

## Tab 6



Proposal #346284

Date: 09/05/2023

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

Ella and Reed Promenade Enhancement

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Removal/Install	50.00	\$63.000	\$3,150.00
Mammy Crotons	420.00	\$20.000	\$8,400.00
Pine Bark Mulch	30.00	\$11.500	\$345.00
Material	1.00	\$475.000	\$475.00
Irrigation Labor	1.00	\$300.000	\$300.00

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Client Notes

**Remove All Arboricola Surrounding Center Plant Beds**

-2 beds on Reed Promenade

-2 beds on Ella Promenade

**Install Mammy Crotons in Each Plant Bed**

**Install Mammy Crotons in Tree Rings at East End of Ella**

**Install Mammy Crotons in Tree Rings at West End of Reed**

Install Fresh Mulch

Irrigation Enhancement to Ensure Proper Coverage of New Plant Material



Signature

x

SUBTOTAL	\$12,670.00
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SALES TAX	\$0.00
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TOTAL	\$12,670.00
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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 7**

**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, September 7, 2023, at 4:03p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

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

Also present were:

Christina Newsome	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Toborg	<b>FSM, Rizzetta &amp; Company, Inc.</b>
Tim Bowersox	<b>Representative; Yellowstone (via Phone)</b>
Jeff Watson	<b>Representative; Trane</b>
Jozette Chack-On	<b>Representative; Dev. Counsel (via Phone)</b>
Sarah Sandy	<b>District Counsel, Kutak Rock (via Phone)</b>
Lorenzo Reed	<b>Representative; THA Dev. Project Manager</b>
Leroy Moore	<b>Representative; THA (via Phone)</b>
Greg Woodcock	<b>Representative; Cardno Engineering (via Phone)</b>
David Ilonya	<b>Representative; THA (via Phone)</b>
William Henderson	<b>Representative; THA (via Phone)</b>
Althema Hicks	<b>Representative; THA (via Phone)</b>
Frank Nolte	<b>Representative; Stantec (via Phone)</b>
Christina Van Halden	<b>Representative; Yellowstone (via Phone)</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Newsome called the meeting to order at 4:03 p.m. and conducted roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were a few audience comments. The residents requested that a "wrong way" signage be inserted at the intersection of Ray Charles and Governor. The fan palm trees at Central

Ave, near the Trio building, needs to be trimmed.

### **THIRD ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Landscape Inspection Report**

##### **1. Presentation of Landscape Inspection Report**

Mr. Toborg presented the Landscape Inspection Report to the Board. He informed the Board that the oak tree near Legacy listed as item #9 in the Landscape Inspection Report, needs to be turned over to the District. District Engineer will send a letter out for turnover.

#### **B. District Counsel**

##### **1. Consideration of Work Authorization for Lot 8 Connection**

Ms. Sandy was present via phone, however; no report was given. Item tabled due to District Counsel waiting on the finalized documents.

##### **2. Consideration of Lot 8 Access and Easement Agreement**

Item tabled due to District Counsel waiting on the finalized documents.

#### **C. District Engineer**

Greg Woodcock was present, however; no report was given.

#### **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.

##### **2. Consideration of Heat Exchanger Proposal**

Mr. Watson presented the Heat Exchanger Proposal to the Board. The Board inquired about the warranty associated with the proposal and was informed by Staff that this is considered a repair and is covered under the maintenance contract between the District and Trane.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors of Encore CDD approved the Heat Exchanger Proposal for \$784,846.00, for the Encore Community Development District.
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#### **E. Tampa Housing Authority Update**

David Ilonya, William Henderson, and Leroy Moore was present via phone. Lorenzo Reed attended the meeting in person. Mr. Reed informed the Board that all lot projects are on schedule for completion in the first quarter of 2024. Mr. Reed advised the Board that he would contact the city to inquire about the wrong way street signage

near the Church.

**F. District Manager**

**1. Review of District Manager Report**

Ms. Newsome presented the District Manager Report to the Board.

The next regularly scheduled meeting will be held on Thursday, October 5, 2023, at 4:00 p.m. at the Ella at Encore.

**FOURTH ORDER OF BUSINESS**

**Consideration of Fourth  
Addendum for  
Professional District Services**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors approved the Fourth Addendum for Professional District Services, for the Encore Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of  
Springer Environmental  
Price Increase**

On a Motion by Ms. Morning, seconded by Ms. Johnson-Griffin with all in favor, the Board of Supervisors accepted the Springer Environmental Price Increase, for the Encore Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of  
the Board of Supervisors Regular  
Meeting held on August 3, 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 August 3, 2023, for the Encore Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Operations  
and Maintenance Expenditures  
for July 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 July 2023 (\$23,779.32), for the Encore Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of  
Chiller Operations  
and Maintenance Expenditures  
for July 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 July 2023 (\$75,438.63), for the Encore Community Development District.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning, the Board unanimously approved to adjourn the meeting at 5:23p.m., for the Encore Community Development District.

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



## Tab 8

# ENCORE COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## **Operation and Maintenance Expenditures August 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$16,503.99**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Encore Community Development District

### Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Billi J. Griffin	100157	BG080323	Board of Supervisors Meeting 08/03/23	\$ 200.00
Julia Jackson	100158	JJ080323	Board of Supervisors Meeting 08/03/23	\$ 200.00
Kutak Rock, LLP	100163	3265561	Legal Services 07/23	\$ 3,068.00
Mae F. Walker	100159	MW080323	Board of Supervisors Meeting 08/03/23	\$ 200.00
Mandy Electric, Inc	100161	17131	Lighting Test 07/23	\$ 900.00
Phil Lentsch	100155	36935	4 Agenda Bookets 07/23	\$ 235.07
Rizzetta & Company, Inc.	100154	INV0000082193	District Management Fees 08/23	\$ 4,008.75
Springer Environmental Services, Inc.	100156	13163	Clean Up Sessions 07/23	\$ 1,275.04
TECO	20230828-1	TECO Summary 07/23 ACH	Utility Summary 07/23	\$ 967.62
Teresa Morning	100160	TM080323	Board of Supervisors Meeting 08/03/23	\$ 200.00
Yellowstone Landscape	100164	TM 565126	Monthly Landscape Maintenance 08/23	\$ 4,869.57
Yellowstone Landscape	100164	TM 575688	Irrigation Repairs 08/23	<u>\$ 379.94</u>
<b>Total Report</b>				<b><u>\$ 16,503.99</u></b>

## Tab 9

# ENCORE COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

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

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$179,540.04**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary

## Encore Community Development District Chiller Fund

### Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Tampa Utilities	20230801-1	2175375 06/23 ACH	1237 E Harrison St 06/23	\$ 3,224.25
City of Tampa Utilities	20230830-1	2175375 07/23 ACH	1237 E Harrison St 07/23	\$ 4,307.83
Fourquarean Well Drilling LLC	100056	1257	New Well Drilling 07/23	\$ 34,395.00
Frontier Florida, LLC	20230829-1	813-223-7101-092412-5 08/23 ACH	Telephone, Internet, Cable 08/23	\$ 330.88
Rizzetta & Company, Inc.	100055	INV0000082193 Chiller	Accounting Services 08/23	\$ 892.67
Tampa Bay Trane	100059	313838133	Monthly Service Agreement 08/23	\$ 20,416.67
Tampa Electric Company	100058	20231692	Install Cable & Conduit 08/23	\$ 1,968.82
TECO	20230801-2	211006277308 06/23 Auto Pay	1200 Nebraska Ave N 06/23	\$ 39,255.41
TECO	20230829-2	211006278348 07/23 Autopay	1004 N Nebraska Ave 07/23	\$ 30,637.02
TECO	20230831-1	211006277308 07/23 Autopay	1200 Nebraska Ave N 07/23	<u>\$ 44,111.49</u>
<b>Total Report</b>				<u><b>\$ 179,540.04</b></u>