



Rizzetta & Company

# **Encore Community Development District**

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## **Board of Supervisors' Meeting November 2, 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**

October 26, 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, November 2, 2023, at 4:00 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602. The following is the tentative 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
    2. Consideration of Leaking Valve Proposal.....Tab 3
  - E.** Tampa Housing Authority Update
  - F.** District Manager
    1. Review of Manager's Report.....Tab 4
- 4. BUSINESS ITEMS**
  - A.** Consideration of Authorization of Agents.....Tab 5
  - B.** Presentation of Website Audit.....Tab 6
  - C.** Consideration of Resolution 2024-01, Adopting Fiscal Year 2022-2023 Amended Budget.....Tab 7
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of the Board of Supervisors Regular Meeting held on October 5, 2023.....Tab 8
  - B.** Consideration of Operations and Maintenance Expenditures for September 2023.....Tab 9
  - C.** Consideration of Chiller Fund Operations and Maintenance Expenditures for September 2023.....Tab 10
- 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



October 25, 2023  
Rizzetta & Company  
John Toborg – Division Manager  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

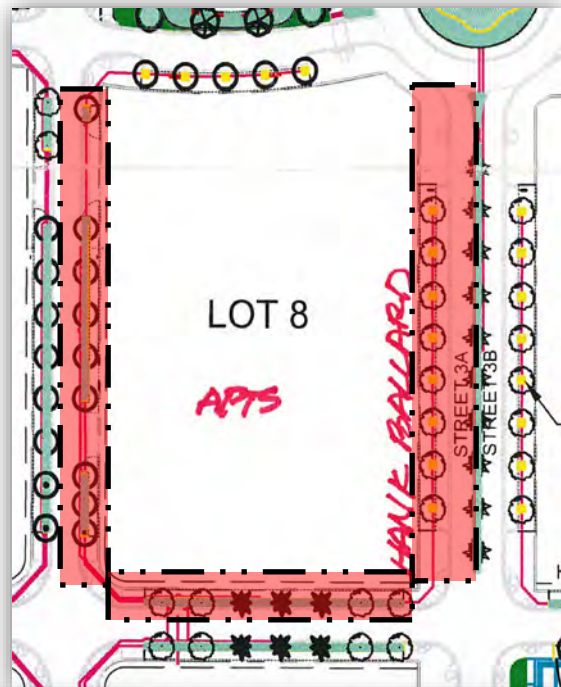
# Current Events, Harrison, Blanche Armwood, Hank Ballard

## UPDATES, SUMMARY, CURRENT EVENTS:

- The enhancement of the installation of Mammy Crotons on the tips of the Reed and the Ella endcaps as well as the four circular beds within the Reed and Ella promenades has been completed. We have leftover Mammy Crotons, so we are expanding this enhancement to the opposite endcaps of the Reed and Ella as well as the end caps of the Church and the promenade at Nebraska. If there are further plants remaining, we will expand to the Hank Ballard median north of the roundabout.

1. There is a large Oak limb that has been broken off the second Oak on the north side of Harrison west of Nebraska. Please haul away.
2. Hand pull weeds and remove water shoots from the trees on the east ROW of Blanche Armwood adjacent to the Reed.
3. There is an Oak on the east side of the Legacy (3<sup>rd</sup> from north) that appears to be thinning in the canopy compared to the other trees. Is the flood bubbler operating here?
4. The entire southbound lane of Hank Ballard from Ray Charles to Harrison is blocked off and demolition has begun on the sidewalks. Also, the north ROW of Harrison between Hank Ballard and Governor as well as the east ROW of Governor between Harrison and Ray Charles are blocked off, including all CDD-maintained landscaping. Is the General Contractor for this project going to be responsible to replace these plants? (see >)
5. How has the irrigation been adjusted to allow proper watering of the newly planted Mammy Crotons? (Pic 5>)
6. **I have been reporting on failing turf in the reports for well more than a year. Throughout that period, new dead patches have developed, while old patches have**

**not improved. I've received varied & opposing responses stating "chemicals have been applied" to "we are waiting until the**





# Turf Replacement, Reed, Church, Roundabout

*pump and well is up and running” to “No good turf available” and These areas are mostly from previous damage that is having trouble filling in because of the size. I recommend sod replacement.” I agree with that final statement and have been requesting replacement for a very long time. However, these areas started out very small and were allowed to grow. As I’ve stated many times in the past, we need to have this turf replaced and I feel most, if not all, of it should be paid for by Yellowstone. It appears any sod replacement has been hit and miss, patchy. Please provide a thorough, detailed plan as to when these (and other) areas of turf will be replaced. (Pics 6a, b, c & d>)*



7. At around 12 o'clock (north side) of the roundabout, there is a new area of off-color turf showing up. Make sure irrigation is 100% here. Also check for anything else – large patch, chinch bug, etc. (Pic 7)





# Ella

8. The relatively new area of poor turf on the NE corner of the Ella promenade also appears to be expanding. Has this been inspected and diagnosed yet? (Pic 8)



11. The great looking new bed of Mammy Crotons under the palms in the two circular beds in front of the Ella and Reed. (Pic 11)



9. Please remove the remaining 2-3 Flax Lily on the NW corner of the Ella promenade. In conjunction with Item 6, turf here is also poor and has been reported many times. (Pic 9)



10. In conjunction with Item 6, these two areas on the SW side of the Ella promenade have been flagged for a couple months but the turf is still in poor condition. Include these areas in the update. (Pics 10a & b>)





## Lot 8, Scott Street, Chiller Park

12. In conjunction with Item 4, this is how the barricades have been placed surrounding the central block now under construction. CDD-maintained material is behind the barricades. (Pic 12)



13. Yellowstone should return to the Crape Myrtle they straightened on the north side of the Tempo on Scott St. It is still leaning slightly to the east.

14. By what date will the replacement Holly be installed on the south wall of the Chiller Park?

15. Wild Coffee and other plants are in moderate wilt on the back beds of Chiller Park. I think irrigation should be increased here. (Pic 15)



16. Is this encroachment/overlap in plant materials intended? (a question to Springer Environmental). (Pic 16)



17. Eradicate paver joint weeds in Chiller Park.

18. Several plants are beginning to trail across the Meadow sidewalks again.



## **Tab 2**



# ENCORE

## IS Central Plant and Buildings Report

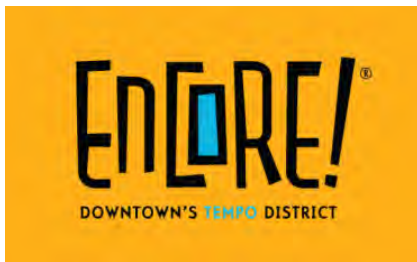
September 2023



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

### Customer

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



SECTION 1: System Ton-Hour Usage

SECTION 2: Performance Trends & Water Analysis

SECTION 3: Building Efficiency Analysis

SECTION 4: Energy Trends and Usage

### Customer Contacts

Donald Haggerty, 813-341-9101

[Donald.Haggerty@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

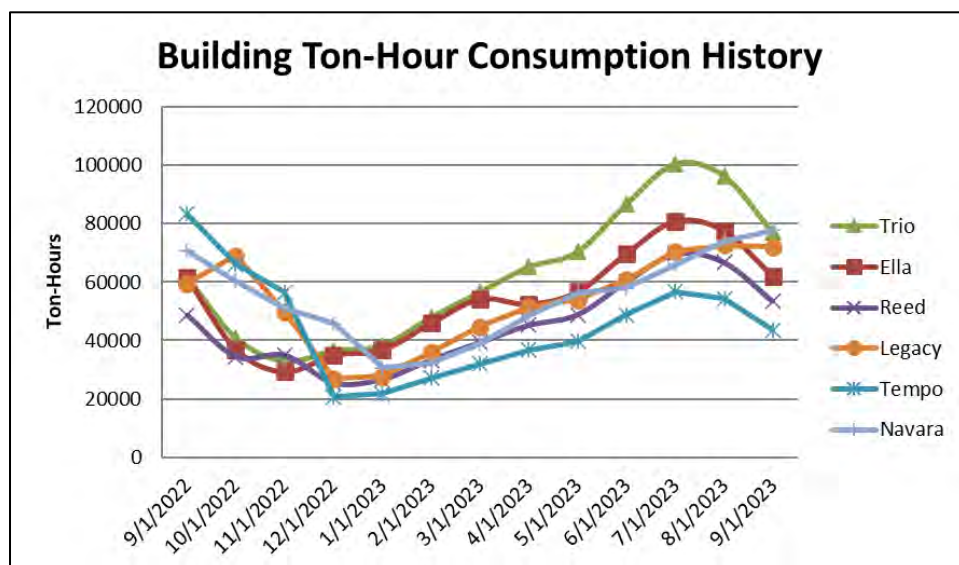
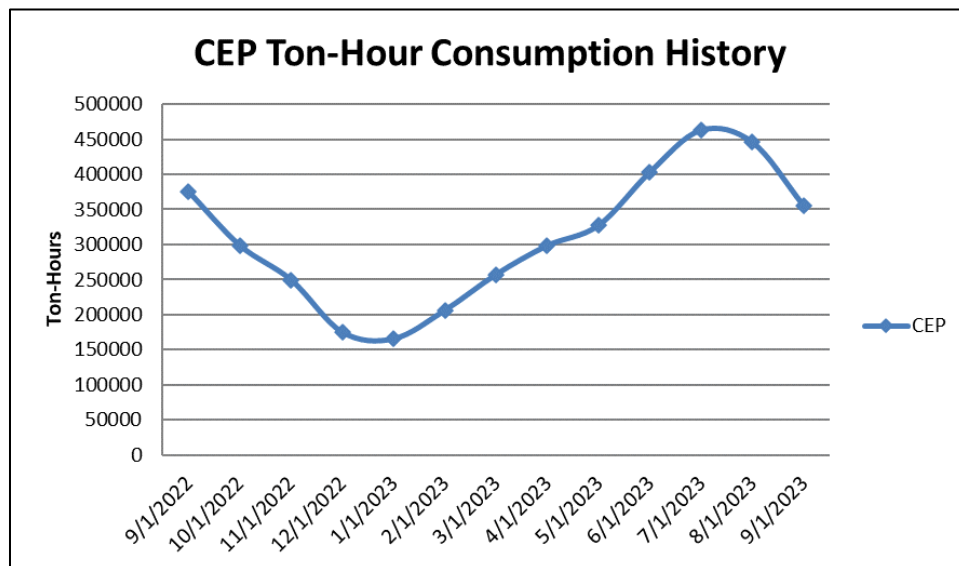
SECTION 8: Project Management Activities



## SECTION 1: System Ton-Hour Usage

- CEP total kWh consumption increased 51%, and the total cooling degree days decreased 18% from the previous month.
- The performance metrics below indicate a CEP efficiency of 1.25 kW/ton.
- CEP Ton-Hour consumption decreased 20% from the previous month.

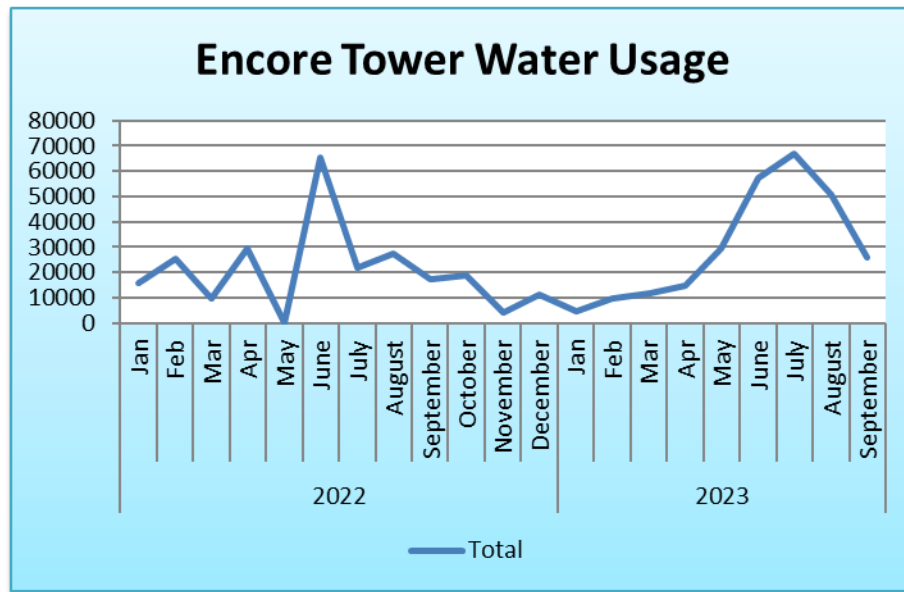
August Ton-Hour Consumption		CEP Metrics		September Ton-Hour Consumption		CEP Metrics	
CEP	445,918	kWh	295,492	CEP	356,094	kWh	446,137
Trio	96,477	Total Tons	1,783,673	Trio	77,182	Total Tons	1,424,378
Ella	77,699			Ella	62,159		
Reed	66,883	Ton-Hours	445,918	Reed	43,506	Ton-Hours	356,094
Legacy	72,712			Legacy	72,087		
Tempo	54,413	kW per Ton	0.66	Tempo	43,530	kW per Ton	1.25
Navara	77,727			Navara	76,612		





## SECTION 2: Performance Trends and Water Analysis

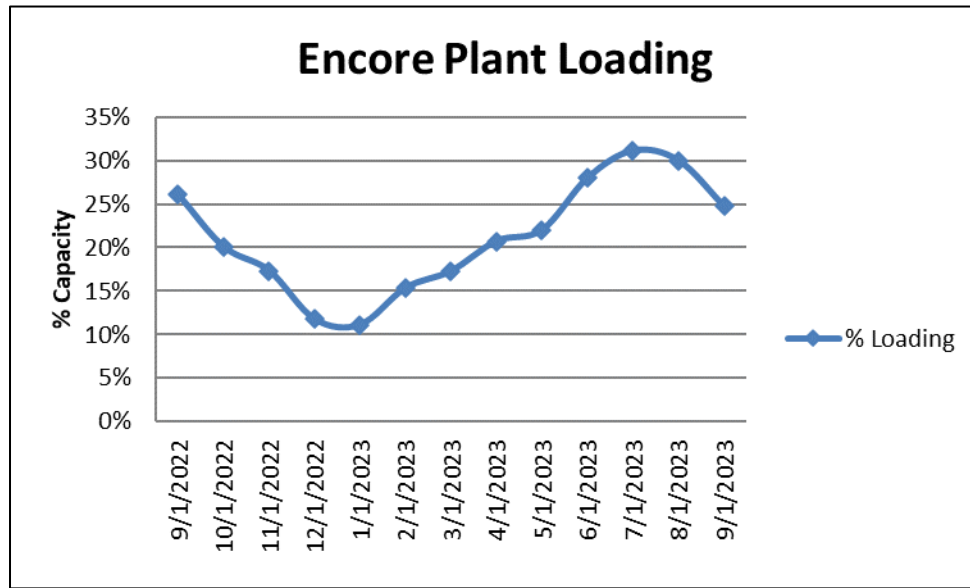
	This Period	Last Period	Year-to-date	Comments
Plant Efficiency (kW/ton)	1.25	.66	Avg: .62	This period was lower efficiency.
Days Failed to Make Ice	30	31	273	Chiller #1 temporarily converted to chilled water.
Minimum Ice Level	0	0	0	Ice making begins after ice level has been below 20% for 15 minutes 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	26,098	50,912	271,352	See graph of water usage below
Domestic Water	248	744	1,485	
Average CHW Supply Temperature	39.8	40.0	39.9	Distribution Setpoint = 39.0 degrees.



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

Date	Usage Gallons
<b>2023</b>	
Jan	4571
Feb	9896
Mar	11440
Apr	14819
May	29554
June	57138
July	66924
August	50912
September	26098
October	
November	
December	
<b>Total</b>	<b>271352</b>





- Current month Plant Loading of 25% was lower than last month due to a decrease in Ton-Hour production.

## Central Plant System Information

Average Values Unless Noted	System CHWR Temp	System CHWS Temp	System Delta 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
Sep	43.3	39.8	3.6	3,310	1,424,378	356,094	18.6	19.3	446,137	1.25	536



### 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	49.2	39.6	9.7	215	9.7	2,239,354	223.8	57.5	39.8	39.9
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
Sep	50.8	39.2	11.6	227	11.7	307,613	223.8	54.5	33.1	33.3

Navara Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average CHW Diff Pressure	Average CHW Supply Pressure	Average CHW Return Pressure	Average Mixing Valve Signal	Average Mixing Valve Feedback
2023	50.3	44.0	6.3	308	42.3	2,143,197	2.3	68.3	63.1	95.8	95.3
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
Sep	52.0	45.4	6.7	365	45.0	288,105	2.3	73.0	66.5	93.5	92.8

## 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	121	11.3	1,938,680	58.5	54.0	82.3	41.6
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
Sep	54.5	40.1	14.4	150	14.0	257,902	56.7	52.5	68.6	57.8

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	118	1,180,175	49.2	133.4	84.2	5.0	63.6	63.0
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
Sep	55.0	45.6	9.4	148	168,227	6.1	200.0	193.9	5.0	72.7	72.7

Legacy Building return pressure transmitter was reading 199.99 PSI during September. Sensor needs to be checked and possibly replaced.

## 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	47.7	28.9	18.7	230	1,447,230	28.2	26.9
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
Sep	46.5	39.5	6.9	264	221,493	13.8	19.8

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	54.3	42.0	12.3	207	2,802,917	42	95.0
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
Sep	56.0	43.4	12.5	290	420,055	42	96.2

## 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	51.9	39.7	12.2	169.0	1,935,756	27	81.0
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
Sep	50.2	40.0	10.2	180.2	217,046	14	100.0

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	55.8	43.7	12.1	166	44.0	2,210,298	18.3
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
Sep	56.9	44.0	12.9	204	44.0	314,709	15.7



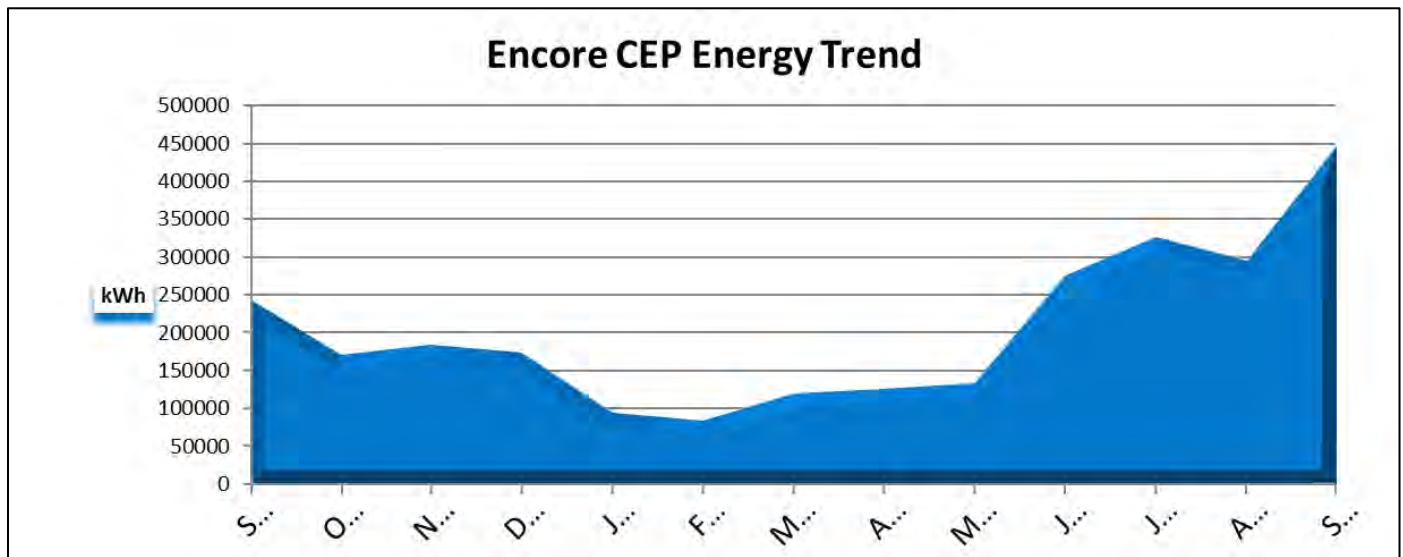
## Trio – Plant and Building Side Heat Exchanger Information

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	52.5	40.0	12.6	14	8.0	45,006	78.6	70.0
Jan	46.2	39.7	6.5	0	0.0	0	0.0	0.0
Feb	52.1	40.1	12.0	0	0.0	0	0.0	0.0
Mar	50.6	40.0	10.6	14	76.0	99,355	100.0	0.0
Apr	51.6	38.7	12.9	14	75.2	115,649	100.0	92.1
May	54.1	40.3	13.8	14	68.5	116,715	100.0	92.1
Jun	56.2	40.3	15.8	14	-2.7	-4,743	100.0	92.0
Jul	54.1	40.2	13.9	12	-200.8	-352,067	64.5	61.1
Aug	54.0	39.9	14.1	13	-0.4	-705	55.1	53.0
Sep	54.2	40.4	13.7	14	43.0	70,802	30.0	29.7

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	59.9	50.4	9.6	1,350	13,383,769	14	13.8	0.1
Jan	54.8	50.4	4.5	1,687	840,547	18	17.5	0.0
Feb	55.2	53.8	1.7	2,318	347,245	17	17.5	0.0
Mar	59.3	50.8	8.7	1,767	1,493,715	11	11.0	0.1
Apr	63.1	48.8	14.3	2,501	4,328,211	14	13.9	0.0
May	63.9	49.9	14.0	2,966	5,110,423	17	17.0	0.1
Jun	64.5	51.4	13.1	253	391,835	19	18.6	0.0
Jul	61.6	50.8	11.0	255	349,902	9	10.1	0.0
Aug	59.4	50.1	9.4	258	299,505	8	9.3	0.0
Sep	57.1	48.0	9.1	204	222,385	9	9.6	0.4

Plant side chilled water flow meter was installed on September 30 after repairs. A full month of data will be available next month.

## 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	536	446,137	\$52,415.56	2	-244,116	-\$29,790.86
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	3,614	1,899,305	\$240,461.54	-244	97,060	-\$19,413.48
						Totals		1,529,802	\$245,577.50



## 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>FM-7 CH2 Flow Meter</b> 9/19 & 10/6/23	Tech: Javier Suris met with Cody and Josh from Onicon and troubleshoot the FM. They will take it to the shop for repairs. Update is the meter will be replaced free of charge. 9/28/2023-JS: Installed new Onicon meter. Reading 3894gpm (Signal 4-20ma output setting). Changed AI configuration to 0-10vdc and reads 5487gpm. Changed back to 4-20ma. Need to verify the meter settings. Changed flow meter output from 4-20ma to 0-10vdc. Continued to read wrong. Found the 24vac supply from the XM.70.7 Fluctuating. Changed 24vac supply to terminal strip that feeds the rest of the FM's directly from a dedicated 24vac transformer. Also change the input from XM.70.7.U12 to XM.30.1. UIO4 with the other FM's. Tested and it reads properly now.
<b>Chiller Pump Control</b> 10/11/23	Tech: Jack Hatfield & Javier Suris reviewed chilled water pump distribution. Optimized distribution pump differential pressure control (Trim and Respond) sequence. Could not proceed with adding this sequence due to the following: This is an SC+ application program provided with newer firmware versions. The current SC+ version 5.2 doesn't include the trim and respond application program. The SMP license has expired for providing firmware updates on this SC. Advised the site assigned control technician, ASM and Sales representative via email.
<b>Plant sensor</b> 10/4 thru 10/11/23	Tech: Javier Suris checked in with the customer. Gained access to the pumproom. Replaced out of range Plant Supply Temp Sensor (Used Site Inventory). Also found plant supply pressure transmitter and ordered the part. Found Supply Pressure Transmitter out of range. Ordered a new transmitter. Provided payment for the order to vendor. Picked up the part. Checked in with the customer. Gained access to the pumproom. Replaced defective plant side supply pressure transmitter.
<b>CHWP-2</b> 10/6/23	Tech: Ron Speicher found VFD w24 alarm. Found bearings bad on fan motor. Had Danfoss identify the part. Went to Trane parts and ordered part.
<b>CHWP-2 VFD</b> 10/4/23	Tech: Ron Speicher found VFD in warning of w24 external fan. I am attempting to get a hold of Danfoss to identify the part number. Waiting for call back from Danfoss.
<b>Chiller 1</b> 10/3/23	Tech: Ron Speicher replaced entering, leaving and saturated evaporator temperature sensors. Bound sensors and checked operation. Repaired leak on chilled water piping. Replaced condenser water flow switch, module and cable. Calibrated flow switch. Left chiller ready to run. I will return tomorrow and check operation of switch in service. Found chilled water piping leaking on the main line at a blank off, tightened valve to blank off plate again. I will check valve again tomorrow. Found chiller plant only running 1 chilled water pump, called Javier and he got 2 pumps online and system is now making 18# set point differential pressure. Went to Trane parts and ordered temperature sensors and flow switch.
<b>Well Pump</b> 10/3/23	Tech: Ron Speicher met contractors on site and had 5hp well water pump replaced. Verified proper operation of pump and fill valves. Asked contractor to give quote to replace rusted piping, pressure switch and tank. Left pump running.
<b>Chiller 2</b> 9/27 to 10/1/23	Tech: Javier Suris, Chiller high surge. CT's dry. No city water (Water was cut off yesterday by the City WD due to CT's overflowing. CHWP's continued to run. Ron shutdown the plant. The water was turned ON. Towers filled. Restored service. CHWS at setpoint. Jack worked on fixing the issue with CHWP's not shutting down when the plant was OFF and tested. Chiller Pump Control TGP. Added 2nd pump. Added interlock to CHWP Request with AND to prevent pump deadhead issue with plant disabled. Cooling Tower Level Control TGP added High and Low Limit Fault to prevent City Water MU valve to open and overflow if any of the 3 level sensors fail. Set data logs for CTs water level sensors and City MU valve. 9Follow up on the CT Level. Checked CTs water level and City MU data logs. CT-3 Level sensor may be sticking HIGH. Removed the transmitter and inspected it. Monitored the plant and verified proper operation.***As I was leaving the site and went around to close the building I saw the CT's basing overflow line dumping water. Looked at the system status and CT-1 water level at 14.5. Setpoint = 15. Lowered the setpoint back to 5. The level was high, and the valve did not close as long as the sensor was reading below setpoint. THIS IS NOT ACCURATE *** CH-2 Extended Surge. Towers ran dry. CT-1 level sensor at fault. City MU valve does not open. Filled the towers and started the plant. Temporarily Set CT-1 & CT-3 level sensors Out of Svc @ 12. CT-1 LS is reading 1 and CT-3 is reading 30. Controlling off CT-2 to test. Set Water Level Stp to 10. Set Alarm for V-24 City MU valve of open for 2 hrs. Verified alarm and MU water valve control. While remotely monitoring the plant FM-2 CH-2 flow meter began to read 12gpm, causing the BO valve to open to 100% and CHW Pumps to ramp up to 100%. Temporarily put the point out of Service reading 1500gpm until I can work on it. Plant resumed normal operations. CT water level trending normal. Remote connect and monitored CT water level Data logs and set new data logs for the CHWP speed and CHW DP.
<b>Chiller 2</b> 9/22 & 10/3/23	Tech: Ron Speicher found the saturated evaporator temperature sensor bad. Shut down chiller and replaced temperature sensor. Ran chiller and checked operation. Need to order more temperature sensors to have on site. Found the cooling towers overflowing and running on city water. Found well pump not working and city water took over. Found the level sensor bad on the cooling tower causing it to overflow, cleaned sensor and is not working properly. 9-22-23 returned to meet well contractor.

	Replaced saturated evaporator temperature sensor, bound, and checked operation. Ran chiller, logged, and checked operation.
<b>Chiller 2 9/27/23</b>	Tech: Ron Speicher found tripped on extended surge. Checked cooling tower and found dump empty. City turned water supply off due to tower overflow. Had City turn water back on. Javier and Jack worked on tower controls. Put chiller back online and checked operation. Got information to contractor to repair well pump.
<b>CHW Pumps 9/27/23</b>	Tech: Jack Hatfield, Trouble shot CHWP control issue of pump operating after chiller shutdown deadheading pumps. Found and corrected issue with lag pump control commanded On without Plant Enabled. Assisted with trouble shooting tower fan 3 analog output oscillation issue. Added ultrasonic sensor fault control TGP2 logic to city water tower level control to prevent faulty sensor overflowing towers. 9/28/23 Updated above TGP2 program to prevent city makeup valve latching closed if all 3 sensors fail or water makeup was lost for a period. Program added to open valve for 10 minutes intervals to allow basins to recover to proper water levels.
<b>CWP-1 9/25/23</b>	Tech: Ron Speicher found VFD tripped on overload. Reset VFD. Found cooling tower very low on water and cavitation. Opened make up valve and talked to Javier about controlling the level. Javier to raise level of control for the cooling tower. Ran CWP 1 and checked operation, left running.
<b>Tower Makeup 9/20 &amp; 9/21/23</b>	Javier Suris worked with Jack on reviewing plant operations. 1-Well-Makeup motor tripping OL. Using City-Makeup. CT-1 Overflowing. V-24 City-Makeup valve continuously open. CT-1 Ultrasonic water level transmitter reading 1.5. Rotated CTs to CT-2 Lead (CT-2 & CT-3 running). Temporarily put point-CT-1 Transmitter out of service until the issue is resolved and monitored the valve operation. The valve closed. Later in the day I cleaned the sensor's eye and began reading properly. Put point back in service and monitored. I will continue to monitor it. Added CT-3 Ultrasonic water level transmitter to the TGP2. ****Only CT-1 & CT-2 water level transmitters are in the Water Makeup TGP?**** Added CT-3 Ultrasonic water level transmitter to the TGP2. Temporarily changed City water makeup stpt to 15 from 5. Tested the ops. and is maintaining proper level. *** CT-2 level transmitter reading (30) and needs to be CHECKED. Created OR button for "Lead Tower Request" and "CWP Rotation on Chiller Plant Graphic". Created OR button for "CHWP Rotation". 2- Reviewed CHWP Control TGP for pumps not shutting down after Chiller Plant is Disabled. Jack found a couple of red flags. I will test again and if it continues, I will contact Yuri back to review it. Tested CHWP shutdown sequence after CH Plant is disabled. CHWP-2 shutdown but CHWP-3 stayed on. Continued working with 6304612. Tech: Jack Hatfield assisted with trouble shooting. 1.Tower city water makeup level sensor trouble shooting since well water isn't working. 2. System pump operation not shutting down when plant is disabled. Reviewed TGP2 and discussed having recent programmer return to investigate issue.
<b>Reed 9/14 &amp; 9/15/23</b>	Tech: Javier Suris remotely connected to the site. Checked the AHU-1 and the area. SP reading is low. Suspect the fan is not running. Asked Luis to check the VFD and belts. He did not give me a status. Followed up. The unit was making setpoint and the area was satisfied. Chilled Water Coil Entering Temp Sensor is reading 234 dg. Needs to be replaced.
<b>Quarterly Maintenance 9/6/23</b>	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 9/5/23</b>	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 8/18/23</b>	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 8/17/23</b>	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 8/14 &amp; 8/17/23</b>	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 8/14/23</b>	Tech: Ron Speicher, ordered parts for thrust bearing replacement.
<b>CHWP-1 8/14/23</b>	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.

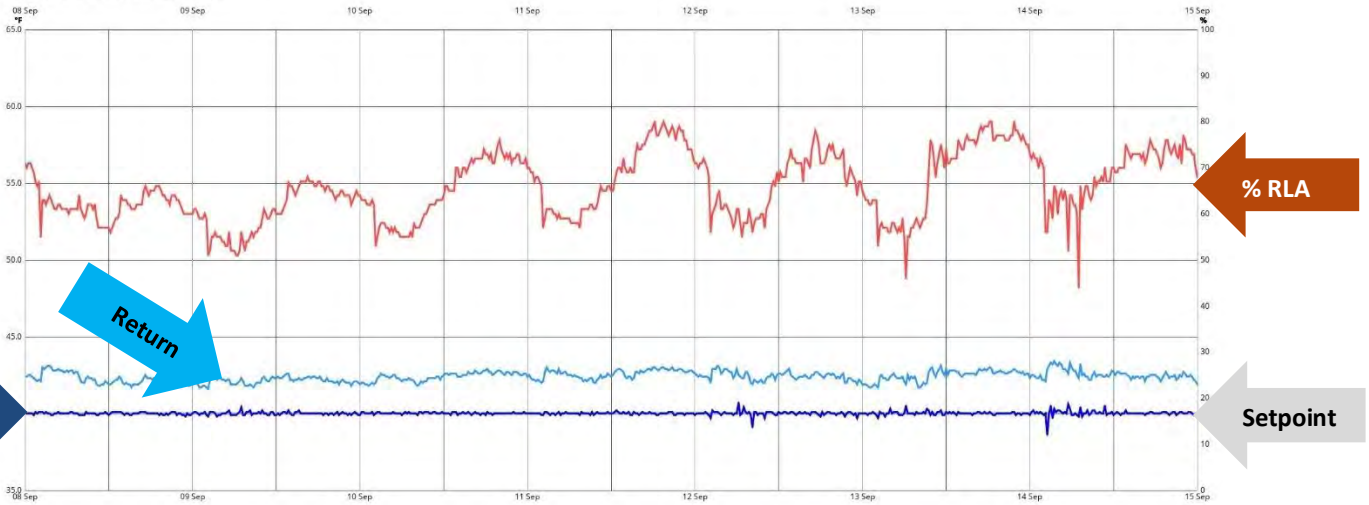
<b>Cooling Tower 1</b> <b>8/11/23</b>	Tech: Ron Speicher, drove to site. Found CT1 tripped on amperage. Checked VFD and motor. Reset fault and checked operation of fan. Left fan running, limited to 55hz. 8-11-23, returned and checked operation, ok. Found chiller 1 has a thrust bearing that is going bad. I will open a separate call the repair the thrust bearing.
<b>Pumps and Towers</b> <b>7/28/23</b>	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> <b>7/20 thru 7/26/23</b>	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> <b>7/25 thru 8/3/23</b>	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</b> <b>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</b> <b>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</b> <b>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 TGP's 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</b> <b>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</b> <b>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</b> <b>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 or 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</b> <b>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.

## Chiller #1 Chilled & Condenser Water Performance

CH-1  
Encore CEP - Tampa, Florida, 33602  
Chilled Water Temperature Control  
September 8, 2023 12:00 AM - September 15, 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
Sep	42.3	40.0	2.3	77.8	85.0	7.2	65.1	477

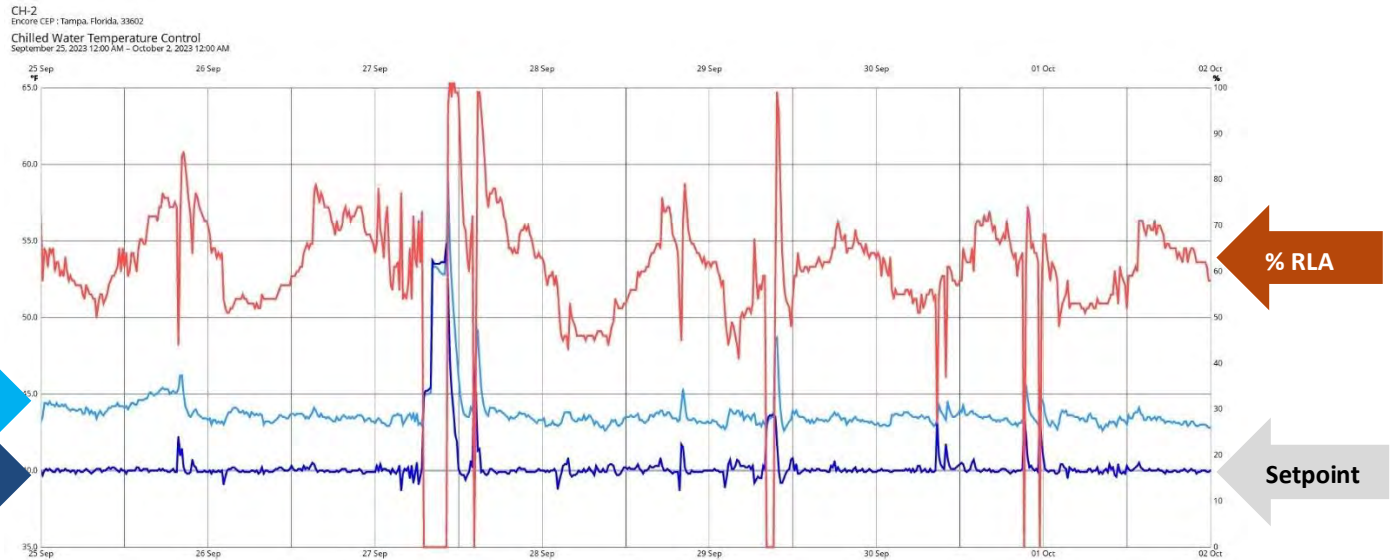
### Chiller #1 Predictive Maintenance Information

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
Sep	2.9	90.9	5.9	-9.2	37.3	2.7	23.0	115.3	477

### 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
Sep	43.7	40.2	3.5	77.7	84.5	6.8	62.0	233



## 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
Sep	1.1	85.3	0.8	-9.0	39.4	0.8	22.1	116.5	233

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



### Service Report

Monthly Water Treatment Service Report  
Monday, October 2, 2023 4:25 PM EDT




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

Report Number: 562292


Recorded By: Juan Valenzuela  
jvalenzuela@chemtexcorp.com

On-Site Time: 11:10 AM EDT to 12:15 PM EDT

#### Chiller Plant - Condenser Water


Test	Softeners	Condenser Water		
Hardness, total (ppm as CaCO <sub>3</sub> )	130 5 max	550 150 max		
Hardness, calcium (ppm as CaCO <sub>3</sub> )	110 5 max	470 100 max		
Alkalinity, M (ppm as CaCO <sub>3</sub> )	120 20 - 400	200 800 max		
Conductivity (as µmhos)	549 Record	2240 1000 - 5500		
Controller Conductivity Reading		2258 Record		
On-Trac, ppb	0 Record	114 80 min		
On-Trac Controller Reading		80 Record		
pH	7.9 6 - 8.5	8.5 Record		
Temperature (°F)		95 60 - 100		
 LSI (Calculated)		1.7 2.2 max		
 Average Daily Blowdown, gal (from ft <sup>3</sup> )		3780.6 Record		
Days since last input		28 31 max		
 Conductivity Cycles (Calculated)		4.1 4 - 10		
Blowdown, Current, ft <sup>3</sup>		478783 Record		
Blowdown, Previous, ft <sup>3</sup>		464631 Record		

#### Softeners

Online 

Softener system was not online, these numbers are from city water, which is going straight to the towers basins. Well pump is broken, it will be fix by Thursday 10/05/23.

#### Condenser Water

Online 

Cycles of concentration were lowered to avoid any more hardness concentration in the system. System is using straight city water.



**SECTION 7: Lot Management Activities**



**SECTION 8: Project Management Activities**



## Tab 3



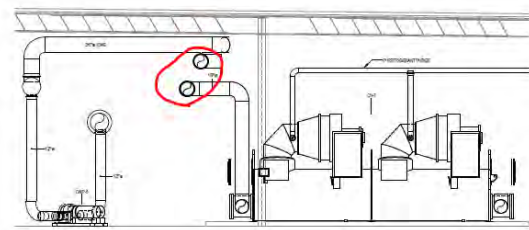
10/24/22

### Trane – Issue Summary and Recommended Corrective Action

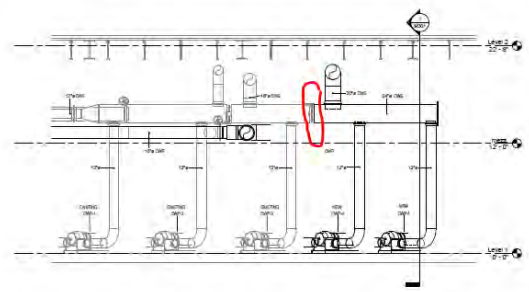
#### Issue Summary:

The chiller plant is adding a 2500 ton chiller as the final phase of the buildout is currently underway. The plant has two sets of water piping that connect to the new chiller. These are chilled water (CHW) and condenser water (CW). The piping system for each share a header which means the header must be extended in order to connect to the new chiller. The end of the current header are capped with a butterfly isolation valve and a blind end cap. The end cap will be removed and the new piping will be connected to this. The isolation is necessary until the new piping has been assembled, testing, and flushed. Only then can the valve be opened and the system water introduced into the new piping.

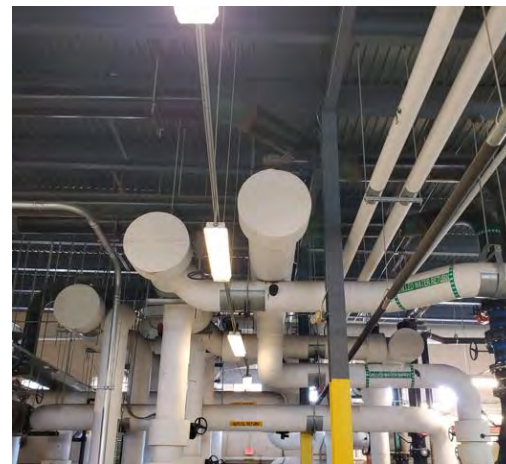
There are five total butterfly isolation valves in the current system that the new chiller will connect to. Three of them are leaking past the butterfly valve and need to be replaced in order for the new piping to be connected.



① CHILLER THREE SECTION VIEW



② PUMP SECTION VIEW - PHASE II





AIR CONDITIONING / REFRIGERATION  
SALES / SERVICE / INSTALLATIONS

---

## **Change Order**

---

**Date: October 18th, 2023**

**Project: Tampa Housing Authority CEP expansion**

**Project # 388985**

**G.C. / Owner : Trane Technologies Att: Andrew Christen**

---

We are hereby authorized to perform the following additional work as specified below:

- Provide and install (3) new Butterfly valves per the request of Trane. Price includes re-insulation of CHW valves and OT needed for shutdown to replace all valves
- 

**Total Price..... \$64,165.00**

\*The above additional work is to be performed under the same conditions as specified in the original contract unless otherwise stipulated.

---

**Customer's Authorized Signature**

---

**Date**

\*We hereby agree to furnish the labor and materials to complete the above specified work, under conditions in the original contract unless otherwise stipulated.

---

---

**Kyle Bergens / Airstron**

**Date**

1559 SW 21<sup>st</sup> Avenue • Ft. Lauderdale, FL 33312

Miami-Dade (305) 940-2962 • Broward (954) 923-1654 • Fax (954) 321-1924 • CAC023473



## Tab 4



Rizzetta & Company

November 2

# District Manager's Report

# 2023

## UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 7, 2023 @ 4p
- **Next Election:** November 2024

<u>FINANCIAL SUMMARY</u>	<u>9/30/2023</u>
General Fund Cash & Investment Balance:	\$100,042
Chiller Operation Cash & Investment Balance:	\$829,484
Chiller Reserve Fund Investment Balance:	<u>\$2,569,223</u>
<b>Total Cash and Investment Balances:</b>	<b>\$3,498,749</b>
<b>General Fund Expense Variance: \$17,575</b>	<b>Under Budget</b>

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## Tab 5

## AUTHORIZATION OF AGENTS

This letter shall serve as a designation of Sarah R. Sandy and Lindsay C. Whelan of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agents for Encore Community Development District with regard to any and all matters pertaining to the Petition to Amend the Boundaries of the Encore Community Development District submitted or to be submitted to the City Council of the City of Tampa, Florida, pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnessed:

**ENCORE COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: Chairperson, Board of Supervisors

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

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of October, 2023, by \_\_\_\_\_, as Chairperson of the Board of Supervisors of the Encore Community Development District.

\_\_\_\_\_  
(Official Notary Signature & Seal)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_



## Tab 6



# Quarterly Compliance Audit Report

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## Encore

**Date:** October 2023 - 3rd Quarter

**Prepared for:** Scott Brizendine

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

# Table of Contents

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## **Compliance Audit**

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<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## **Audit results**

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Florida F.S. 189.069 Requirements	5

## **Helpful information:**

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.





## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

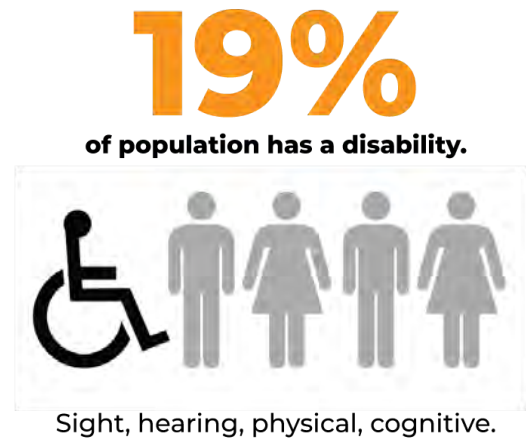
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
X	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>





## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

*Helpful articles:* <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

*Helpful article:* <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

*Helpful article:* <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

## **Tab 7**



## RESOLUTION 2024-01

### THE AMENDED ANNUAL APPROPRIATION RESOLUTION OF THE ENCORE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING AMENDED BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, pursuant to Resolution 2022-07 the Board of Supervisors (“**Board**”) of the Encore Community Development District (“**District**”) adopted the Adopted Budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

**WHEREAS**, the District is currently approximately \$545,000.00 over budget as reflected in the attached Financial Statements (unaudited) dated August 31, 2023 (“**Exhibit “A”**”); and

**WHEREAS**, pursuant to Section 189.016, Florida Statutes and Section 3 of Resolution 2022-07 a budget amendment is required to be adopted pursuant to this resolution.

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

#### 1. AMENDED BUDGET.

(a) The Amended Budget, attached hereto as **Exhibit “A,”** as reflected in the attached YTD variance columns for those amounts exceeding the original Budget is hereby adopted in accordance with the provisions of Section 189.016, Florida Statutes (“**Amended Budget**”), and incorporated herein by reference.

(b) The Amended Budget shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Amended Budget for the Reserve at Pradera Community Development District for the Fiscal Year Ending September 30, 2023.”

(c) The Amended Budget shall be posted by the District Manager on the District’s official website within five (5) days after adoption of this resolution and shall remain on the website for at least two (2) years.

#### 2. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**ATTEST:**

**ENCORE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Asst. Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A: Financial Statements dated September 30, 2023 (unaudited)**

**Exhibit B: Fiscal Year 2022/2023 Amended Budget- USC**

# Exhibit A



Rizzetta & Company

# **Encore Community Development District**

---

**Financial Statements  
(Unaudited)**

**September 30, 2023**

**Prepared by: Rizzetta & Company, Inc.**

[encorecdd.org](http://encorecdd.org)  
[rizzetta.com](http://rizzetta.com)

**Encore Community Development District**

Balance Sheet

As of 09/30/2023

(In Whole Numbers)

	General Fund	Chiller Fund	Chiller Reserve Fund	Fixed Assets Group	Total
<b>Assets</b>					
Cash In Bank	100,042	829,484	0	0	929,527
Investments	0	0	2,569,223	0	2,569,223
Accounts Receivable	61,248	435,400	360,000	0	856,647
Allowance for Uncollectible Accounts	(3,964)	0	(290,000)	0	(293,964)
Prepaid Expenses	25,124	75,571	0	0	100,695
Refundable Deposits	2,500	16,215	0	0	18,715
Due From Other	7,298	0	0	0	7,298
Fixed Assets	0	0	0	3,651,145	3,651,145
<b>Total Assets</b>	<b>192,248</b>	<b>1,356,670</b>	<b>2,639,223</b>	<b>3,651,145</b>	<b>7,839,286</b>
<b>Liabilities</b>					
Accounts Payable	7,126	43,976	0	0	51,101
Due To Other	0	51,301	0	0	51,301
Deposits Payable	0	78,070	0	0	78,070
<b>Total Liabilities</b>	<b>7,126</b>	<b>173,347</b>	<b>0</b>	<b>0</b>	<b>180,473</b>
<b>Fund Equity &amp; Other Credits</b>					
Beginning Fund Balance	165,018	758,137	2,316,532	3,651,145	6,890,831
Net Change in Fund Balance	20,105	425,186	322,691	0	767,983
<b>Total Fund Equity &amp; Other Credits</b>	<b>185,123</b>	<b>1,183,323</b>	<b>2,639,223</b>	<b>3,651,145</b>	<b>7,658,814</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>192,248</b>	<b>1,356,670</b>	<b>2,639,223</b>	<b>3,651,145</b>	<b>7,839,286</b>

See Notes to Unaudited Financial Statements



**Encore Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Special Assessments				
Tax Roll	189,822	189,822	192,352	(2,530)
Off Roll	131,750	131,750	131,750	0
Total Revenues	321,572	321,572	324,102	(2,530)
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	12,000	8,800	3,200
Total Legislative	12,000	12,000	8,800	3,200
Financial & Administrative				
Administrative Services	3,642	3,642	3,642	0
District Management	29,507	29,507	29,507	0
District Engineer	10,000	10,000	68	9,932
Assessment Roll	5,356	5,356	5,356	0
Accounting Services	5,356	5,356	5,356	1
Auditing Services	4,900	4,900	4,900	0
Public Officials Liability Insurance	3,730	3,730	3,341	389
Legal Advertising	4,000	4,000	7,997	(3,997)
Miscellaneous Mailings	2,500	2,500	1,753	747
Dues, Licenses & Fees	175	175	175	0
Website Hosting, Maintenance, Backup & Email	4,000	4,000	2,738	1,263
Total Financial & Administrative	73,166	73,166	64,832	8,334
Legal Counsel				
District Counsel	10,000	10,000	8,869	1,131
Total Legal Counsel	10,000	10,000	8,869	1,131
Electric Utility Services				
Utility Services	18,000	18,000	13,208	4,792
Utility - Street Lights	2,000	2,000	939	1,061
Total Electric Utility Services	20,000	20,000	14,147	5,853
Solar Energy				
Solar Maintenance	1,500	1,500	0	1,500
Total Solar Energy	1,500	1,500	0	1,500
Stormwater Control				
Stormwater System Maintenance	29,267	29,267	17,700	11,567
Total Stormwater Control	29,267	29,267	17,700	11,567

See Notes to Unaudited Financial Statements

**Encore Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Other Physical Environment				
Property Insurance	394	394	0	394
General Liability Insurance	4,068	4,068	3,644	424
Landscape Maintenance	53,000	53,000	73,221	(20,221)
Landscape Replacement Plants, Shrubs, Trees	15,000	15,000	12,277	2,723
Palm Tree Injection Treatment	1,404	1,404	0	1,404
Landscape Inspection Services	8,400	8,400	8,400	0
Holiday Decorations	35,000	35,000	35,000	0
Landscape - Mulch	12,262	12,262	14,288	(2,026)
Miscellaneous Expense	5,096	5,096	0	5,096
Irrigation Repair	10,000	10,000	6,480	3,519
Irrigation Maintenance	2,661	2,661	0	2,661
Landscape Maintenance - Meadow	5,100	5,100	0	5,100
Total Other Physical Environment	152,385	152,385	153,310	(926)
Road & Street Facilities				
Street Sign Repair, Replacement, & New In- stallations	1,500	1,500	0	1,500
Electrical Maintenance	20,000	20,000	18,990	1,010
Total Road & Street Facilities	21,500	21,500	18,990	2,510
Contingency				
Miscellaneous Contingency	1,754	1,754	17,349	(15,595)
Total Contingency	1,754	1,754	17,349	(15,595)
Total Expenditures	321,572	321,572	303,997	17,575
Total Excess of Revenues Over(Under) Expen- ditures	0	0	20,105	(20,105)
Fund Balance, Beginning of Period	0	0	165,018	(165,018)
Total Fund Balance, End of Period	0	0	185,123	(185,123)

**Encore Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Charges for Services				
Usage Rate Collections	800,000	800,000	1,394,327	(594,327)
Contributions & Donations from Private Sources				
Developer Contributions	100,000	100,000	0	100,000
<b>Total Revenues</b>	<b>900,000</b>	<b>900,000</b>	<b>1,394,327</b>	<b>(494,327)</b>
<b>Expenditures</b>				
Financial & Administrative				
District Engineer	20,000	20,000	51,512	(31,512)
Accounting Services	10,712	10,712	10,712	0
<b>Total Financial &amp; Administrative</b>	<b>30,712</b>	<b>30,712</b>	<b>62,224</b>	<b>(31,512)</b>
Legal Counsel				
District Counsel	15,000	15,000	16,552	(1,551)
<b>Total Legal Counsel</b>	<b>15,000</b>	<b>15,000</b>	<b>16,552</b>	<b>(1,551)</b>
Electric Utility Services				
Utility Services	360,000	360,000	452,641	(92,642)
<b>Total Electric Utility Services</b>	<b>360,000</b>	<b>360,000</b>	<b>452,641</b>	<b>(92,642)</b>
Water-Sewer Combination Services				
Utility Services	20,000	20,000	16,738	3,263
<b>Total Water-Sewer Combination Services</b>	<b>20,000</b>	<b>20,000</b>	<b>16,738</b>	<b>3,263</b>
Other Physical Environment				
Property Insurance	55,037	55,037	53,706	1,331
<b>Total Other Physical Environment</b>	<b>55,037</b>	<b>55,037</b>	<b>53,706</b>	<b>1,331</b>
Parks & Recreation				
Telephone, Internet, Cable	4,500	4,500	3,973	527
Maintenance & Repairs	100,000	100,000	8,183	91,817
Maintenance & Monitoring Contracts	240,000	240,000	262,155	(22,155)
<b>Total Parks &amp; Recreation</b>	<b>344,500</b>	<b>344,500</b>	<b>274,311</b>	<b>70,189</b>
Contingency				
Miscellaneous Contingency	74,751	74,751	92,969	(18,218)
<b>Total Contingency</b>	<b>74,751</b>	<b>74,751</b>	<b>92,969</b>	<b>(18,218)</b>
<b>Total Expenditures</b>	<b>900,000</b>	<b>900,000</b>	<b>969,141</b>	<b>(69,140)</b>

See Notes to Unaudited Financial Statements

**Encore Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>425,186</u>	<u>(425,186)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>758,137</u>	<u>(758,137)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,183,323</u>	<u>(1,183,323)</u>

## 201 Chiller Reserve Fund

**Encore Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	42,691	(42,691)
Contributions & Donations from Private Sources				
Developer Contributions	280,000	280,000	280,000	0
<b>Total Revenues</b>	<b>280,000</b>	<b>280,000</b>	<b>322,691</b>	<b>(42,691)</b>
<b>Expenditures</b>				
Contingency				
Capital Reserve - Pipe	30,000	30,000	0	30,000
Capital Reserve - Plant	250,000	250,000	0	250,000
<b>Total Contingency</b>	<b>280,000</b>	<b>280,000</b>	<b>0</b>	<b>280,000</b>
<b>Total Expenditures</b>	<b>280,000</b>	<b>280,000</b>	<b>0</b>	<b>280,000</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>0</b>	<b>322,691</b>	<b>(322,691)</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>2,316,532</b>	<b>(2,316,532)</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>0</b>	<b>2,639,223</b>	<b>(2,639,223)</b>

See Notes to Unaudited Financial Statements



**Encore CDD  
Investment Summary  
September 30, 2023**

<b><u>Account</u></b>	<b><u>Investment</u></b>	<b><u>Balance as of September 30, 2023</u></b>
The Bank of Tampa	Money Market	\$ 69,138
The Bank of Tampa ICS Program:		
Amalgamated Bank	Money Market	248,809
Citizens Community Federal Bank	Money Market	12,122
City National Bank of Florida	Money Market	248,809
First Horizon Bank	Money Market	248,675
Israel Discount Bank of New York	Money Market	248,810
NexBank	Money Market	248,810
Pinnacle Bank	Money Market	248,810
The Washington Trust Company of Westerly	Money Market	248,810
Truist Bank	Money Market	248,810
U.S. Bank National Association	Money Market	248,810
Western Alliance Bank	Money Market	248,810
<b>Total Chiller Reserve Fund Investments - Reserves</b>		<b>\$ 2,569,223</b>

**Encore Community Development District  
Summary A/R Ledger  
From 09/01/2023 to 09/30/2023**

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
<b>201, 2214</b>							
	201-001	201 General Fund	Housing Authority of the City of Tampa	AR00000556	11510	07/31/2022	3,964.05
	201-001	201 General Fund	Housing Authority of the City of Tampa	AR00000366	12109	10/01/2022	32,937.31
	201-001	201 General Fund	Housing Authority of the City of Tampa	AR00000365	12109	10/01/2022	24,346.91
<b>Sum for 201, 2214</b>							<b>61,248.27</b>
<b>201, 2217</b>							
	201-403	201 Chiller Fund	Legacy at Encore LLC	AR00001040	11510	06/30/2023	19,352.72
	201-403	201 Chiller Fund	Legacy at Encore LLC	AR00001094	11510	07/31/2023	25,618.97
	201-403	201 Chiller Fund	Legacy at Encore LLC	AR00001139	11510	08/31/2023	26,236.99
	201-403	201 Chiller Fund	Legacy at Encore LLC	AR00001253	11510	09/30/2023	26,052.62
	201-403	201 Chiller Fund	The Ella at Encore, LP	AR00001135	11510	08/31/2023	26,629.44
	201-403	201 Chiller Fund	The Ella at Encore, LP	AR00001257	11510	09/30/2023	22,045.14
	201-403	201 Chiller Fund	The Navara at Encore	AR00001252	11510	09/30/2023	28,985.64
	201-403	201 Chiller Fund	The Reed at Encore c/o Siltek Group Inc.	AR00001038	11510	06/30/2023	21,384.35
	201-403	201 Chiller Fund	The Reed at Encore c/o Siltek Group Inc.	AR00001096	11510	07/31/2023	24,219.30
	201-403	201 Chiller Fund	The Reed at Encore c/o Siltek Group Inc.	AR00001137	11510	08/31/2023	23,397.14
	201-403	201 Chiller Fund	The Reed at Encore c/o Siltek Group Inc.	AR00001255	11510	09/30/2023	16,500.92
	201-403	201 Chiller Fund	The Tempo at Encore	AR00001039	11510	06/30/2023	18,681.49
	201-403	201 Chiller Fund	The Tempo at Encore	AR00001097	11510	07/31/2023	20,987.80
	201-403	201 Chiller Fund	The Tempo at Encore	AR00001138	11510	08/31/2023	20,319.04
	201-403	201 Chiller Fund	The Tempo at Encore	AR00001254	11510	09/30/2023	17,108.55
	201-403	201 Chiller Fund	The Trio at Encore	AR00001037	11510	06/30/2023	28,535.55
	201-403	201 Chiller Fund	The Trio at Encore	AR00001136	11510	08/31/2023	31,438.94
	201-403	201 Chiller Fund	The Trio at Encore	AR00001256	11510	09/30/2023	25,746.91
<b>Sum for 201, 2217</b>							<b>423,241.51</b>
<b>201, 2219</b>							
	201-405	201 Chiller Reserve Fund	Housing Authority of the City of Tampa	AR00000553	11510	07/31/2022	220,000.00
	201-405	201 Chiller Reserve Fund	Housing Authority of the City of Tampa	AR00000554	11510	07/31/2022	70,000.00
	201-405	201 Chiller Reserve Fund	Housing Authority of the City of Tampa	AR00001117	11510	09/01/2023	70,000.00
<b>Sum for 201, 2219</b>							<b>360,000.00</b>
<b>Sum for 201</b>							<b>844,489.78</b>
<b>Sum Total</b>							<b>844,489.78</b>

See Notes to Unaudited Financial Statements

**Encore Community Development District**  
**Summary A/P Ledger**  
**From 09/1/2023 to 09/30/2023**

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>201, 2214</b>						
	201 General Fund	09/02/2023	Grau & Associates, P.A.	24739	Audit FYE 09/30/2022	4,900.00
	201 General Fund	09/01/2023	Mandy Electric, Inc	17256	Lighting Test 08/23	900.00
	201 General Fund	09/30/2023	Springer Environmental Services, Inc.	13288	Clean Up Sessions 09/23	639.65
	201 General Fund	09/24/2023	Times Publishing Company	0000307450	09/24/23 Legal Advertising 09/23	686.00
	<b>Sum for 201, 2214</b>					<b>7,125.65</b>
<b>201, 2217</b>						
	201 Chiller Fund	09/29/2023	Stantec Consulting Services, Inc.	2137859	Engineering Services 09/23	1,713.55
	201 Chiller Fund	08/31/2023	TECO	211006277308	08/23 1200 Nebraska Ave N Autopay 08/23	42,262.17
	<b>Sum for 201, 2217</b>					<b>43,975.72</b>
	<b>Sum for 201</b>					<b>51,101.37</b>
	<b>Sum Total</b>					<b>51,101.37</b>

**Encore Community Development District  
Notes to Unaudited Financial Statements  
September 30, 2023**

**Balance Sheet**

1. For presentation purposes, the Reserves are shown in a separate fund titled Chiller Reserve Fund.

**Summary A/R Ledger – Subsequent Collections**

2. Chiller Fund 403 – Payment for AR00001135 in the amount of \$26,629.44 was received in October 2023.

## Tab 8

**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, October 5, 2023, at 4:05 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

Billi Johnson-Griffin	<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>
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>
Greg Woodcock	<b>Representative; Cardno Engineering (via Phone)</b>

Audience	<b>Present</b>
----------	----------------

**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 no audience comments.

**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 #6 on the report shows a lift sidewalk - Greg W will contact a vendor to address this issue. For #14- Yellowstone will work to address aggressive weeds. The Board discussed the landscape at the Hank Ballard and Cass St. entrance the land belongs to TECO and DM will contact them to beautify the area.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved the Yellowstone Proposal #356765 for \$439 and Proposal #356814 for \$500, for the Encore Community Development District.

## **B. District Counsel**

Ms. Sandy was present via phone, however; no report was given. She informed the Board that they are still working on lot 8 documents and will present them to the Board when finalized. She also advised the Board about legislation that recently passed stating all board supervisors must complete Ethics training.

## **C. District Engineer**

Greg Woodcock was present, however; no report was given. He informed the Board that the Lot 12 Chilled Water project is substantially complete. The full completion of the project will be completed after review of the punch list.

## **D. Chiller System Manager**

### **1. Presentation of Central Energy Plant Report- Trane**

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

## **E. Tampa Housing Authority Update**

David Ilonya was present via phone, however; no report was given.

## **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, November 2, 2023, at 4:00 p.m. at the Ella at Encore.

## **FOURTH ORDER OF BUSINESS**

### **Consideration of Seasonal Lighting Agreement**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors approved the Seasonal Lighting Agreement, for the Encore Community Development District.



**FIFTH ORDER OF BUSINESS**

**Ratification of EGIS  
Insurance Renewal**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors ratified the EGIS Insurance Renewal, for the Encore Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Ella  
and Promenade  
Enhancement Proposal**

The Board was informed that the work has been completed.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of  
the Board of Supervisors Regular  
Meeting held on  
September 7, 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 September 3, 2023, for the Encore Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Operations  
and Maintenance Expenditures  
for August 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 August 2023 (\$16,503.99), for the Encore Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of  
Chiller Operations  
and Maintenance Expenditures  
for August 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 August 2023 (\$179,540.04), for the Encore Community Development District.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson, the Board unanimously approved to adjourn the meeting at 4:58 p.m., for the Encore Community Development District.

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

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

## Tab 9

# ENCORE COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

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

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

The total items being presented: **\$44,550.86**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Encore Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Billi J. Griffin	100168	BG090723	Board of Supervisors Meeting 09/07/23	\$ 200.00
Egis Insurance Advisors, LLC	100173	19825	GL/Property/POL 10/01/23-10/01/24	\$ 7,624.00
Illuminations Holiday Lighting, LLC	100174	53923	Holiday Decorations - 50% Deposit 09/23	\$ 17,500.00
Julia Jackson	100169	JJ090723	Board of Supervisors Meeting 09/07/23	\$ 200.00
Mae F. Walker	100170	MW090723	Board of Supervisors Meeting 09/07/23	\$ 200.00
Mandy Electric, Inc	100172	17198	Lighting Repairs 09/23	\$ 1,300.00
Mandy Electric, Inc	100172	17214	Service Call 09/23	\$ 1,890.00
Rizzetta & Company, Inc.	100165	INV0000083179	District Management Fees 09/23	\$ 4,008.75
Springer Environmental Services, Inc.	100167	13238	Clean Up Sessions 08/23	\$ 568.36
TECO	20230928-1	TECO Summary 08/23	Utility Summary 08/23	\$ 912.18
Teresa Morning	100171	Autopay TM090723	Board of Supervisors Meeting 09/07/23	\$ 200.00
Yellowstone Landscape	100166	TM 576948	Fall Annuals Installation 08/23	\$ 1,224.00
Yellowstone Landscape	100175	TM 578383	Monthly Landscape Maintenance 09/23	\$ 4,869.57
Yellowstone Landscape	100166	TM 579075	Tree Removal 08/23	\$ 1,210.00
Yellowstone Landscape	100175	TM 590758	Landscape Enhancement 09/23	\$ 2,292.00

**Encore Community Development District**

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	100175	TM 590759	Landscape Enhancement 09/23	<u>\$ 352.00</u>
<b>Total Report</b>				<u><b>\$ 44,550.86</b></u>

**Encore CDD**

Meeting Date: September 7, 2023

**SUPERVISOR PAY REQUEST**

<b><u>Name of Board Supervisor</u></b>	<b><u>Check if paid</u></b>
Billi Johnson-Griffin	✓
Mae Walker	✓
Juila Jackson	✓
Teresa Morning	✓

**RECEIVED**  
9/12/2023

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.***EXTENDED MEETING TIMECARD**

Meeting Start Time:	403 P
Meeting End Time:	523
Total Meeting Time:	1 H 20 M

Time Over \_\_\_\_\_ (?) Hours:

Total at \$ \_\_\_\_\_ per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: \_\_\_\_\_







**RECEIVED**  
9/28/2023

# INVOICE

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

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

Payment Information	
Invoice Summary	\$ 83,195.00
Payment Amount	
Payment for:	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  CDD - \$7,624.00 Chiller - \$75,571.00	83,195.00

**Total**

\$ 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

Date

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

sclimer@egisadvisors.com

09/18/2023

Invoice 53923

(813) 334-4827

**TO:**

(813) 533-2950

RECEIVED  
9/26/2023

JOB DESCRIPTION	
Christmas Lighting and Decoration Deposit Invoice for The Encore	
ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<p><b>Nebraska Entrance</b></p> <p>Install green, twinkly LED minis in the tops of 5 ligustrums            Install warm white, mini lights wrapping the limbs of the 5 ligustrums</p> <p>Install warm white, mini lights wrapping the trunks of 2 palm trees            Install cool white, mini lights at the neck of 2 palm trees</p> <p><b>Reed Courtyard</b></p> <p>Install lighted garland with bows on the 4 lamppost outlining the center of the park</p> <p><b>2 palms in center of courtyard</b></p> <p>Install warm white, mini lights wrapping the trunks of the palm tree            Install cool white, mini lights at the neck of 2 palm trees</p> <p>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</p> <p>Install 14' height and 9' base Christmas Tree in center of park            Tree will be fully decorated with Red and Gold ornaments</p> <p><b>Roundabout</b></p> <p>Install warm white, mini lights wrapping the trunks of 2 palm trees            Install cool white, mini lights at the neck of 2 palm trees</p> <p>Install 25' Mega Tree of Lights including animation.</p> <p><b>Elsa Courtyard</b></p> <p>Install lighted garland with bows on the 4 lamppost outlining the center of the park</p> <p><b>2 palms in center of courtyard</b></p> <p>Install warm white, mini lights wrapping the trunks of the palm tree            Install cool white, mini lights at the neck of 2 palm trees</p> <p><b>3 palms on east end of courtyard</b></p> <p>Install warm white, mini lights wrapping the trunks of the palm tree            Install cool white, mini lights at the neck of 3 palm trees</p> <p>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</p> <p>Install 14' height and 9' base Christmas Tree in center of park            Tree will be fully decorated with Red and Gold ornaments</p> <p>Requires 50% Deposit</p>	<p>\$35,000.00</p> <p>TOTAL \$35,000.00</p> <p>DEPOSIT \$17,500.00</p>
<b>AMOUNT DUE</b>	<b>\$17,500.00</b>

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

\* MAKE CHECK PAYABLE TO: **ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay

---

PREPARED BY

9/23/2023  
DATE

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

## Invoice

**BILL TO**

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

**SHIP TO**

Encore

INVOICE #	DATE	TOTAL DUE		TERMS	ENCLOSED
17198	09/05/2023	\$1,300.00		On completion	

DESCRIPTION	QTY	RATE	AMOUNT
Completed lighting functionality test on 8/29	1	600.00	600.00
Approved repairs:			
- Retrofitted light pole (#88)	1	150.00	150.00
- Removed pole #41 per customer request due to damage on pole	1	550.00	550.00

BALANCE DUE

**\$1,300.00**

**RECEIVED**  
9/6/2023

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

## Invoice

**BILL TO**

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

**SHIP TO**

Reserve @ Pradera

**RECEIVED**  
9/12/2023

INVOICE #	DATE	TOTAL DUE		TERMS	ENCLOSED
17214	09/11/2023	\$1,890.00		On completion	

DESCRIPTION	QTY	RATE	AMOUNT
Service call on 9/7: - Troubleshoot and repaired bad electrical wiring at entry - Removed and replaced bad photocell - Removed and replaced (1) up light fixture	1	1,890.00	1,890.00

BALANCE DUE

**\$1,890.00**

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

## Invoice

Date	Invoice #
9/1/2023	INV0000083179

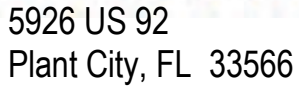
**Bill To:**

ENCORE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

**RECEIVED**  
8/31/2023

Services for the month of	Terms	Client Number
September	Upon Receipt	00201

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,339.00	\$1,339.00
Administrative Services	1.00	\$303.50	\$303.50
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$2,458.92	\$2,458.92
Website Compliance & Management	1.00	\$100.00	\$100.00
		<b>Subtotal</b>	\$4,901.42
		<b>Total</b>	\$4,901.42



# Invoice

8/31/2023

9/5/2023

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

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
6.33	08/10 Cleanup Session	52.00	329.16
4.6	08/23 Cleanup Session	52.00	239.20
	Sales Tax Collection	7.50%	0.00

**Credit or debit card payments: Email [Admin@SpringerEnvironmental.com](mailto:Admin@SpringerEnvironmental.com) and request a link to pay.**

<b>Total</b>	<b>\$568.36</b>
--------------	-----------------

**Encore CDD**  
**TECO Summary 08/23**  
**Period Covered: 08/01/23 - 08/30/23**

<u>Account Number</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Location</u>	<u>GL Account</u>
211006275344	09/06/23	09/27/23	\$ 82.57	1101 Scott St E #A	4301
211006275609	09/06/23	09/27/23	\$ 139.37	1199 Scott St E #B	4301
211006276102	09/06/23	09/27/23	\$ 115.71	1231 Scott St E	4301
211006276375	09/06/23	09/27/23	\$ 76.11	1261 Scott St E	4301
211006276698	09/06/23	09/27/23	\$ 37.06	1261 Scott St E Chr Lights	4307
211006277001	09/06/23	09/27/23	\$ 107.29	1200 Nebraska Av N	4301
211006277597	09/06/23	09/27/23	\$ 239.12	1200 Nebraska Av N	4301
211006277886	09/06/23	09/27/23	\$ 74.85	1008 Nebraska Av N	4301
221007736350	09/06/23	09/27/23	\$ 40.10	1210 E. Hamilton Av	4301
<b>TOTAL</b>			<u>\$ -</u>		

53100	4301	\$ 875.12	Utility
53100	4307	\$ 37.06	Street Lights
<b>TOTAL</b>		<u>\$ 912.18</u>	





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

Statement Date: September 06, 2023

Amount Due: \$82.57

Due Date: September 27, 2023

Account #: 211006275344

**DO NOT PAY. Your account will be drafted on September 27, 2023**

## Account Summary

Current Service Period: August 01, 2023 - August 30, 2023

Previous Amount Due	\$85.23
Payment(s) Received Since Last Statement	-\$85.23

Current Month's Charges	\$82.57
-------------------------	---------

**Amount Due by September 27, 2023 \$82.57**

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

## Your Energy Insight



Your average daily kWh used was **64.29% lower** than the same period last year.

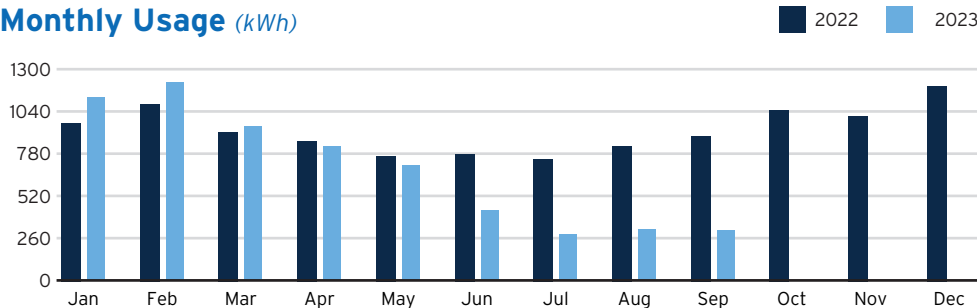


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

## SEE HOW YOU CAN SAVE

with tips from our energy experts.



[TampaElectric.com/BizSavingsTips](https://TampaElectric.com/BizSavingsTips)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006275344

Due Date: September 27, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$82.57

Payment Amount: \$ \_\_\_\_\_

642742056981

Your account will be drafted on September 27, 2023

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

**Account #:** 211006275344  
**Statement Date:** September 06, 2023  
**Charges Due:** September 27, 2023

## Meter Read

**Meter Location:** # A

**Service Period:** Aug 01, 2023 - Aug 30, 2023

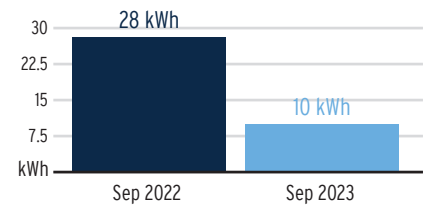
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291871	08/30/2023	39,399		39,087		312 kWh	1	30 Days

## Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	312 kWh @ \$0.07990/kWh		\$24.93
Fuel Charge	312 kWh @ \$0.05239/kWh		\$16.35
Storm Protection Charge	312 kWh @ \$0.00400/kWh		\$1.25
Clean Energy Transition Mechanism	312 kWh @ \$0.00427/kWh		\$1.33
Storm Surcharge	312 kWh @ \$0.01061/kWh		\$3.31
Florida Gross Receipt Tax			\$1.79
<b>Electric Service Cost</b>			<b>\$71.46</b>
Franchise Fee			\$4.68
State Tax			\$6.43
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$82.57</b>

## Avg kWh Used Per Day



## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

**Total Current Month's Charges**

**\$82.57**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: September 06, 2023

Amount Due: \$139.37

Due Date: September 27, 2023

Account #: 211006275609

**DO NOT PAY. Your account will be drafted on September 27, 2023**

## Account Summary

Current Service Period: August 01, 2023 - August 30, 2023

Previous Amount Due	\$141.69
Payment(s) Received Since Last Statement	-\$141.69

Current Month's Charges	\$139.37
-------------------------	----------

**Amount Due by September 27, 2023 \$139.37**

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

## Your Energy Insight



Your average daily kWh used was **30% lower** than the same period last year.

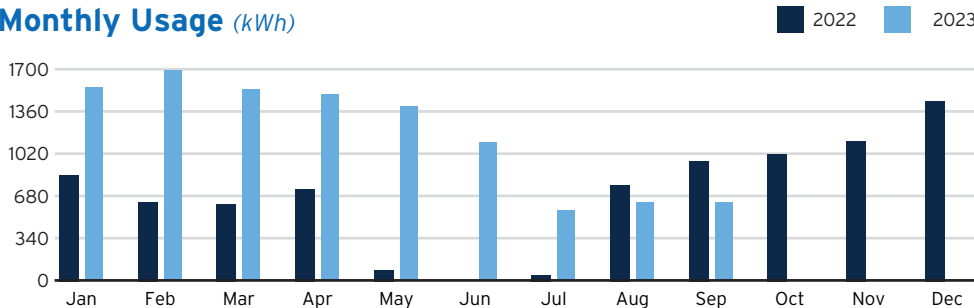


Your average daily kWh used was **5% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

## SEE HOW YOU CAN SAVE

with tips from our energy experts.



[TampaElectric.com/BizSavingsTips](https://TampaElectric.com/BizSavingsTips)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006275609

Due Date: September 27, 2023



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$139.37

Payment Amount: \$ \_\_\_\_\_

642742056982

Your account will be drafted on September 27, 2023

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

**Account #:** 211006275609  
**Statement Date:** September 06, 2023  
**Charges Due:** September 27, 2023

## Meter Read

**Meter Location:** # B

**Service Period:** Aug 01, 2023 - Aug 30, 2023

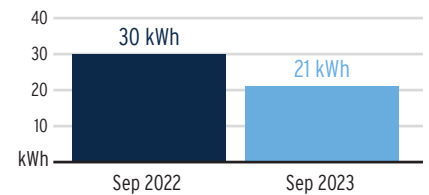
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291870	08/30/2023	46,150		45,521		629 kWh	1	30 Days

## Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	629 kWh @ \$0.07990/kWh		\$50.26
Fuel Charge	629 kWh @ \$0.05239/kWh		\$32.95
Storm Protection Charge	629 kWh @ \$0.00400/kWh		\$2.52
Clean Energy Transition Mechanism	629 kWh @ \$0.00427/kWh		\$2.69
Storm Surcharge	629 kWh @ \$0.01061/kWh		\$6.67
Florida Gross Receipt Tax			\$3.02
<b>Electric Service Cost</b>			<b>\$120.61</b>
Franchise Fee			\$7.90
State Tax			\$10.86
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$139.37</b>

## Avg kWh Used Per Day



## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

**Total Current Month's Charges**

**\$139.37**

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## Ways To Pay Your Bill



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**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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

Statement Date: September 06, 2023

Amount Due: \$115.71

Due Date: September 27, 2023

Account #: 211006276102

**DO NOT PAY. Your account will be drafted on September 27, 2023**

## Account Summary

Current Service Period: August 01, 2023 - August 30, 2023

Previous Amount Due	\$124.48
Payment(s) Received Since Last Statement	-\$124.48

Current Month's Charges	\$115.71
-------------------------	----------

**Amount Due by September 27, 2023 \$115.71**

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

## Your Energy Insight



Your average daily kWh used was **22.73% lower** than the same period last year.

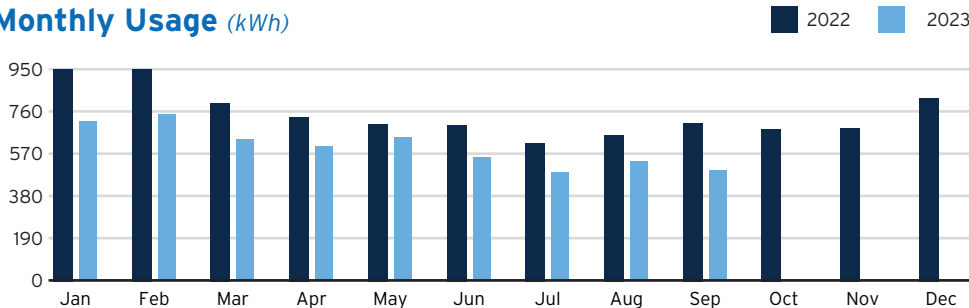


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

## SEE HOW YOU CAN SAVE

with tips from our energy experts.



[TampaElectric.com/BizSavingsTips](https://TampaElectric.com/BizSavingsTips)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006276102

Due Date: September 27, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$115.71

Payment Amount: \$ \_\_\_\_\_

642742056983

Your account will be drafted on September 27, 2023

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.





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

**Account #:** 211006276102  
**Statement Date:** September 06, 2023  
**Charges Due:** September 27, 2023

## Meter Read

**Service Period:** Aug 01, 2023 - Aug 30, 2023

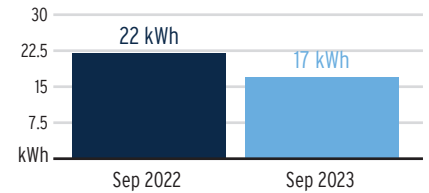
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744075	08/30/2023	44,603		44,106		497 kWh	1	30 Days

## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	497 kWh @ \$0.07990/kWh		\$39.71
Fuel Charge	497 kWh @ \$0.05239/kWh		\$26.04
Storm Protection Charge	497 kWh @ \$0.00400/kWh		\$1.99
Clean Energy Transition Mechanism	497 kWh @ \$0.00427/kWh		\$2.12
Storm Surcharge	497 kWh @ \$0.01061/kWh		\$5.27
Florida Gross Receipt Tax			\$2.50
<b>Electric Service Cost</b>			<b>\$100.13</b>
Franchise Fee			\$6.56
State Tax			\$9.02
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$115.71</b>

## Avg kWh Used Per Day



## Important Messages

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**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

**Total Current Month's Charges**

**\$115.71**

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## Ways To Pay Your Bill



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### In-Person

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### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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

Statement Date: September 06, 2023

Amount Due: \$76.11

Due Date: September 27, 2023

Account #: 211006276375

**DO NOT PAY. Your account will be drafted on September 27, 2023**

## Account Summary

Current Service Period: August 01, 2023 - August 30, 2023

Previous Amount Due	\$85.59
Payment(s) Received Since Last Statement	-\$85.59

Current Month's Charges	\$76.11
-------------------------	---------

**Amount Due by September 27, 2023 \$76.11**

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

## Your Energy Insight



Your average daily kWh used was **43.75% lower** than the same period last year.

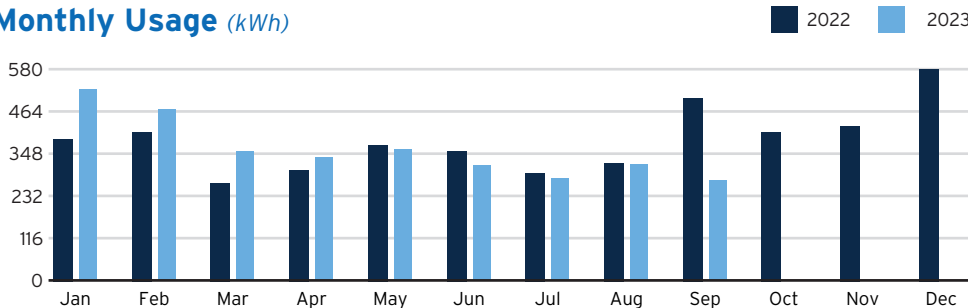


Your average daily kWh used was **10% lower** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

## SEE HOW YOU CAN SAVE

with tips from our energy experts.



[TampaElectric.com/BizSavingsTips](https://TampaElectric.com/BizSavingsTips)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006276375

Due Date: September 27, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$76.11

Payment Amount: \$ \_\_\_\_\_

642742056984

Your account will be drafted on September 27, 2023

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.





**Service For:**  
1261 SCOTT ST E  
TAMPA, FL 33602-0000

**Account #:** 211006276375  
**Statement Date:** September 06, 2023  
**Charges Due:** September 27, 2023

## Meter Read

**Service Period:** Aug 01, 2023 - Aug 30, 2023

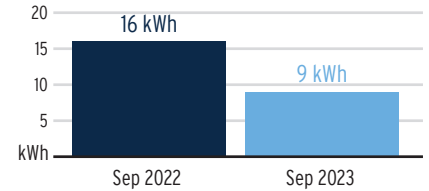
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744074	08/30/2023	20,873		20,597		276 kWh	1	30 Days

## Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	276 kWh @ \$0.07990/kWh		\$22.05
Fuel Charge	276 kWh @ \$0.05239/kWh		\$14.46
Storm Protection Charge	276 kWh @ \$0.00400/kWh		\$1.10
Clean Energy Transition Mechanism	276 kWh @ \$0.00427/kWh		\$1.18
Storm Surcharge	276 kWh @ \$0.01061/kWh		\$2.93
Florida Gross Receipt Tax			\$1.65
<b>Electric Service Cost</b>			<b>\$65.87</b>
Franchise Fee			\$4.31
State Tax			\$5.93
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$76.11</b>

## Avg kWh Used Per Day



## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

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**Total Current Month's Charges**

**\$76.11**

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## Ways To Pay Your Bill



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Tampa, FL 33631-3318  
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### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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

Statement Date: September 06, 2023

Amount Due: \$37.06

Due Date: September 27, 2023

Account #: 211006276698

**DO NOT PAY. Your account will be drafted on September 27, 2023**

## Account Summary

Current Service Period: August 01, 2023 - August 30, 2023

Previous Amount Due	\$37.94
Payment(s) Received Since Last Statement	-\$37.94

Current Month's Charges	\$37.06
-------------------------	---------

**Amount Due by September 27, 2023 \$37.06**

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

## Your Energy Insight



Your average daily kWh used was **122.22% higher** than the same period last year.

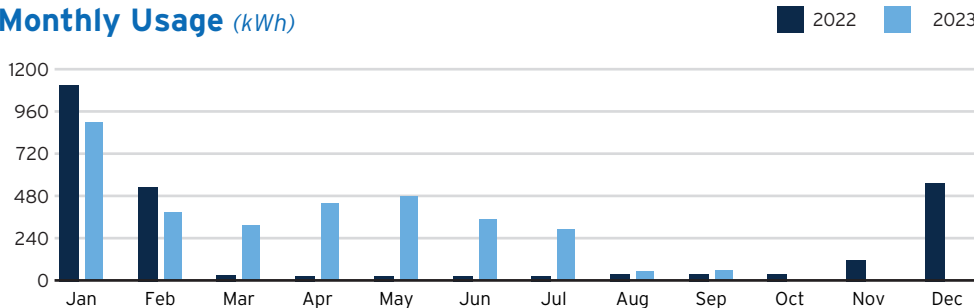


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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## SEE HOW YOU CAN SAVE

with tips from our energy experts.



[TampaElectric.com/BizSavingsTips](https://TampaElectric.com/BizSavingsTips)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006276698

Due Date: September 27, 2023



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$37.06

Payment Amount: \$ \_\_\_\_\_

642742056985

Your account will be drafted on September 27, 2023

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



**Service For:**  
1261 SCOTT ST E  
TAMPA, FL 33602-0000

**Account #:** 211006276698  
**Statement Date:** September 06, 2023  
**Charges Due:** September 27, 2023

## Meter Read

**Service Period:** Aug 01, 2023 - Aug 30, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799340	08/30/2023	6,443		6,385		58 kWh	1	30 Days

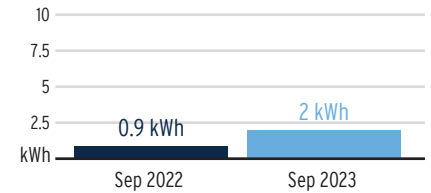
## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	58 kWh @ \$0.07990/kWh		\$4.63
Fuel Charge	58 kWh @ \$0.05239/kWh		\$3.04
Storm Protection Charge	58 kWh @ \$0.00400/kWh		\$0.23
Clean Energy Transition Mechanism	58 kWh @ \$0.00427/kWh		\$0.25
Storm Surcharge	58 kWh @ \$0.01061/kWh		\$0.62
Florida Gross Receipt Tax			\$0.80
<b>Electric Service Cost</b>			<b>\$32.07</b>
Franchise Fee			\$2.10
State Tax			\$2.89
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$37.06</b>

**Total Current Month's Charges**

**\$37.06**

## Avg kWh Used Per Day



## Important Messages

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Tampa, FL 33631-3318  
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### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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

Statement Date: September 06, 2023

Amount Due: \$107.29

Due Date: September 27, 2023

Account #: 211006277001

**DO NOT PAY. Your account will be drafted on September 27, 2023**

## Account Summary

Current Service Period: August 02, 2023 - August 30, 2023

Previous Amount Due	\$130.92
Payment(s) Received Since Last Statement	-\$130.92

Current Month's Charges	\$107.29
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**Amount Due by September 27, 2023 \$107.29**

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

## Your Energy Insight



Your average daily kWh used was **15.79% lower** than the same period last year.

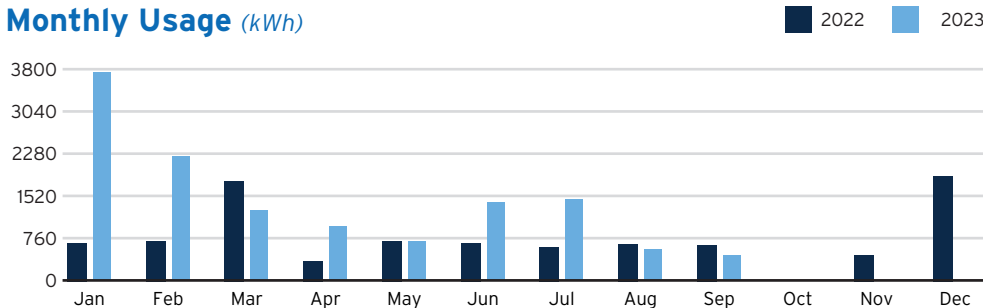


Your average daily kWh used was **5.88% lower** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

## SEE HOW YOU CAN SAVE

with tips from our energy experts.



[TampaElectric.com/BizSavingsTips](https://TampaElectric.com/BizSavingsTips)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006277001

Due Date: September 27, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$107.29

Payment Amount: \$ \_\_\_\_\_

642742056986

Your account will be drafted on September 27, 2023

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

**Account #:** 211006277001  
**Statement Date:** September 06, 2023  
**Charges Due:** September 27, 2023

## Meter Read

**Service Period:** Aug 02, 2023 - Aug 30, 2023

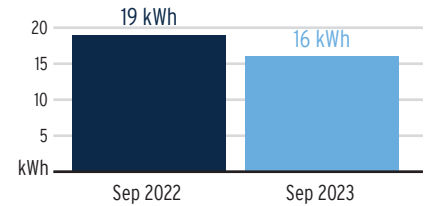
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812515	08/30/2023	28,313		27,858		455 kWh	1	29 Days

## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	455 kWh @ \$0.07990/kWh		\$36.35
Fuel Charge	455 kWh @ \$0.05239/kWh		\$23.84
Storm Protection Charge	455 kWh @ \$0.00400/kWh		\$1.82
Clean Energy Transition Mechanism	455 kWh @ \$0.00427/kWh		\$1.94
Storm Surcharge	455 kWh @ \$0.01061/kWh		\$4.83
Florida Gross Receipt Tax			\$2.32
<b>Electric Service Cost</b>			<b>\$92.85</b>
Franchise Fee			\$6.08
State Tax			\$8.36
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$107.29</b>

## Avg kWh Used Per Day



## Important Messages

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**Total Current Month's Charges**

**\$107.29**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

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### Phone:

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866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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

Statement Date: September 06, 2023

Amount Due: \$239.12

Due Date: September 27, 2023

Account #: 211006277597

**DO NOT PAY. Your account will be drafted on September 27, 2023**

## Account Summary

Current Service Period: August 01, 2023 - August 30, 2023

Previous Amount Due	\$241.65
Payment(s) Received Since Last Statement	-\$241.65

Current Month's Charges	\$239.12
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**Amount Due by September 27, 2023 \$239.12**

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

## Your Energy Insight



Your average daily kWh used was **4.76% lower** than the same period last year.

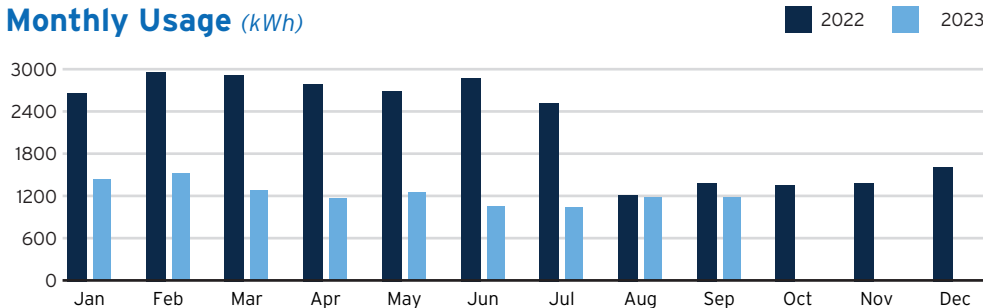


Your average daily kWh used was **8.11% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

## SEE HOW YOU CAN SAVE

with tips from our energy experts.



[TampaElectric.com/BizSavingsTips](https://TampaElectric.com/BizSavingsTips)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006277597

Due Date: September 27, 2023



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$239.12

Payment Amount: \$ \_\_\_\_\_

642742056987

Your account will be drafted on September 27, 2023

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

**Account #:** 211006277597  
**Statement Date:** September 06, 2023  
**Charges Due:** September 27, 2023

## Meter Read

**Service Period:** Aug 01, 2023 - Aug 30, 2023

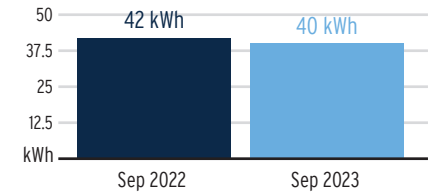
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291902	08/30/2023	94,947		93,761		1,186 kWh	1	30 Days

## Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	1,186 kWh @ \$0.07990/kWh		\$94.76
Fuel Charge	1,186 kWh @ \$0.05239/kWh		\$62.13
Storm Protection Charge	1,186 kWh @ \$0.00400/kWh		\$4.74
Clean Energy Transition Mechanism	1,186 kWh @ \$0.00427/kWh		\$5.06
Storm Surcharge	1,186 kWh @ \$0.01061/kWh		\$12.58
Florida Gross Receipt Tax			\$5.17
<b>Electric Service Cost</b>			<b>\$206.94</b>
Franchise Fee			\$13.55
State Tax			\$18.63
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$239.12</b>

## Avg kWh Used Per Day



## Important Messages

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**Total Current Month's Charges**

**\$239.12**

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P.O. Box 31318  
Tampa, FL 33631-3318  
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### Credit or Debit Card

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### Phone

Toll Free:  
**866-689-6469**

### All Other

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

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

Statement Date: September 06, 2023

Amount Due: **\$74.85**

Due Date: September 27, 2023

Account #: 211006277886

**DO NOT PAY. Your account will be drafted on September 27, 2023**

## Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Account Summary

Current Service Period: August 01, 2023 - August 30, 2023

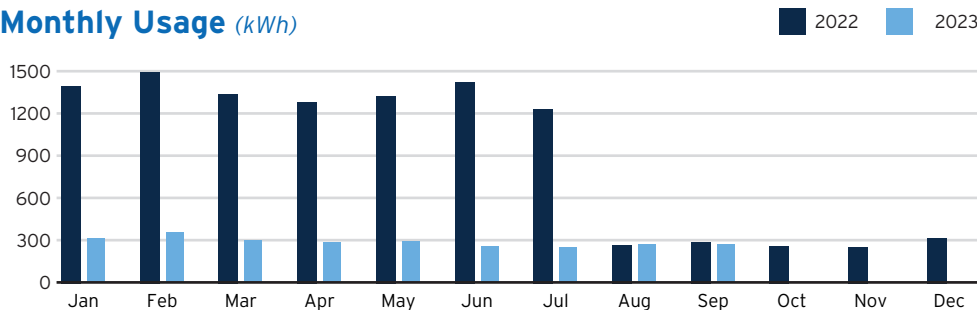
Previous Amount Due	\$77.17
Payment(s) Received Since Last Statement	-\$77.17

Current Month's Charges	<b>\$74.85</b>
-------------------------	----------------

<b>Amount Due by September 27, 2023</b>	<b>\$74.85</b>
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

## SEE HOW YOU CAN SAVE

with tips from our energy experts.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006277886

Due Date: September 27, 2023



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$74.85**

Payment Amount: \$ \_\_\_\_\_

642742056988

Your account will be drafted on September 27, 2023

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.





**Service For:**  
1008 N NEBRASKA AVE  
TAMPA, FL 33602-3041

**Account #:** 211006277886  
**Statement Date:** September 06, 2023  
**Charges Due:** September 27, 2023

## Meter Read

**Service Period:** Aug 01, 2023 - Aug 30, 2023

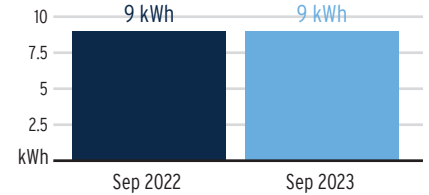
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000748349	08/30/2023	3,384		3,115		269 kWh	1	30 Days

## Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	269 kWh @ \$0.07990/kWh		\$21.49
Fuel Charge	269 kWh @ \$0.05239/kWh		\$14.09
Storm Protection Charge	269 kWh @ \$0.00400/kWh		\$1.08
Clean Energy Transition Mechanism	269 kWh @ \$0.00427/kWh		\$1.15
Storm Surcharge	269 kWh @ \$0.01061/kWh		\$2.85
Florida Gross Receipt Tax			\$1.62
<b>Electric Service Cost</b>			<b>\$64.78</b>
Franchise Fee			\$4.24
State Tax			\$5.83
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$74.85</b>

## Avg kWh Used Per Day



## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

**Total Current Month's Charges**

**\$74.85**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



ENCORE COMMUNITY DEVELOPMENT  
1210 E HAMILTON AVE  
TAMPA, FL 33604-4327

Statement Date: September 06, 2023

Amount Due: \$40.10

Due Date: September 27, 2023

Account #: 221007736350

**DO NOT PAY. Your account will be drafted on September 27, 2023**

## Account Summary

Current Service Period: August 01, 2023 - August 30, 2023

Previous Amount Due	\$42.95
Payment(s) Received Since Last Statement	-\$42.95

Current Month's Charges	\$40.10
-------------------------	---------

**Amount Due by September 27, 2023 \$40.10**

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

## Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.

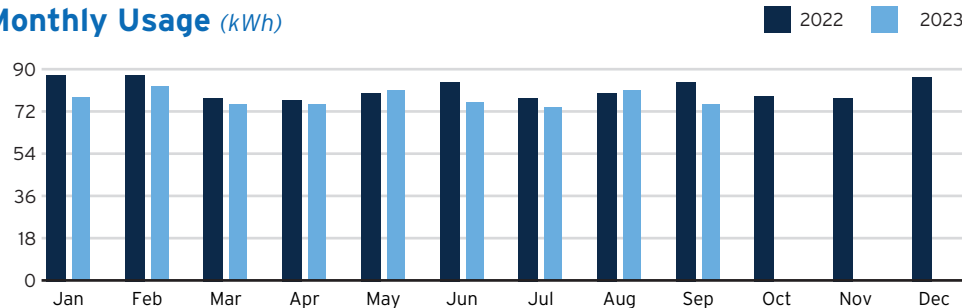


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007736350

Due Date: September 27, 2023

Amount Due: \$40.10

Payment Amount: \$ \_\_\_\_\_

640272939970

Your account will be  
drafted on September 27, 2023

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

**Account #: 221007736350**  
**Statement Date: September 06, 2023**  
**Charges Due: September 27, 2023**

## Meter Read

**Service Period:** Aug 01, 2023 - Aug 30, 2023

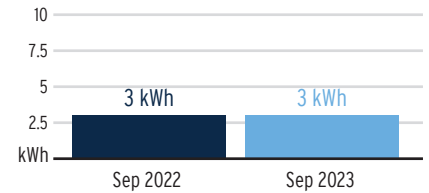
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000741569	08/30/2023	2,627		2,552		75 kWh	1	30 Days

## Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	75 kWh @ \$0.07990/kWh		\$5.99
Fuel Charge	75 kWh @ \$0.05239/kWh		\$3.93
Storm Protection Charge	75 kWh @ \$0.00400/kWh		\$0.30
Clean Energy Transition Mechanism	75 kWh @ \$0.00427/kWh		\$0.32
Storm Surcharge	75 kWh @ \$0.01061/kWh		\$0.80
Florida Gross Receipt Tax			\$0.87
<b>Electric Service Cost</b>			<b>\$34.71</b>
Franchise Fee			\$2.27
State Tax			\$3.12
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$40.10</b>

## Avg kWh Used Per Day



## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

**Total Current Month's Charges**

**\$40.10**

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## Ways To Pay Your Bill



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### In-Person

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

Toll Free:  
**866-689-6469**

### All Other

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

## Contact Us

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### Phone:

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888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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**Bill To:**

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

**Property Name:** Encore CDD

**INVOICE**

INVOICE #	INVOICE DATE
TM 576948	8/22/2023
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** September 21, 2023

**Invoice Amount:** \$1,224.00

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

2023 Fall Annuals

Annual Installation

\$1,224.00

**RECEIVED**  
8/23/2023

**Invoice Total**

**\$1,224.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

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



## INVOICE

INVOICE #	INVOICE DATE
TM 578383	9/1/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Encore CDD

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**RECEIVED**  
9/14/2023

**Invoice Due Date:** October 1, 2023

**Invoice Amount:** \$4,869.57

Description	Current Amount
Monthly Landscape Maintenance – September 2023	\$4,869.57

Part 1 General Landscape	\$2,768.10
Part 4	\$ 221.75
Part 7	\$ 424.67
Addendum 3	\$ 623.75
Fert	\$ 831.31

**Invoice Total** **\$4,869.57**

EXCELLENCE  
IN COMMERCIAL LANDSCAPE

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

**Bill To:**

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

**Property Name:** Encore CDD

**INVOICE**

INVOICE #	INVOICE DATE
TM 579075	8/29/2023
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** September 28, 2023

**Invoice Amount:** \$1,210.00

Description	Current Amount
Remove Declined Oak	
Arbor	\$1,210.00

**Invoice Total**

**\$1,210.00**

*Excellence*

**RECEIVED**  
8/31/2023

**IN COMMERCIAL LANDSCAPING**

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

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

**Bill To:**

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

**Property Name:** Encore CDD

**INVOICE**

INVOICE #	INVOICE DATE
TM 590758	9/13/2023
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 13, 2023

**Invoice Amount:** \$2,292.00

Description	Current Amount
Replace Live Oak West of Church	
Irrigation	\$180.00
Landscape Enhancement	\$2,112.00

**RECEIVED**  
9/14/2023/

**Invoice Total** **\$2,292.00**

*Excellence*  
IN COMMERCIAL LANDSCAPING

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

**Bill To:**

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

**Property Name:** Encore CDD

**INVOICE**

INVOICE #	INVOICE DATE
TM 590759	9/13/2023
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 13, 2023

**Invoice Amount:** \$352.00

Description	Current Amount
Brace Leaning Crepe Myrtle	
Landscape Enhancement	\$352.00

**Invoice Total**

**\$352.00**

*Excellence*

**RECEIVED**  
9/14/2023

IN COMMERCIAL LANDSCAPING

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

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



## **Tab 10**

# ENCORE COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

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

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

The total items being presented: **\$144,863.46**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary

## Encore Community Development District Chiller Fund

### Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 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	100065	2175375.348	1237 E Harrison St 08/23	\$ 460.75
Egis Insurance Advisors, LLC	100064	19825 Chiller	Property Insurance 10/01/23-10/01/24	\$ 75,571.00
Frontier Florida, LLC	20230926-1	813-223-7101-092412-5 09/23 Autopay	Telephone, Internet, Cable 09/23	\$ 339.48
Rizzetta & Company, Inc.	100061	INV0000083179 CH	Accounting Services 09/23	\$ 892.67
Stantec Consulting Services, Inc.	100062	2125016	Engineering Services 08/23	\$ 7,025.95
Tampa Bay Trane	100063	313903917	Hose Box Rental & Delivery 08/23	\$ 3,400.00
Tampa Bay Trane	100066	313922226	Monthly Service Agreement 09/23	\$ 20,416.67
Tampa Bay Trane	100066	313956117	Hose Box Rental 09/23	\$ 10,300.00
TECO	20230928-1	211006278348 08/23 Autopay	1004 N Nebraska Ave 08/23	<u>\$ 26,456.94</u>

**Total Report**

**\$ 144,863.46**



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

# Amount Now Due

\$460.75

Make Check Payable:  
City of Tampa Utilities

Your Account Number  
2175375



BILL DATE: 09/13/2023

PAY NEW CHARGES BY: AUTO PAY

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

00002175375 0000046075

TO ENSURE PROMPT CREDIT PLEASE RETURN THE ABOVE PORTION OF BILL WITH YOUR PAYMENT



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

Bill Date: 09/13/2023

## Service For:

ENCORE COMMUNITY DEVELOPMENT  
1237 E HARRISON ST

Service To: 09/09/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
10111234	WATER	88	56	32	32	24
10111234	WATER	246	244	32	2	1
17063414	WATER	4075	4075	32	0	0
12024493	WATER	134	134	32	0	0
12011270	WATER	2682	2682	32	0	0

## Amount Now Due

\$460.75

## Your Account Number

2175375

## Water Customer Class

INDUSTRIAL

## Water Usage History

Months	Gallons (1000's)
SEP	25
AUG	553
JUL	431
JUN	224
MAY	206
APR	88
MAR	74
FEB	1423
JAN	88
DEC	66
NOV	147
OCT	136
SEP	206

LAST BILLING				4,307.83
LESS PAYMENTS				4,307.83 CR
WATER BASE CHARGE 3"	1 Meter @	75.00		75.00
WATER TIER 1 CHARGE	34.0 @	3.17		107.78
TBW PASS-THROUGH	34.0 @	0.12		4.08
WATER SUBTOTAL		186.86		
UTILITY TAX 10%				18.69
WASTEWATER BASE CHARGE 3"	1 Meter @	75.00		75.00
WASTEWATER CHARGE INSIDE	34.0 @	5.30		180.20

Pay This Amount



\$460.75

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 09-27-2023



**RECEIVED**  
9/28/2023

# 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    CDD - \$7,624.00 Chiller - \$75,571.00	83,195.00

**Total**

\$ 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

**Date**

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

sclimer@egisadvisors.com

09/18/2023

**Your Monthly Invoice****Account Summary**

<b>New Charges Due Date</b>	<b>9/25/23</b>
Billing Date	9/01/23
Account Number	813-223-7101-092412-5
PIN	
Previous Balance	330.88
Payments Received Thru 8/25/23	-330.88
Thank you for your payment!	
Balance Forward	.00
New Charges	339.48
<b>Total Amount Due</b>	<b>\$339.48</b>



## ANYTIME, ANYWHERE SUPPORT

Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

[frontier.com/resources/myfrontier-mobile-app](https://frontier.com/resources/myfrontier-mobile-app)

## WAYS TO PAY YOUR BILL



[frontier.com/  
signupforautopay](https://frontier.com/signupforautopay)



800-801-6652



GET IT ON  
Google Play



Download on the  
App Store

MyFrontier app



P.O. Box 211579  
Eagan, MN 55121-2879

6790 0007 NO RP 01 09022023 NNNNNNNN 01 000754 0002

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



**You are all set with Auto Pay! To review your account, go to [frontier.com](https://frontier.com) or MyFrontier mobile app.**



Date of Bill  
Account Number

9/01/23  
813-223-7101-092412-5

# LET FRONTIER® BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need—without the overhead—with Frontier Premium Tech Pro.

[business.frontier.com](https://business.frontier.com)



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter) or chat at [frontier.com/chat](https://frontier.com/chat). Visually impaired/TTY customers, call 711.

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

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

## IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at [frontier.com/internetdisclosures](https://frontier.com/internetdisclosures).

## SERVICE TERMS

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

**IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.**



Date of Bill  
Account Number

9/01/23  
813-223-7101-092412-5

**CURRENT BILLING SUMMARY**

Local Service from 09/01/23 to 09/30/23

Qty Description	813/223-7101.0	Charge
<b>Basic Charges</b>		
Additional Line Unlimited		80.00
Solutions Bundle Line		87.00
2 Multi-Line Federal Subscriber Line Charge		16.76
Carrier Cost Recovery Surcharge		13.99
2 Access Recovery Charge Multi-Line Business		6.20
Frontier Roadwork Recovery Surcharge		2.75
Other Charges-Detailed Below		-52.00
Tampa Utility Tax		10.33
FCA Long Distance - Federal USF Surcharge		9.93
FL State Communications Services Tax		8.45
Federal USF Recovery Charge		6.72
FL State Gross Receipts Tax		3.38
2 Hillsborough County 911 Surcharge		.80
Federal Excise Tax		.77
FL State Gross Receipts Tax		.26
2 FL Telecommunications Relay Service		.18
<b>Total Basic Charges</b>		<b>195.52</b>
<b>Non Basic Charges</b>		
FiberOptic Internet for Business 25/25		125.98
2 Federal Primary Carrier Multi Line Charge		29.98
Partial Month Charges-Detailed Below		-25.00
FCA Long Distance - Federal USF Surcharge		8.76
Tampa Utility Tax		2.34
FL State Communications Services Tax		1.90
<b>Total Non Basic Charges</b>		<b>143.96</b>
<b>TOTAL</b>	<b>339.48</b>	

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$238.50 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective October 1, 2023, Frontier will no longer print the call detail for zero-rated toll-free usage. To view the call detail log into your online account to access your electronic bill. Call detail will only be supplied where toll-free charges apply.

Beginning with this bill, your Federal Primary Carrier Multi Line Charge has increased to \$14.99 per month, per line.

**\*\* ACCOUNT ACTIVITY \*\***

Qty Description	Order Number	Effective Dates	
Additional Line Discount	AUTOCH	9/01	-30.00
Solutions Bundle Discount	AUTOCH	9/01	-22.00
<b>813/223-7101</b>		<b>Subtotal</b>	<b>-52.00</b>
<b>Partial Month Charges</b>			
FiberOptic Internet Bus 99 MO			-25.00
<b>813/223-7101</b>		<b>Subtotal</b>	<b>-25.00</b>
<b>Subtotal</b>			<b>-77.00</b>

**CIRCUIT ID DETAIL**

88/KQXA/166347/ /VZFL





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

## Invoice

Date	Invoice #
9/1/2023	INV0000083179

**Bill To:**

ENCORE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

**RECEIVED**  
8/31/2023

Services for the month of	Terms	Client Number
September	Upon Receipt	00201

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,339.00	\$1,339.00
Administrative Services	1.00	\$303.50	\$303.50
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$2,458.92	\$2,458.92
Website Compliance & Management	1.00	\$100.00	\$100.00
		<b>Subtotal</b>	\$4,901.42
		<b>Total</b>	\$4,901.42



## INVOICE

Page 1 of 2

<b>Invoice Number</b>	2125016
<b>Invoice Date</b>	August 29, 2023
<b>Customer Number</b>	183039
<b>Project Number</b>	238200348

**Bill To**

Encore Community Development District  
Accounts Payable  
3434 Colwell Ave.  
Suite 200  
Tampa FL 33614  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID  
11-2167170

---

**RECEIVED**  
9/5/2023

**Stantec Project Manager:**

Woodcock, Greg

**Current Invoice Due:**

\$7,025.95

**For Period Ending:**

August 25, 2023

---

Due upon receipt or in accordance with terms of the contract

Invoice Number2125016

Project Number238200348

Top Task 000A

TBE Labor & Expenses - NTE

Professional Services

Category/Employee	Hours	Rate	Current Amount
Menichino, Angela	3.00	69.00	207.00
	3.00		207.00
Nolte, Robert (Frank)	2.00	120.00	240.00
	2.00		240.00
Woodcock, Braydon	8.00	85.00	680.00
	8.00		680.00
Woodcock, Gregory (Greg)	29.75	135.00	4,016.25
	29.75		4,016.25
Zarlenga, Bryan L	5.00	205.00	1,025.00
	5.00		1,025.00
Professional Services Subtotal	47.75		6,168.25

Disbursements

	Current Amount
Direct - Other Direct Expenses	857.70
Disbursements Subtotal	857.70

Top Task 000A Total

7,025.95

Total Fees & Disbursements

\$7,025.95

INVOICE TOTAL (USD)

\$7,025.95

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-07-31	238200348	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.00	120.00	120.00	REVIEWING INVOICE FOR ENCORE GEOTECHNICAL AND TESTING WORK. COORDINATION WITH FAULKNER AND DISTRICT FOR PAYMENT	
2023-08-15	238200348	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.00	120.00	120.00	REVIEWING INVOICES FROM FAULKNER FOR GEOTECHNICAL WORK COMPLETED FOR CHILLER LINE INSTALLATION.	
2023-07-24	238200348	000A.000A	Direct - Uncompensated OT	Director	ZARLENGA, BRYAN L	2.50	205.00	512.50	MEETING W/ GREG TO REVIEW ENCORE LOT 13 DRAINAGE AND HISTORICAL FILES; DISCUSS CHILLER PIPE RELOCATION / ISSUE W/IN ENCORE ON HEAT EXCHANGE ROOMS	
2023-08-03	238200348	000A.000A	Direct - Regular	Director	ZARLENGA, BRYAN L	2.50	205.00	512.50	ENCORE CHILLED WATER RELOCATION (LOT 12) - ASPHALT SHOP DRAWING; GEOTECH TESTING REPORTS; SITE VISIT TO OBSERVE ADA ISSUE W/ SIDEWALK	
2023-07-24	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.00	135.00	135.00	REVIEW CORRESPONDENCE AND ATTEND LOT 8 VALVE BOX RELOCATION MEETING. REVIEW EMAILS FROM TRANE AND DISTRICT STAFF REGARDING CHILLER PLANT AND HEAT EXCHANGER. CALL WITH SITEMASTERS REGARDING CONCRETE AROUND ELECTRICAL POLE.	
2023-07-25	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	PREPARE FOR AND ATTEND ENCORE LOT 12 PROJECT MEETING.	
2023-07-26	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	3.00	135.00	405.00	LOT 12 POST DESIGN SERVICES COORDINATION WITH STAFF. REVIEW LOT 13 DRAINAGE PLANS AND INFORMATION. PREPARE FOR AND ATTEND CALL WITH BRYAN Z TO DISCUSS CONNECTION TO STORMWATER VAULT.	
2023-07-28	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	PREPARE MEETING MINUTES AND AGENDA FOR UPCOMING MEETING. UPDATE SHOP DRAWING LOG.	
2023-08-01	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	2.25	135.00	303.75	ATTEND LOT 12 CHILLED WATER PIPING PROJECT MEETING. REVIEW LOT 13 EXHIBITS AND INFORMATION NEEDED. COORDINATE WITH STAFF FOR UPDATES NEEDED. VERIFY MARKUPS WERE COMPLETED.	
2023-08-02	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	2.00	135.00	270.00	REVIEW CONCRETE MATERIAL TESTING REPORT AND SEND STRUCTURAL RESULTS TO STRUCTURAL ENGINEER. CALL WITH FAULKNER TO INQUIRE ABOUT BASE COMPACTION TESTING REPORTS.	
2023-08-03	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	2.00	135.00	270.00	PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL.	
2023-08-04	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	2.00	135.00	270.00	ENCORE LOT 12 MEETING MINUTES PREP. PREPARE AGENDA FOR MEETING NEXT TUESDAY. REVIEW PAY APPLICATION 1 AND SEND FOR PAYMENT. PRINT PLANS AND PAY APP 2 AND MARK UP FOR ONSITE REVIEW OF PAY APPLICATION #2.	
2023-08-07	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.50	135.00	202.50	REVIEW CORRESPONDENCE REGARDING LOT 12 CONSTRUCTION PLANS AND SET MEETING WITH TRANE AND STAFF TO DISCUSS.	
2023-08-08	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	PREPARE FOR AND ATTEND LOT 12 CHILLED WATER PIPING PROJECT MEETING	
2023-08-10	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.75	135.00	101.25	COORDINATE WITH FAULKNER AND TRANE REGARDING BASE DENSITY TESTING.	
2023-08-11	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.75	135.00	101.25	PREPARE AGENDA, MEETING MINUTES FOR UPCOMING LOT 12 CHILLED WATER PIPING PROJECT.	
2023-08-14	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	4.00	135.00	540.00	PREPARE FOR AND ATTEND ONSITE MEETING WITH LOT 8 CONTRACTOR TO REVIEW LIGHTING AND TEMPORARY LIGHTING AND RIGHT OF WAY REMOVAL AND RESTORATION. CALL AND EMAIL TO FAULKNER REGARDING BASE DENSITIES.	
2023-08-15	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	PREPARE FOR AND ATTEND ENCORE LOT 12 PROJECT MEETING.	

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-08-16	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.00	135.00	135.00	COORDINATE WITH LOT 5 AND 12 DEVELOPER REGARDING IRRIGATION PLANS AND CONNECTIONS.	
2023-08-17	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	3.00	135.00	405.00	REVIEW CORRESPONDENCE REGARDING CHILLER MAINTENANCE AND ISSUES. PREPARE FOR AND ATTEND CHILLED WATER MAINTENANCE MEETING WITH STAFF AND LORENZO.	
2023-08-18	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	PREPARE MEETING MINUTES AND AGENDA FOR LOT 12 CHILLED WATER PIPING PROJECT.	
2023-08-22	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	ATTEND LOT 12 CHILLED WATER PIPING EXTENSION PROJECT MEETING.	
2023-08-23	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.50	135.00	202.50	COORDINATE WITH BRYAN REGARDING SUBSTITUTING LANDSCAPE WITH FENCE ON EAST SIDE OF CHILLER PLANT. CALL WITH JOHN T REGARDING IRRIGATION CONNECTIONS AND SEND PLANS TO JOHN PER HIS REQUEST.	
2023-08-24	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.50	135.00	202.50	COORDINATE WITH ROLAND REGARDING PRESSURE TEST OF PIPING FOR LOT 12 CHILLED WATER PIPING PROJECT. CALL WITH ROLAND TO DISCUSS CHILLED WATER PIPING PROJECT.	
2023-08-25	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	PREPARE MEETING MINUTES, AGENDA FOR UPCOMING LOT 12 CHILLED WATER PIPING MEETING	
2023-07-17	238200348	000A.000A	Direct - Regular		MENICHINO, ANGELA	1.00	69.00	69.00	CHILLER PROJECT- HARRISON AVE PAVEMENT REVIEW	
2023-07-19	238200348	000A.000A	Direct - Regular		MENICHINO, ANGELA	2.00	69.00	138.00	CHILLER PROJECT- HARRISON AVE PAVEMENT REVIEW	
2023-08-04	238200348	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	4.00	85.00	340.00	ONSITE INSPECTION	
2023-08-25	238200348	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	4.00	85.00	340.00	CHILLED WATER PLANT PRESSURE TEST	
Total Labor:						47.75		\$6,168.25		
2022-06-14	238200348	000A.000A	Direct - Other Direct Expenses		ZARLENGA, BRYAN L	50.00	1.00	50.00	CITY OF TAMPA ENCORE CHILLER - BLDG PERMIT FEE	US3836750
2022-06-15	238200348	000A.000A	Direct - Other Direct Expenses		ZARLENGA, BRYAN L	273.08	1.00	273.08	CITY OF TAMPA ENCORE CHILLER - BLDG PERMIT FEE	US3836750
2022-08-24	238200348	000A.000A	Direct - Other Direct Expenses		ZARLENGA, BRYAN L	484.62	1.00	484.62	ENCORE LOT 12 BUILDING PERMIT FEE CHILLER EXTENSION	US3909497
2022-05-17	238200348	000A.000A	Direct - Other Direct Expenses			50.00	1.00	50.00	ENCORE LOT 12 CHILLED WATER COT BUILDING DEPT APPLICATION FEE; CITY TPA PERMIT 1	
Total Direct - Other Direct Expenses						857.70		\$857.70		
Total Project 238200348						905.45		\$7,025.95		

**TRANE®**Trane U.S. Inc.  
2313 S 20th Street  
La Crosse, WI 54601  
United States

# Invoice

Invoice Number **313903917**

For questions please contact:

Tampa TCS SO FL

Tel: 813-877-8251

Fax: 813-877-8257

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

Invoice Date

31-AUG-2023

Customer No.

958479

Reference No.

Internal Account

4205244

Payment Terms

NET 45

Payment Due Date

15-Oct-2023

Discount Date

**Bill To**ENCORE COMMUNITY DEVELOPMENT DISTRICT  
2700 S FALKENBURG RD  
SUITE 2745  
RIVERVIEW, FL 33578  
UNITED STATES

Customer Tax ID

Inco Terms

Supply Location

Tampa TCS SO FL

Shipping Method

Tracking No.

Freight Terms

Bill of Lading

**RECEIVED**  
9/5/2023**Sold To**ENCORE COMMUNITY DEVELOPMENT D  
2700 S FALKENBURG RD  
SUITE 2745  
RIVERVIEW, FL 33578  
UNITED STATES**Ship To**ENCORE CEP  
1299 EAST HARRISON STREET  
TAMPA, FL 33602<https://www.tranetechnologies.com/customer>**CERTifyTax** - for submittal of tax exemption certificates.**iReceivables** - access invoice copies, account balances & make payments.

990653861

<b>Tax/GST ID:</b> 25-0900465	<b>State Tax:</b> 204.00 6.0000%	<b>County Tax:</b> 51.00 1.5000%	<b>City Tax:</b> 0.00 0.0000%	<b>District Tax:</b> 0.00 0.0000%
<b>PST/QST ID:</b>	FL	HILLSBOROUGH	TAMPA	

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	3400.00	0.00	255.00	0.00	3655.00

**Special Instructions**THANK YOU FOR DOING BUSINESS WITH TRANE. FOR QUESTIONS PLEASE CONTACT YULIET PEREZ @  
yuliet.perez@trane.com  
RENTAL DELIVERY: ☐ 06/01/2023 BILLING TERM: ☐ 7/27/2023-8/23/2023 RENTAL EQUIPMENT: ☐ \$3 400.00 MONTHLY ☐ 2-  
10" x 200FT HOSE BOX ☐ ☐

Contract/Call No.	Order Date	Ship Date	Purchase Order
23-6030125		31-AUG-2023	239897405

Date	Description	Quantity	UOM	Unit Price	Extended Price
	Quoted Billing Summary	1		3,400.000	3,400.00

**\$3,400.00**  
**Removed**  
**Sales Tax**



Trane U.S. Inc.  
2313 S 20th Street  
La Crosse, WI 54601  
United States

# Invoice

Invoice Number **313922226**

For questions please contact:

Tampa TCS SO FL  
Tel: 813-877-8251  
Fax: 813-877-8257

## Remit Payment To

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

Invoice Date	07-SEP-2023
Customer No.	958479
Reference No.	3117815
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	22-Oct-2023
Discount Date	

## Bill To

ENCORE COMMUNITY DEVELOPMENT DISTRICT  
2700 S FALKENBURG RD  
SUITE 2745  
RIVERVIEW, FL 33578  
UNITED STATES

Customer Tax ID

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

**RECEIVED**  
9/8/2023

## Sold To

ENCORE COMMUNITY DEVELOPMENT D  
2700 S FALKENBURG RD  
SUITE 2745  
RIVERVIEW, FL 33578  
UNITED STATES

## Ship To

3434 COLWELL AVENUE  
SUITE 200  
TAMPA, FL 33614

<https://www.tranetechnologies.com/customer>

**CERTifyTax** - for submittal of tax exemption certificates.

**iReceivables** - access invoice copies, account balances & make payments.

992905876

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

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	20416.67	0.00	0.00	0.00	20416.67

Special Instructions MASTER CONTRACT #3117815

Contract/Call No.	Order Date	Ship Date	Purchase Order
3117815		07-SEP-2023	BILL JOHNSON-GRIFFIN

Line	Description	Quantity	UOM	Unit Price	Extended Price
1	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 09/01/2023	1			
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Monitoring Services; Billing Frequency is MONTHLY; Billing Period Begins on 09/01/2023	1			
3	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 09/01/2023	1			
4	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Intelligent Services; Billing Frequency is MONTHLY; Billing Period Begins on 09/01/2023	1			





Trane U.S. Inc.  
2313 S 20th Street  
La Crosse, WI 54601  
United States

RECEIVED  
9/22/2023

# Invoice

Invoice Number **313956117**

For questions please contact:

Tampa TCS SO FL  
Tel: 813-877-8251  
Fax: 813-877-8257

## Remit Payment To

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

Invoice Date **20-SEP-2023**

Customer No. **958479**

Reference No.

Internal Account **4205244**

Payment Terms **NET 45**

Payment Due Date **04-Nov-2023**

Discount Date

## Bill To

ENCORE COMMUNITY DEVELOPMENT DISTRICT  
2700 S FALKENBURG RD  
SUITE 2745  
RIVERVIEW, FL 33578  
UNITED STATES

Customer Tax ID

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

## Sold To

ENCORE COMMUNITY DEVELOPMENT D  
2700 S FALKENBURG RD  
SUITE 2745  
RIVERVIEW, FL 33578  
UNITED STATES

## Ship To

ENCORE CEP  
1299 EAST HARRISON STREET  
TAMPA, FL 33602

<https://www.tranetechnologies.com/customer>

**CERTifyTax** - for submittal of tax exemption certificates.

**iReceivables** - access invoice copies, account balances & make payments.

997299547

Tax/GST ID: 25-0900465	State Tax: 618.00 6.0000%	County Tax: 75.00 1.5000%	City Tax: 0.00 0.0000%	District Tax: 0.00 0.0000%
PST/QST ID:	FL	HILLSBOROUGH	TAMPA	

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	10300.00	0.00	693.00	0.00	10993.00

Special Instructions	THANK YOU FOR DOING BUSINESS WITH TRANE. FOR QUESTIONS PLEASE CONTACT <a href="mailto:krystal.carrillo@trane.com">krystal.carrillo@trane.com</a> RENTAL DELIVERY: 06/01/2023 BILLING TERM: 08/24/23-09/20/23 RENTAL EQUIPMENT: \$3 400.00 MONTHLY 2- 10" x 200FT HOSE BOX
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Contract/Call No.	Order Date	Ship Date	Purchase Order
23-6030125		18-SEP-2023	239897405

Date	Description	Quantity	UOM	Unit Price	Extended Price
	Quoted Billing Summary	1		10,300.000	10,300.00

**Pay \$10,300.00**  
**No sales tax**



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

Statement Date: September 06, 2023

Amount Due: **\$26,456.94**

Due Date: September 27, 2023

Account #: 211006278348

**DO NOT PAY. Your account will be drafted on September 27, 2023**

## Account Summary

Current Service Period: August 01, 2023 - August 30, 2023

Previous Amount Due	\$30,637.02
Payment(s) Received Since Last Statement	-\$30,637.02

Current Month's Charges	<b>\$26,456.94</b>
-------------------------	--------------------

<b>Amount Due by September 27, 2023</b>	<b>\$26,456.94</b>
---	--------------------

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

## Your Energy Insight



Your average daily kWh used was **28.68% lower** than the same period last year.



Your peak billing demand was **14.89% higher** than the same period last year.



Scan here to view your account online.

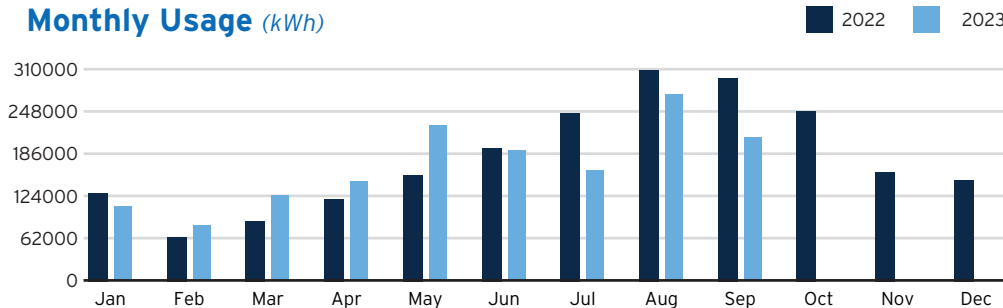
## SEE HOW YOU CAN SAVE

with tips from our energy experts.



[TampaElectric.com/BizSavingsTips](https://www.tampaelectric.com/BizSavingsTips)

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/Paperless) to enroll now.

Account #: 211006278348

Due Date: September 27, 2023

Amount Due: **\$26,456.94**

Payment Amount: \$ \_\_\_\_\_

642742056989

Your account will be drafted on September 27, 2023

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



**Service For:**  
1004 N NEBRASKA AVE  
C, TAMPA, FL 33602-3041

**Account #:** 211006278348  
**Statement Date:** September 06, 2023  
**Charges Due:** September 27, 2023


## Meter Read

**Service Period:** Aug 01, 2023 - Aug 30, 2023

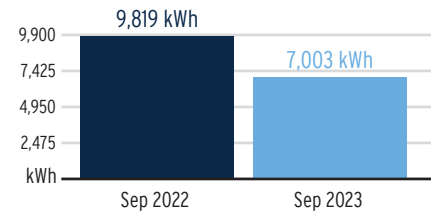
**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000848418	08/30/2023	30,139		28,826		210,080 kWh	160.0000	30 Days
1000848418	08/30/2023	4.1		0		656.48 kW	160.0000	30 Days

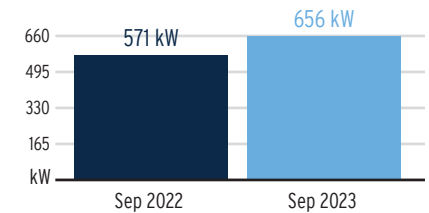
## Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$1.08000		\$32.40
Billing Demand Charge	656 kW @ \$14.13000/kW		\$9,269.28
Energy Charge	210,080 kWh @ \$0.00736/kWh		\$1,546.19
Fuel Charge	210,080 kWh @ \$0.05239/kWh		\$11,006.09
Capacity Charge	656 kW @ -\$0.06000/kW		-\$39.36
Storm Protection Charge	656 kW @ \$0.62000/kW		\$406.72
Energy Conservation Charge	656 kW @ \$0.88000/kW		\$577.28
Environmental Cost Recovery	210,080 kWh @ \$0.00084/kWh		\$176.47
Clean Energy Transition Mechanism	656 kW @ \$1.12000/kW		\$734.72
Storm Surcharge	210,080 kWh @ \$0.00238/kWh		\$499.99
Florida Gross Receipt Tax			\$620.76
<b>Electric Service Cost</b>			<b>\$24,830.54</b>
Franchise Fee			\$1,626.40
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$26,456.94</b>

## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

**Total Current Month's Charges**

**\$26,456.94**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



**Service For:**  
1004 N NEBRASKA AVE  
C, TAMPA, FL 33602-3041

**Account #: 211006278348**  
**Statement Date: September 06, 2023**  
**Charges Due: September 27, 2023**

## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.