



Rizzetta & Company

Encore Community Development District

Board of Supervisors' Meeting December 7, 2023

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

www.encorecdd.org

ENCORE COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

Board of Supervisors	Billi Johnson-Griffin Teresa Moring Julia Jackson Mae Walker	Chairman Vice Chairman Assistant Secretary Assistant Secretary
District Manager	Christina Newsome	Rizzetta & Company, Inc.
District Attorney	Sarah Sandy	Kutak Rock
District Engineer	Greg Woodcock	Cardno TBE

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

ENCORE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Riverview FL – 813-533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614

Board of Supervisors
Encore Community
Development District

November 30, 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, December 7, 2023, at 4:00 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602. The following is the agenda for the meeting:

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** Landscape Inspection Report
 1. Presentation of Landscape Inspection Report..... Tab 1
 - B.** District Counsel
 - C.** District Engineer
 - D.** Chiller System Manager
 1. Presentation of Central Energy Plant Report- Trane.....Tab 2
 - E.** Tampa Housing Authority Update
 - F.** District Manager
 1. Review of Manager's Report..... Tab 3
- 4. BUSINESS ITEMS**
 - A.** Presentation of Final Audit for Fiscal Year 2021-2022.....Tab 4
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors
Regular Meeting held on November 2, 2023.....Tab 5
 - B** Consideration of Operations and Maintenance
Expenditures for October 2023.....Tab 6
 - C.** Consideration of Chiller Fund Operations
and Maintenance Expenditures for October 2023.....Tab 7
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,
Christina Newsome
Christina Newsome
District Manager

Tab 1

ENCORE

LANDSCAPE INSPECTION REPORT



November 30, 2023
Rizzetta & Company
John Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Current Events, Harrison, Blanche Armwood, Ray Charles

UPDATES, SUMMARY, CURRENT EVENTS:

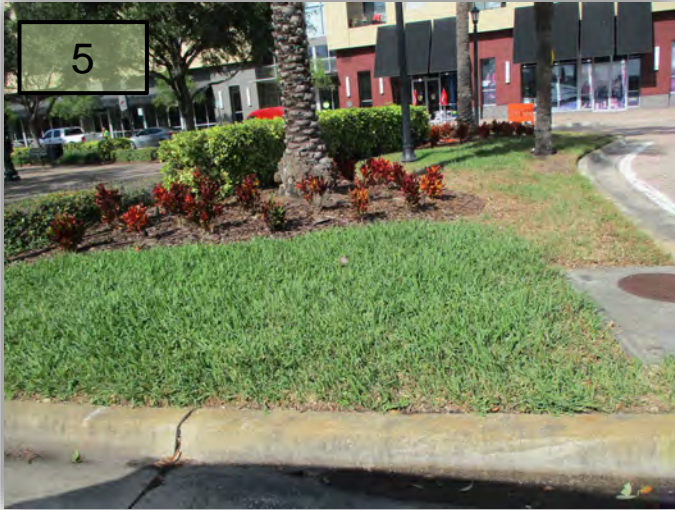
- The enhancement of the installation of Mammy Crotons on the tips of the Reed and the Ella endcaps as well as the four circular beds within the Reed and Ella promenades has been completed. We have leftover Mammy Crotons, so we are expanding this enhancement to the opposite endcaps of the Reed and Ella as well as the end caps of the Church and the promenade at Nebraska. This work has also now been completed.

1. Trees on the south side of Harrison between Nebraska and Blanche Armwood need to be lifted.
2. I believe the Oak on the east side of Blanche Armwood just south of Ray Charles is not going to make it.
3. I questioned Yellowstone in my August 23rd report, Item No. 3, why knowing the fact that there was no irrigation coverage on the east side of Blanche Armwood since the Legacy was turned over, they still allowed the CDD to install a \$990 3" cal. Live Oak tree in April 2023. This tree, I feel, is now beyond hope of recovering and I feel Yellowstone should bear the responsibility of its warranted replacement. No response was provided to the August report regarding this question. (Pic 3)
4. Regarding many months (if not more than a year's worth) of listing turf issues in my report, in the response to the October report, Yellowstone is offering to go 50/50 on turf replacement noting there were only two small spots on the promenades that were going to be replaced under warranty by them. The rest of the issues were due to the well collapsing. I do not agree with this assessment. Some of these areas of turf began declining more than a year ago and there was never improvement. Although Yellowstone has stated these areas were treated both reactively and proactively with systemic insecticides, fungicides and fertilizers, etc., there has been no improvement. There are literally large patches of dirt on these promenades that used to be viable turf and I still hold Yellowstone at least partially responsible. (Pic 4)



Ella, Reed, Ray Charles, Church

5. **Here is another shot of the newly – installed Mammy Crotons.** Unfortunately, they are adjacent to a newly reported patch of stressed turf on the Ella promenade. (Pic 5)



10. According to Yellowstone, Chinch Bugs have been seen and are being treated in the turf on both sides of the church. Continue to treat until sod recovers. (Pic 10)



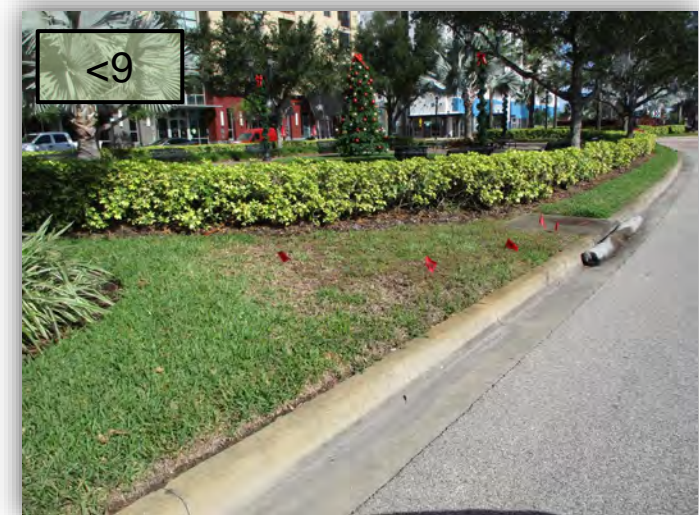
6. Here is another that was added with leftover Mammy Crotons at the east end of the Reed promenade. (Pic 6)



7. Clean up the ground plane below the two newly-installed Oaks on the east side of Blanche Armwood north of Ray Charles. Are these Gator Bags still being filled as the irrigation system runs? (Pic 7>)

8. **Annuals will be installed December 4th.**

9. Turf never recovered on the south side of the Ella promenade either and I feel this also needs to be replaced. (Pic 9>)



Chiller Park, Hank Ballard

11. There still remains a lot of Spanish Needle in the Chiller Park Meadow – mostly in the center beds.
12. Are these tall plants that sometime lean over the sidewalk supposed to be growing here?
(Pic 12)



13. Eradicate paver joint weeds in the Chiller Park walkways.
14. What is the irrigation duration and frequency for the remaining Oaks on the east side of Blanche Armwood, the newly-installed Oak on the west side of the church and the newly installed Holly in Chiller Park?
15. Is the Hank Ballard median irrigation being affected by the construction in the center block?



Tab 2

ENCORE

IS Central Plant and Buildings Report

October 2023



TRANE

TRANE
TECHNOLOGIES

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

Vanessa Smith, 813-533-2950

VSmith@rizzetta.com

Christina Newsome, 813-533-2950

CNewsome@rizzetta.com

SECTION 5: Time of Use Electric Rates

SECTION 6: Operations, Maintenance & Repairs

SECTION 7: Lot Management Activities

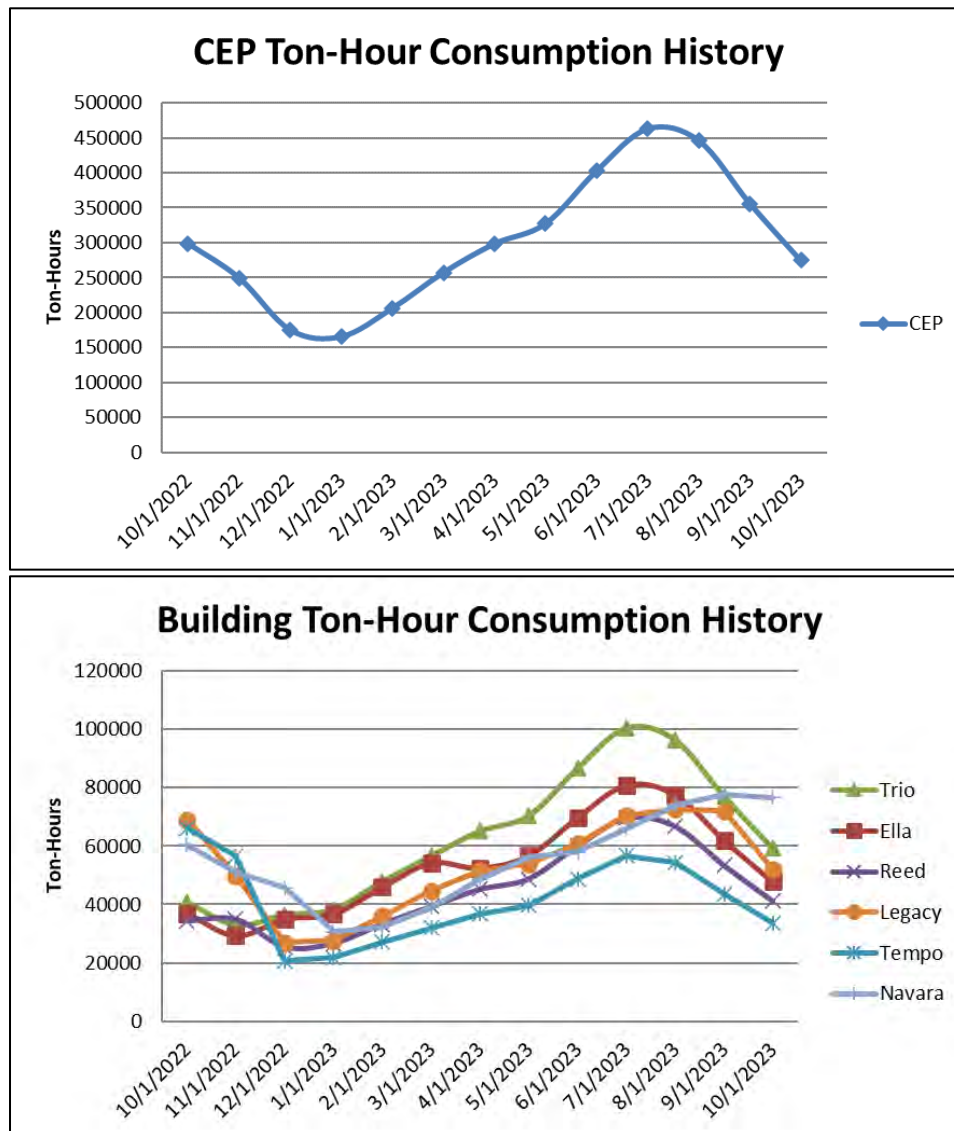
SECTION 8: Project Management Activities



SECTION 1: System Ton-Hour Usage

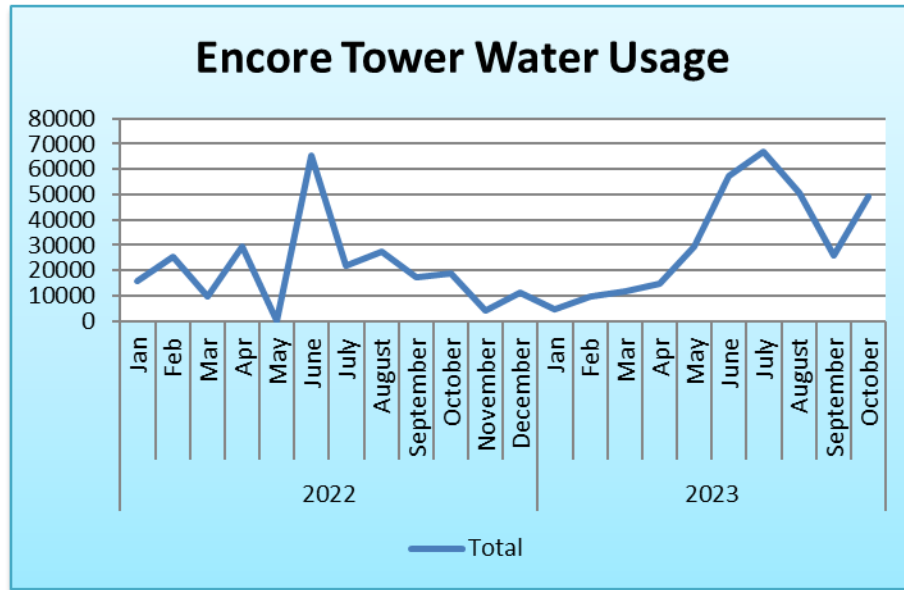
- CEP total kWh consumption decreased 16%, and the total cooling degree days decreased 32% from the previous month.
- The performance metrics below indicate a CEP efficiency of 1.36 kW/ton. This number and some others in the report are slightly skewed due to the ongoing construction activities in the central plant.
- CEP Ton-Hour consumption decreased 23% from the previous month.

September Ton-Hour Consumption		CEP Metrics		October Ton-Hour Consumption		CEP Metrics	
CEP	356,094	kWh	446,137	CEP	274,507	kWh	374,335
Trio	77,182	Total Tons	1,424,378	Trio	59,430	Total Tons	1,098,029
Ella	62,159			Ella	47,862		
Reed	43,506	Ton-Hours	356,094	Reed	41,200	Ton-Hours	274,507
Legacy	72,087			Legacy	52,012		
Tempo	43,530	kW per Ton	1.25	Tempo	33,518	kW per Ton	1.36
Navara	76,612			Navara	65,875		

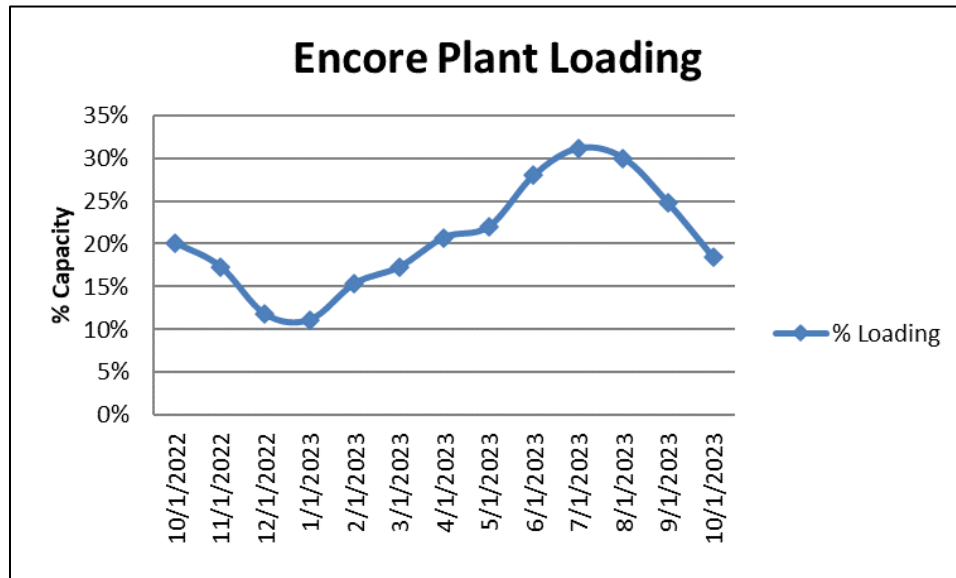


SECTION 2: Performance Trends and Water Analysis

	This Period	Last Period	Year-to-date	Comments
Plant Efficiency (kW/ton)	1.36	1.25	Avg: .69	This period was lower efficiency.
Days Failed to Make Ice	31	30	304	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	49,182	26,098	320,534	See graph of water usage below
Domestic Water	324	248	1,809	
Average CHW Supply Temperature	40.1	39.8	39.9	Distribution Setpoint = 39.0 degrees.



Date	Usage Gallons	Date	Usage Gallons
2022		2023	
Jan	15688	Jan	4571
Feb	25337	Feb	9896
Mar	9417	Mar	11440
Apr	29527	Apr	14819
May	0	May	29554
June	65489	June	57138
July	21753	July	66924
August	27305	August	50912
September	17017	September	26098
October	18905	October	49182
November	3944	November	
December	11165	December	
Total	245547	Total	320534



- The current month Plant Loading of 18% 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
Oct	42.9	40.1	2.8	3,190	1,098,029	274,507	18.3	19.0	374,335	1.36	366

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	49.5	39.7	9.8	209	10.0	2,439,253	189.9	57.6	38.5	38.6
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
Oct	52.0	41.2	10.9	157	12.0	199,899	55.3	57.9	26.8	26.6

Navara Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average System CHW Diff Pressure	Average CHW Supply Pressure	Average CHW Return Pressure	Average Mixing Valve Signal	Average Mixing Valve Feedback
2023	50.6	44.2	6.3	307	42.6	2,371,501	2.3	67.2	61.9	95.1	94.6
Jan	48.4	43.1	5.4	189	42.0	129,372	2.3	0.0	0.0	97.9	97.5
Feb	48.8	42.8	6.0	230	42.0	156,514	2.3	0.0	0.0	97.6	97.2
Mar	48.7	42.6	6.1	250	42.0	194,200	2.3	0.0	0.0	95.8	95.2
Apr	48.6	40.5	8.1	280	42.0	274,697	2.3	0.0	0.0	80.8	79.9
May	49.1	43.1	6.0	311	42.0	232,070	2.3	0.0	0.0	97.9	98.3
Jun	49.2	43.0	6.2	353	42.0	264,776	2.3	0.0	0.0	98.6	98.1
Jul	54.7	49.1	5.6	428	42.0	296,303	2.3	66.9	63.2	99.8	99.3
Aug	53.2	46.2	7.0	365	42.0	307,161	2.3	65.1	59.8	99.9	99.1
Sep	52.0	45.4	6.7	365	45.0	288,105	2.3	73.0	66.5	93.5	92.8
Oct	53.0	46.4	6.6	294	45.0	228,304	2.3	64.1	58.2	89.3	88.8

Navara plant side chilled water supply pressure sensor was replaced on October 11 at 9:30AM.

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	14.4	121	11.5	2,147,286	59.3	54.9	79.0	42.0
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
Oct	54.2	40.1	14.1	119	14.0	208,606	62.2	58.7	50.3	45.8

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 Dp Setpoint	Average CHWP-1 VFD Feedback	Average CHWP-2 VFD Feedback
2023	54.6	45.6	9.0	126	1,394,111	38.0	137.3	99.2	5.0	63.4	62.8
Jan	50.5	42.8	7.7	83	82,864	--	--	--	5.0	45.5	39.5
Feb	55.2	46.2	9.0	82	82,289	--	--	--	5.0	50.0	50.0
Mar	54.2	45.5	8.7	97	105,594	--	--	--	5.0	54.2	54.2
Apr	54.0	45.0	8.9	115	123,796	--	--	--	5.0	65.1	65.1
May	55.7	46.8	9.0	110	122,877	--	--	--	5.0	62.0	62.0
Jun	57.2	48.2	9.0	117	126,732	--	--	--	5.0	69.2	69.2
Jul	55.0	45.6	9.5	154	184,053	89.0	90.6	1.7	5.0	76.3	76.3
Aug	54.9	45.4	9.5	154	183,743	51.1	111.6	60.5	5.0	77.0	77.0
Sep	55.0	45.6	9.4	148	168,227	6.1	200.0	193.9	5.0	72.7	72.7
Oct	54.4	45.4	9.1	190	213,936	5.0	148.9	143.9	5.0	61.2	61.2

Legacy building side chilled water return pressure sensor is bad and needs to be 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	47.4	30.1	17.4	234	1,617,995	26.4	26.1
Jan	49.8	-54.9	104.8	0	0	0.0	0.0
Feb	50.3	39.5	10.8	0	0	0.0	0.0
Mar	46.4	39.7	6.7	156	130,994	39.0	21.8
Apr	46.1	38.5	7.6	173	159,278	39.0	25.4
May	47.2	40.1	7.1	206	181,443	39.0	31.0
Jun	47.9	40.1	7.8	243	227,284	39.0	39.0
Jul	47.2	40.1	7.1	301	263,837	14.0	31.7
Aug	47.8	39.8	8.0	268	262,901	14.0	20.0
Sep	46.5	39.5	6.9	264	221,493	13.8	19.8
Oct	45.4	40.0	5.4	261	170,764	14.0	20.3

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	41.9	12.4	206	3,131,126	42	94.3
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
Oct	54.3	41.1	13.2	202	328,210	42	88.0

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	51.4	39.7	11.7	172.2	2,100,857	26	83.4
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
Oct	47.1	40.1	7.0	194.1	165,100	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	55.7	43.5	12.2	165	44.0	2,458,770	18.0
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
Oct	54.7	42.0	12.7	156	44.0	248,473	15.8

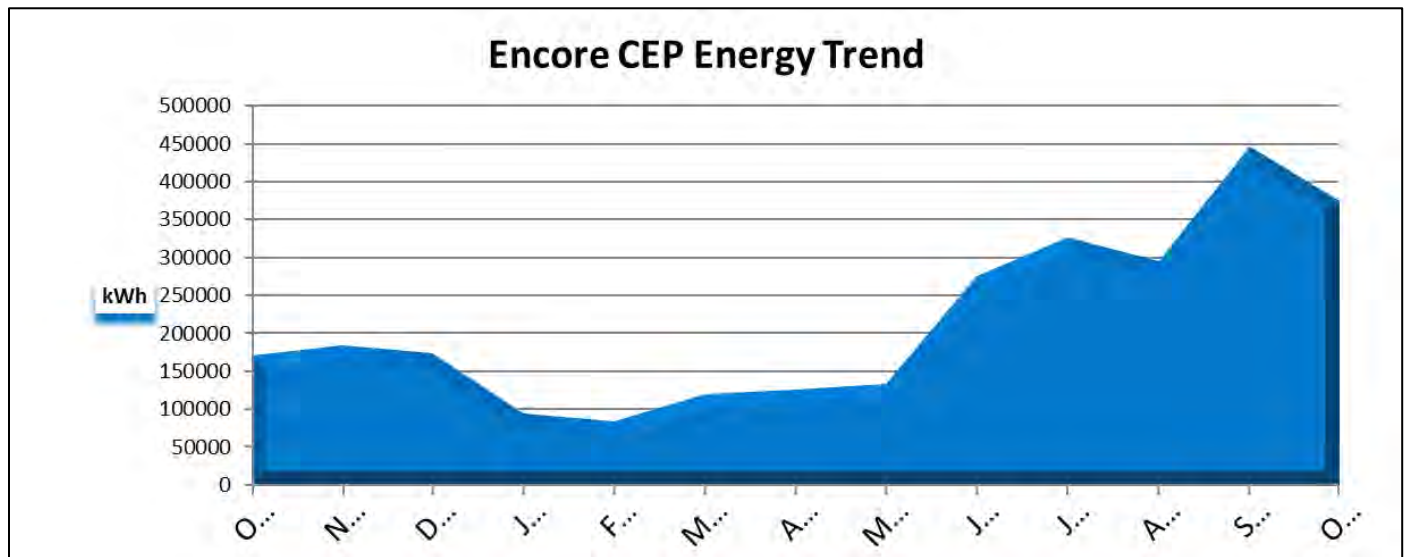


Trio – Plant and Building Side Heat Exchanger Information

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	12.5	14	18.7	178,502	71.5	63.2
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
Oct	51.9	40.2	11.8	14	92.9	133,496	22.6	22.9

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	59.5	49.8	9.7	1,226	13,553,658	13	13.2	1.4
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
Oct	55.7	44.7	11.0	129	169,889	8	8.0	13.1

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 146.

The current CEP construction work is affecting electrical costs.

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	366	374,335	\$45,098.08	98	-168,769	-\$29,316.49
November	166	140,602	\$16,126.34						
December	122	124,008	\$13,196.30						
Totals	4,122	2,466,541	\$266,152.29	3,980	2,273,640	\$285,559.62	-146	-71,709	-\$48,729.97
						Totals		1,361,033	\$216,261.01



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

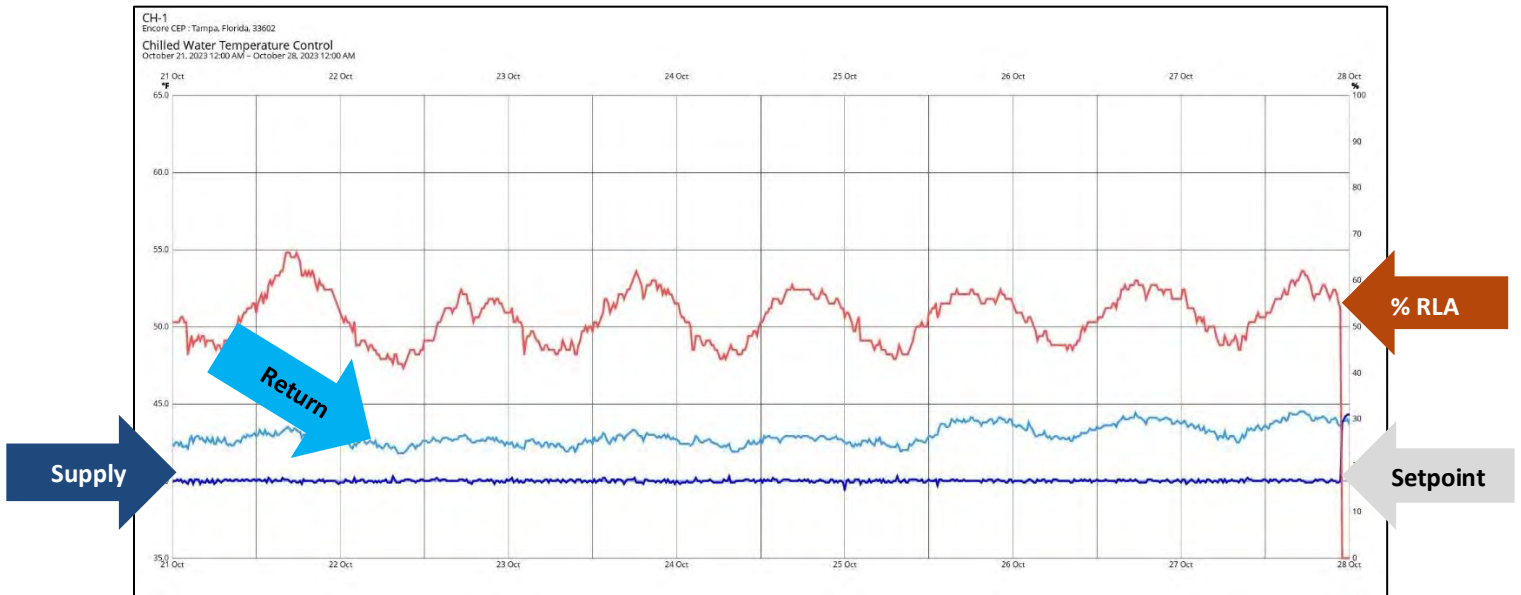
Replace Valves 11/9/23	<p>Tech: Javier Suris met Ron and Airston crew on site and shutdown the plan. Issues with chiller plant control not performing the shutdown. Did it manually. Ron will supervise.</p> <p>Tech: Ron Speicher identified valves to be replaced and what needed to be closed to change them out. Shut down plant. The contractor isolated valves, drained water from piping and replaced 3 isolation valves. Filled condenser loop with water, bleed air and checked water flow. Checked water flow on chilled water, bleed as much air as possible. Enabled Chiller Plant and put chiller 2 online. Checked operation of pumps, towers, and chiller. Monitored operation of plant. Left Chiller 2 running. Scope Complete.</p>
Chilled Water Pump-2 11/6/23	<p>Tech: Ron Speicher repaired a leak on chilled water pump 2, pump seal is leaking and needs to be replaced. Leak in well pump repaired by contractor, monitored tower level and maintained with city water while repairs were made.</p>
System Controllers 10/30/23	<p>Tech: Jack Hatfield assisted Javier with trouble shooting water damaged CHW and CW UC600 control panels. Picked up 2 UC600 and 2 XM70 from Mike Poirson. Found panel completely saturated with water, UC600 wouldn't communicate. Replaced with new and restored backups pulled from UC600's via USB powered communications connection. Javier to follow up replacing XM30, X32 and XM70 when ordered components arrive.</p>
Chilled Water Pump 2 10/27 & 10/28/23	<p>Tech: Javier Suris met Dan with Delgado Electric on site. Showed him where to terminate the wires at the Relay-1 in CHWP-1 & 2 and CWP-1 & 2 and UC600-1 & 2. Created 4 points on the UC600's and tested. Temporarily disabled point alarms and put out of service-Normal. Set up Relay-1 for Alarm on CHWP-2 & 3 and CWP-1 & 2. CHW-1 and CWP-3 are out of service and need to be set up. Will coordinate with Jack to return and modify TGP's to integrate these points.</p> <p>Met Dan with Delgado Electric on site. Showed him where to terminate the wires at the Relay-1 in CHWP-1 & 2 and CWP-1 & 2 and UC600-1 & 2. Created 4 points on the UC600's and tested. Temporarily disabled point alarms and put out of service-Normal. Set up Relay-1 for Alarm on CHWP-2 & 3 and CWP-1 & 2. CHW-1 and CWP-3 are out of service and need to be set up. Will coordinate with Jack to return and modify TGP's to integrate these points. 10/27/2023-JS: Remote connect to check CHWP-2. The system is asking for the pump to run but is not running. Drove to the site. Output to the VFD is on. but I open at the VFD. Found the isolation relay with loose connections, load side wire was off. Reconnected the wire and tightened the connections. Checked the operation.</p>
Chilled Water Pump 2 10/25/23	<p>Tech: Alfred Gonzalez got to site and removed insulation found leak coming from the vibration isolation flange. Get the large wrenches and tighten all the bolts several times, I was able to slow down the leak rate but not stop the leak. We will need to replace the rubber vibration isolation part in order to correct the leak. Fill out paperwork.</p>
FM-7 CH2 Flow Meter 9/19 & 10/6/23	<p>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.</p> <p>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.</p>
Chiller Pump Control 10/11/23	<p>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.</p>
Plant sensor 10/4 thru 10/11/23	<p>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.</p> <p>Found Supply Pressure Transmitter out of range. Ordered a new transmitter.</p> <p>Provided payment for the order to vendor.</p> <p>Picked up the part. Checked in with the customer. Gained access to the pumproom. Replaced defective plant side supply pressure transmitter.</p>
CHWP-2 10/6/23	<p>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.</p>
Plant TE-6 Sensor 10/4/23	<p>Tech: Javier Suris replaced Plant Return TE-6 sensor that was high by 150deg with sensor from site stock.</p>

CHWP-2 VFD 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.
Chiller 1 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.
Well Pump 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.
Chiller 2 9/27 to 10/1/23	<p>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.</p> <p>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 bellow setpoint. THIS IS NOT ACCURATE ***</p> <p>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.</p> <p>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.</p> <p>Remote connect and monitored CT water level Data logs and set new data logs for the CHWP speed and CHW DP.</p>
Chiller 2 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.
Chiller 2 9/27/23	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.
CHW Pumps 9/27/23	<p>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.</p> <p>Assisted with trouble shooting tower fan 3 analog output oscillation issue.</p> <p>Added ultrasonic sensor fault control TGP2 logic to city water tower level control to prevent faulty sensor overflowing towers.</p> <p>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.</p>
CWP-1 9/25/23	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.
Tower Makeup 9/20 & 9/21/23	<p>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.</p> <p>****Only CT-1 & CT-2 water level transmitters are in the Water Makeup TGP?****</p> <p>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</p>

	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.
Reed 9/14 & 9/15/23	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.
Quarterly Maintenance 9/6/23	Tech: Ron Speicher performed PM inspection. Changed air filters, checked belts, motor, and cleaned drain. Found air handler not cooling, isolated coil and cleaned strainer. Left unit running properly.
Chiller 1 9/5/23	Tech: Ron Speicher recovered refrigerant from the chiller. Leak checked chiller. Found purge compressor bad and solenoid valves leaking on the purge, replaced. Replaced thrust bearings. Leak checked chiller and found oil pressure regulator leaking, replaced. Put chiller on vacuum and performed standing vacuum test. Charged chiller with recovered refrigerant. Ran chiller, logged, and checked operation. Left chiller running.
Chiller 1 8/18/23	Tech: Ron Speicher checked operation of purge. Found regeneration solenoid valve leaking. Found pump out compressor only pulling to 12". Replaced all solenoid valves and pump out compressor. Put purge in 72-hour bypass. Checked on parts for bearing, all are in.
Chiller 2 8/17/23	Tech: Ron Speicher found flow switch not working. Ordered a new flow switch. Replaced flow switch and checked operation. Left chiller running.
Chiller 2 8/14 & 8/17/23	Tech: Ron Speicher, isolated the condenser, drained, and removed heads. Put condenser heads back on and replaced divider plate gasket. Filled condenser with water. Attempted to run the chiller but found to have a bad condenser water flow switch, scaled up. Replace flow switch and opened a job to replace switch and put in stock. Ran chiller and checked operation. Cleaned site, needs more cleaning. Left chiller running.
Chiller 1 8/14/23	Tech: Ron Speicher, ordered parts for thrust bearing replacement.
CHWP-1 8/14/23	Tech: Peter Sperling, drive from previous destination to jobsite. Gain access to chiller plant. CHWP 1 VSD in U Phase loss alarm. De-energize VSD and confirm zero voltage. Check fuses and found none blown. Test and confirmed motor is not seized. Checked motor terminal box and found catastrophic failure of the T1 wiring. Meg motor and found one leg of T2 with a 78 MOhm to ground reading while all other windings read <550 MOhms. This discrepancy indicates compromised insulation. Motor needs to be replaced.
Cooling Tower 1 8/11/23	Tech: Ron Speicher, drove to site. Found CT1 tripped on amperage. Checked VFD and motor. Reset fault and checked operation of fan. Left fan running, limited to 55hz. 8-11-23, returned and checked operation, ok. Found chiller 1 has a thrust bearing that is going bad. I will open a separate call the repair the thrust bearing.
Pumps and Towers 7/28/23	Tech: Jaroslaw Dziarnowski, accessed SC and UC600 via remote connection via Trane Connect. Reviewed TGPs controlling condenser water pumps, cooling towers, and isolation valves. Released operator overrides of the condenser pump failure binary variable. No modification of TGPs required. Backed up UC600 controlling cooling towers and condenser water pumps.
Chiller 1 7/20 thru 7/26/23	Tech: Ron Speicher isolated the evaporator and drained water. Tagged out isolation valves. Contractor removed the refrigerant from the chiller. 7-21-23, Leak checked chiller and found purge isolation valves leaking. Replaced valves and leak checked. Picked up vacuum pump from Trane Warehouse and took to the site. 7-24-23, put chiller on vacuum pump, monitored evacuation and changed oil on pump. Left pump running over night. 7-25-23, Checked evacuation level of chiller, 325 microns and monitored for rise. Charged the chiller with the recovered refrigerant and let oil heat up. Ran chiller and checked operation. Put purge in 72-hour bypass. 7-26-23, Returned to site and checked purge time, ok. Checked operation of chiller, ok. Found Chilled water pump 3 would not run in auto, found controls not turning on pump. Had controls investigate why pump would not run.
Pumps and Towers 7/25 thru 8/3/23	Tech: Javier Suris, 7/25/2023-Worked with Yuri on the CHWP, CWP and CT programs for proper sequencing and rotation. Also worked with Ron to put CH-1 back online. Neither CHWP nor CWP ramped up to makeup the water deficit. CH-2 CW ISO Valve did not close and needs to be checked. Temporarily closed manual valve. 7/26/2023-UC600-1 CHW had points not showing in TU. Upgraded the firmware on the UC600 and all 7 XMs. Working properly now. The issue is the XM70 it has had issues before. UC600-2 CW all points from XM70 in Fault when changed the point reference to AO4/UI12. Upgraded firmware and 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.
Pumps and Towers 7/25/23	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.
Chiller 2 7/22/23	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.
Reed HX 7/19 & 7/20/23	Tech: Javier Suris, 7/19/2023, checked the operation of the plant. Verified control valves operation, pressure transmitters and temp sensors. Checked TGPs and settings. Set DT default to 14dg DP max to 18 psi and controlling off DT. Supply Wtr Temp decreasing. 46 dg and dropping. AHUs have some temp sensors that need to be checked. Bldg. UC600 pressure txmtr for plant leaving is bad. 7/2023-JS: Checked in with Luis. Fixed issues with connecting and logging into Trane Connect. Calibrated Bldg. controller Sec supply water temp sensor. Released override to the DP and increased Bldg. DT setpoint to 16dg from 12dg
Trio 7/17/23	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.
System Piping 7/14/23	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.
CHWP-3 7/11/23	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.
Trio 7/8/23	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.
Trio 7/7/23	Tech: Javier Suris verified sensors. Replaced Bldg. Side HX Hot Side Ent Temp Sensor & Bldg. Side CHW Supply Temp Sensor. Used inventory from CEP.
Trio 7/6/23	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.
Chiller 1 7/6/23	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.
Chiller 2 7/6/23	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

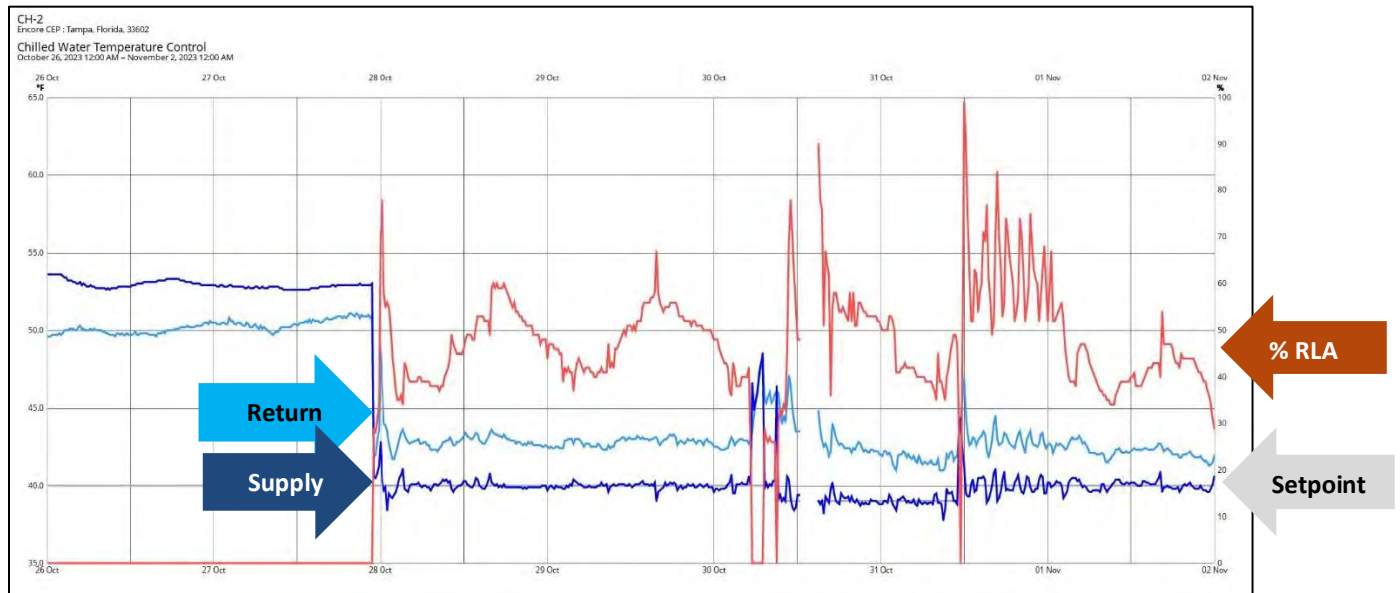


Chiller Performance Graph Nomenclature	
%RLA	Operating Capacity
Setpoint	Chiller Chilled Water Temperature Setpoint
Supply	Chiller Chilled Water Supply Temperature
Return	Chiller Chilled Water Return Temperature

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
Oct	42.8	40.0	2.8	72.1	78.6	6.5	52.7	569

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
Oct	43.1	39.9	3.2	75.7	81.7	5.9	52.0	172

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
Oct	0.3	82.6	4.0	-9.0	38.9	1.1	22.9	109.4	569

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 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
Oct	0.2	82.2	0.6	-9.1	38.5	1.4	22.1	113.1	172

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
Wednesday, November 1, 2023 5:45 PM EDT

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

Report Number: 564305

Recorded By: Juan Valenzuela
jvalenzuela@chemtexcorp.com

On-Site Time: 10:30 AM EDT to 11:20 AM EDT

Chiller Plant - Condenser Water


Test	Softeners	Condenser Water		
Hardness, total (ppm as CaCO ₃)	60 5 max	260 150 max		
Hardness, calcium (ppm as CaCO ₃)	50 5 max	230 100 max		
Alkalinity, M (ppm as CaCO ₃)	160 20 - 400	620 800 max		
Conductivity (as μ mhos)	980 Record	2930 1000 - 5500		
Controller Conductivity Reading		3002 Record		
On-Trac, ppb	0 Record	11 80 min		
On-Trac Controller Reading		15 Record		
pH	8.2 6 - 8.5	9.0 Record		
Temperature (°F)		95 60 - 100		
 LSI (Calculated)		2.3 2.2 max		
ATP, Free (RLU)		40 Record		
ATP, Total (RLU)		50 Record		
 ATP, Viable (RLU)		10.0 200 max		
Chlorine, free (ppm as Cl ₂)		0.5 0.1 - 0.5		
Chlorine, total (ppm as Cl ₂)		0.8 0.5 - 1		
Days since last input		30 31 max		
 Conductivity Cycles (Calculated)		3.0 4 - 10		

Opening Comment

Only one tower was running at the time of service, and it was overflowing from the hatches on the top. I was able to walk around and opened the hatches but did not find much of obstruction on the nozzles. I believe it was because the circulation pumps were putting so much water with so much pressure, that the water was coming out of the hatches.

Chiller #2 Approach was 0.6 on a 38% load.

Softeners

Online 

Both softener power outlets were tripped, that explain why the water was not soft. I was able to reset them and they should be working properly by now.



SECTION 7: Lot Management Activities



SECTION 8: Project Management Activities

Tab 3



Rizzetta & Company

December 7

District Manager's Report

2023

UPCOMING DATES TO REMEMBER

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

FINANCIAL SUMMARY

10/31/2023

General Fund Cash & Investment Balance: \$101,394

Chiller Operation Cash & Investment Balance: \$1,024,917

Chiller Reserve Fund Investment Balance: \$2,574,115

Total Cash and Investment Balances: \$3,700,426

General Fund Expense Variance: \$7,172 Under Budget

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

Professionals in Community Management

Tab 4

**ENCORE
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Encore Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of Encore Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the District as of September 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 31, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

October 31, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Encore Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$5,722,472.
- The change in the District's total net position in comparison with the prior fiscal year was \$716,333, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental fund reported an ending fund balance of \$165,018, a decrease of (\$27,508) in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits and the remainder is unassigned fund balance which is available for spending at the District's discretion.
- At September 30, 2022, the District's enterprise fund reported an ending net position of \$3,074,669, an increase of \$ 889,886 in comparison with the prior fiscal year.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments and Developer contributions (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the District include general government and maintenance functions. The business-type activities of the District include a chiller operation.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District can be divided into two categories: governmental funds and proprietary funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental fund for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance for the general fund. The general fund is considered a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Proprietary Fund

The District maintains one type of proprietary fund, an enterprise fund. An enterprise fund is used to report the same function presented as business-type activities in the government-wide financial statements. The District uses an enterprise fund to account for the chiller operations within the District.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

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

NET POSITION SEPTEMBER 30,						
	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Current and other assets	\$ 172,427	\$ 195,040	\$ 3,278,656	\$ 2,409,747	\$ 3,451,083	\$ 2,604,787
Capital assets, net of depreciation	2,482,785	2,628,830	-	-	2,482,785	2,628,830
Total assets	2,655,212	2,823,870	3,278,656	2,409,747	5,933,868	5,233,617
Current liabilities	7,409	2,514	203,987	224,964	211,396	227,478
Total liabilities	7,409	2,514	203,987	224,964	211,396	227,478
Net position						
Investment in capital assets	2,482,785	2,628,830	-	-	2,482,785	2,628,830
Unrestricted	165,018	192,526	3,074,669	2,184,783	3,239,687	2,377,309
Total net position	\$ 2,647,803	\$ 2,821,356	\$ 3,074,669	\$ 2,184,783	\$ 5,722,472	\$ 5,006,139

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The remaining balance of unrestricted net position may be used to meet the District's other obligations.

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

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION					
	FISCAL YEARS ENDED SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Revenues:						
Program revenues						
Charges for services	\$ 301,817	\$ 302,746	\$ 1,295,026	\$ 754,012	\$ 1,596,843	\$ 1,056,758
Operating grants and contributions	-	-	336,180	280,000	336,180	280,000
General revenues	-	-	3,756	278	3,756	278
Total revenues	301,817	302,746	1,634,962	1,034,290	1,936,779	1,337,036
Expenses:						
General government	90,119	70,595	-	-	90,119	70,595
Maintenance and operations	385,251	339,024	-	-	385,251	339,024
Chiller operations	-	-	745,076	711,733	745,076	711,733
Total expenses	475,370	409,619	745,076	711,733	1,220,446	1,121,352
Increase (decrease) in net position	(173,553)	(106,873)	889,886	322,557	716,333	215,684
Net position - beginning	2,821,356	2,928,229	2,184,783	1,862,226	5,006,139	4,790,455
Net position - ending	\$ 2,647,803	\$ 2,821,356	\$ 3,074,669	\$ 2,184,783	\$ 5,722,472	\$ 5,006,139

Governmental activities

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was 475,370. The costs of the District's activities were funded primarily by program revenues. Program revenues are comprised primarily of assessments in both fiscal years 2021 and 2022. In total, expenses increased from the prior fiscal year due to an increase in maintenance activities.

Business-type activities

For the fiscal year ended September 30, 2022, the cost of the business-type activities was \$745,076. The costs of those activities were paid by program revenues. Program revenues consisted of Developer contributions and charges to users of Chiller services for both the prior and current fiscal year. In total, expenses, including utilities and maintenance, increased from the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2022 exceeded appropriations by \$29,019. The over expenditures were funded by available fund balance.

CAPITAL ASSETS

At September 30, 2022, the District had \$3,651,145 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$ 1,168,360 has been taken, which resulted in a net book value of \$2,482,785. More detailed information about the District's capital assets is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, The Board adopted a resolution to amend the boundaries and bring additional lands within the District.

For the subsequent year, it is anticipated that the general operations of the District will increase significantly over time as chiller and maintenance operations increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Encore Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa Florida, 33614.

FINANCIAL STATEMENTS

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Primary Government		
	Governmental	Business-type	
	Activities	Activities	Total
ASSETS			
Cash	\$ 106,983	\$ 2,846,237	\$ 2,953,220
Due from Developer	-	70,000	70,000
Accounts receivable, net	30,759	303,452	334,211
Internal balances	7,700	(7,700)	-
Prepaid items and deposits	26,985	66,667	93,652
Capital assets:			
Depreciable assets, net	2,482,785	-	2,482,785
Total assets	2,655,212	3,278,656	5,933,868
LIABILITIES			
Accounts payable and accrued expenses	7,409	48,356	55,765
Unearned revenues	-	28,561	28,561
Deposits	-	78,070	78,070
Due to Developer	-	49,000	49,000
Total liabilities	7,409	203,987	211,396
NET POSITION			
Investment in capital assets	2,482,785	-	2,482,785
Unrestricted	165,018	3,074,669	3,239,687
Total net position	\$ 2,647,803	\$ 3,074,669	\$ 5,722,472

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Primary Government		
				Governmental Activities	Business-type Activities	Total
Primary government:						
Governmental activities:						
General government	\$ 90,119	\$ 90,119	\$ -	\$ -	\$ -	\$ -
Maintenance and operations	385,251	211,698	-	(173,553)	-	(173,553)
Total governmental activities	475,370	301,817	-	(173,553)	-	(173,553)
Business-type activities:						
Chiller operations	745,076	1,295,026	336,180	-	886,130	886,130
Total business-type activities	745,076	1,295,026	336,180	-	886,130	886,130
Total primary government	1,220,446	1,596,843	336,180	(173,553)	886,130	712,577
General revenues:						
Miscellaneous revenues				-	3,756	3,756
Total general revenues				-	3,756	3,756
Change in net position				(173,553)	889,886	716,333
Net position - beginning				2,821,356	2,184,783	5,006,139
Net position - ending				\$ 2,647,803	\$ 3,074,669	\$ 5,722,472

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	<u>Major Fund</u> General	<u>Total</u> Governmental Funds
ASSETS		
Cash	\$ 106,983	\$ 106,983
Accounts receivable	30,759	30,759
Due from other funds	7,700	7,700
Prepaid items and deposits	26,985	26,985
Total assets	<u>\$ 172,427</u>	<u>\$ 172,427</u>
LIABILITIES AND FUND BALANCE		
Liabilities:		
Accounts payable and accrued liabilities	\$ 7,409	\$ 7,409
Total liabilities	<u>7,409</u>	<u>7,409</u>
Nonspendable for:		
Prepaid items and deposits	26,985	26,985
Unassigned	138,033	138,033
Total fund balance	<u>165,018</u>	<u>165,018</u>
Total liabilities and fund balance	<u>\$ 172,427</u>	<u>\$ 172,427</u>
Fund balance - governmental funds		\$ 165,018
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	3,651,145	
Accumulated depreciation	<u>(1,168,360)</u>	2,482,785
Net position of governmental activities		<u>\$ 2,647,803</u>

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUND
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

	<u>Major Fund</u> General	<u>Total</u> Governmental Funds
REVENUES		
Assessments	\$ 301,817	\$ 301,817
Total revenues	<u>301,817</u>	<u>301,817</u>
EXPENDITURES		
Current:		
General government	90,119	90,119
Maintenance and operations	<u>239,206</u>	<u>239,206</u>
Total expenditures	<u>329,325</u>	<u>329,325</u>
Excess (deficiency) of revenues over (under) expenditures	(27,508)	(27,508)
Fund balance - beginning	<u>192,526</u>	<u>192,526</u>
Fund balance - ending	<u>\$ 165,018</u>	<u>\$ 165,018</u>
Net change in fund balance - total governmental funds		\$ (27,508)
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.		<u>(146,045)</u>
Change in net position of governmental activities		<u>\$ (173,553)</u>

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION – PROPRIETARY FUND
SEPTEMBER 30, 2022**

ASSETS

Current assets:

Cash	\$ 2,846,237
Accounts receivable, net	303,452
Due from Developer	70,000
Prepaid expenses and deposits	66,667
Total current assets	<u>3,286,356</u>
Total assets	<u>3,286,356</u>

LIABILITIES

Current liabilities:

Accounts payable and accrued expenses	48,356
Due to general fund	7,700
Deposits	78,070
Due to Developer	49,000
Unearned revenue	28,561
Total current liabilities	<u>211,687</u>
Total liabilities	<u>211,687</u>

NET POSITION

Unrestricted	3,074,669
Total net position	<u><u>\$ 3,074,669</u></u>

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION
PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

Operating revenues:	
Charges for services:	
Chiller operations	\$ 1,270,050
Other operating revenues	<u>24,976</u>
Total operating revenues	<u>1,295,026</u>
Operating expenses:	
Chiller	654,312
Administrative and other	<u>90,764</u>
Total operating expenses	<u>745,076</u>
Operating income (loss)	<u>549,950</u>
Nonoperating revenues (expenses):	
Developer contributions	336,180
Interest income	<u>3,756</u>
Total nonoperating revenues (expenses)	<u>339,936</u>
Change in net position	889,886
Total net position, beginning	<u>2,184,783</u>
Total net position, ending	<u><u>\$ 3,074,669</u></u>

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF CASH FLOWS – PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

CASH FLOW FROM OPERATING ACTIVITIES	
Receipts from customers and users	\$ 1,247,824
Payments for goods and services	<u>(743,142)</u>
Net cash provided (used) by operating activities	<u>504,682</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Proceeds from Developer contributions/advances	238,681
Interfund amounts	<u>(10,500)</u>
Net cash provided (used) by non-capital financing activities	<u>228,181</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Proceeds from sales and maturities of investments	
Interest income	<u>3,756</u>
Net cash provided (used) by investing activities	<u>3,756</u>
Net increase in cash and cash equivalents	736,619
Cash and cash equivalents - October 1	<u>2,109,618</u>
Cash and cash equivalents - September 30	<u>\$ 2,846,237</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating income (loss)	\$ 549,950
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
(Increase)/Decrease in:	
Accounts receivable	(47,202)
Prepaid expenses	(4,588)
Increase/(Decrease) in:	
Accounts payable	<u>6,522</u>
Unearned revenue	
Total adjustments	<u>(45,268)</u>
Net cash provided (used) by operating activities	<u>\$ 504,682</u>

See notes to the financial statements

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Encore Community Development District ("District") was established effective September 2, 2010 by Ordinance 2010-129 of the City of Tampa, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, all five (5) seats are eligible to be elected by qualified electors in the District.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide and enterprise fund financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefitted lands within the District. Debt service assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each of the series of Bonds issued by the District. The District has not, and is not anticipated to, issue Bonds or levy debt service special assessments now or in the future.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

The District reports the following major proprietary fund:

Chiller Operations Fund

The Chiller fund accounts for the Chiller operations of the District that are currently being financed in part with Developer contributions. Chiller operations are also funded by user fees charged to building owners pursuant to the rates, charges and fees adopted by the District.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. Operating expenses of the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

As a general rule, the effect of interfund activity has been eliminated from government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater vault, pipes and structures	25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

The District operated/maintained by way of a license agreement various public infrastructure improvements (including but not limited to the chiller plant, landscape, stormwater vault, solar park, etc.).

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Receivables

Receivables include amounts due from others for services provided by the District related to chiller operations. Receivables are recorded and revenues are recognized as earned as soon as service has been received by customers. Allowances for uncollectible receivables are based upon historical trends and the periodic aging of receivables.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

As of September 30, 2022, the District did not have any outstanding debt.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) Subject to the terms of the District's annual appropriations resolutions, all budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 5 – INTERLOCAL AGREEMENT

On June 22, 2010, the District entered into an interlocal agreement with the City of Tampa (the “City”), the Community Redevelopment Agency of the City of Tampa (the “CRA”), and the Developer Housing Authority of the City of Tampa (the “THA”). In the agreement, the City and CRA agreed to pay certain Tax Increment Funds (“TIF”) from the Redevelopment Area to the District annually. The City will first use TIF to cover certain administration and maintenance costs of the CRA. Next, in the event the District defaults on material financial obligations, and to the extent necessary for the District to avoid bankruptcy, assignment for the benefit of creditors or to otherwise avoid insolvency of the District, TIF shall be made available to meet the shortfall in assessments due and owing by THA to the District for assessments for District maintenance expenses on real property owned by the THA at the time of the assessment and that specifically benefit such property.

As part of the agreement, it is anticipated that THA will own a Chiller Plant and that the District may own the Chiller pipes and will operate and maintain the Chiller Plant on behalf of THA. The District, through its contractor, Trane, operates the chiller plant for the benefit of the District residents and users. In lieu of providing for the costs of operating and maintaining the Chiller Plant and associated facilities in the annual operation and maintenance assessments levied by the District, the District shall charge user fees for delivery of chilled water.

All such user fees shall first be utilized to defray the costs of operating the Chiller Plant and associated facilities. Any revenue generated by the Chiller Plant in excess of operational costs shall be remitted to THA and, until all annual assessments of the District have been paid, shall be used by THA first to pay annual operations and maintenance assessments levied by the District on mixed income and affordable multi-family residential developments in which THA or an affiliated entity owns an interest within the Encore Project, and then, to pay annual operating and maintenance assessments due on vacant land owned by THA. In the event fees are inadequate to pay for maintenance and operation of the Chiller Plant, THA shall be responsible for funding the shortfall for the Chiller Plant Operations and maintenance.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental activities				
Capital assets, being depreciated				
Stormwater vault, pipes and structures	\$ 3,651,145	\$ -	\$ -	\$ 3,651,145
Total capital assets, being depreciated	3,651,145	-	-	3,651,145
Less accumulated depreciation for:				
Stormwater vault, pipes and structures	1,022,315	146,045	-	1,168,360
Total accumulated depreciation	1,022,315	146,045	-	1,168,360
Total capital assets, being depreciated, net	2,628,830	(146,045)	-	2,482,785
Governmental activities capital assets, net	\$ 2,628,830	\$ (146,045)	\$ -	\$ 2,482,785

Depreciation expense was charged to the maintenance and operations function.

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general fund include the assessments levied on those lots owned by the Developer.

The Developer has also agreed to fund the operations of the Chiller plant as mentioned in Note 5 above. Pursuant to the agreement the Developer contributed \$280,000 in the current fiscal year, of which \$70,000 is due from the Developer as of September 30, 2022. Furthermore, the Developer contributed \$56,180 toward certain engineering expenses.

During a prior fiscal year, the Developer advanced the Chiller Operations Fund \$49,000 to help cover its operational costs due to a cash shortfall.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Certain assets were not covered by commercial insurance for the current fiscal year. There were no settled claims during the past three years.

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final			
REVENUES				
Assessments	\$ 300,306	\$	301,817	\$ 1,511
Total revenues	300,306		301,817	1,511
EXPENDITURES				
Current:				
General government	92,705		90,119	2,586
Maintenance and operations	207,601		239,206	(31,605)
Total expenditures	300,306		329,325	(29,019)
Excess (deficiency) of revenues over (under) expenditures	\$ -		(27,508)	\$ (27,508)
Fund balance - beginning			192,526	
Fund balance - ending			\$ 165,018	

See notes to required supplementary information

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2022 exceeded appropriations by \$29,019. The over expenditures were funded by available fund balance.

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

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	6
Employee compensation for FYE 9/30/2022 (paid/accrued)	0
Independent contractor compensation for FYE 9/30/2022	\$8,116
Construction projects to begin on or after October 1; (>\$65K)	n/a
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$.18 - 256.60 Debt service - n/a
Special assessments collected FYE 9/30/2022	\$271,058
Outstanding Bonds:	n/a



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Encore Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, and each major fund of Encore Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated October 31, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters involving the internal control over financial reporting and compliance that we have reported to management of the District in a separate letter dated October 31, 2023.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

October 31, 2023



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Encore Community Development District
Hillsborough County, Florida

We have examined Encore Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Encore Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

October 31, 2023



951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Encore Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Encore Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated October 31, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated October 31, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Encore Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Encore Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

October 31, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2022-01 Budget:

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2022.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Management Response: The District's Board of Supervisors was unable to amend its budget for the fiscal year ended September 30, 2022 prior to the statutory deadline. The district will amend its budget for any future years in which actual expenditures exceed appropriations in the general fund.

2022-02 Billing:

Observation: During our audit procedures it was noted that during the first six months of the fiscal year ended September 30, 2022, the District billed customers at rates that were applicable to the previous fiscal year, rather than the rates that were approved for the current fiscal year.

Recommendation: The District should bill customers using the Board approved rates that are in effect for each fiscal year.

Management Response: The District will use the Board approved rates on all future billings and will update accordingly as rates change.

2022-03 Duplicate Payment:

Observation: During our audit procedures it was noted that the District paid certain vendor invoices twice.

Recommendation: The District should design the proper control to prevent duplicate payments of invoices.

Management Response: The District has recovered the duplicate payment from the vendor. Additional controls have been implemented to prevent this in the future.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

REPORT TO MANAGEMENT (Continued)

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Tab 5

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, November 2, 2023, at 4:05 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

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

Also present were:

Christina Newsome	District Manager, Rizzetta & Company, Inc.
Tim Bowersox	Representative, Yellowstone (via Phone)
Jeff Watson	Representative; Trane
Jozette Chack-On	Representative; Dev. Counsel (via Phone)
Sarah Sandy	District Counsel, Kutak Rock (via Phone)
Greg Woodcock	Representative; Cardno Engineering (via Phone)

Audience	Not Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

1. Presentation of Landscape Inspection Report

Mr. Newsome presented the Landscape Inspection Report to the Board.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved the Yellowstone Proposal #361648 and Proposal #336139, 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 working on the required documents for the heat exchanger repair.

C. District Engineer

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

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved the Sitemasters proposal for the sidewalk repair and authorized the Chair to sign outside of the meeting, for the Encore Community Development District.

D. Chiller System Manager

1. Presentation of Central Energy Plant Report- Trane

Jeff Watson was present via phone; he presented the Trane report to the Board. Jeff informed the Board that the Lot 12 Piping Project is completed and the exchangers for Trio has been fixed. He also informed the Board that the Chiller Expansion Project is on schedule.

2. Consideration of Leaking Valve Proposal

There were no actions taken by the Board.

E. Tampa Housing Authority Update

Not present, no report was given.

F. District Manager

1. Review of District Manager Report

The next regularly scheduled meeting will be held on Thursday, December 7, 2023, at 4:00 p.m. at the Ella at Encore.

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

FOURTH ORDER OF BUSINESS

**Consideration of
Authorization of Agents**

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

FIFTH ORDER OF BUSINESS

Presentation of Website Audit

The Board inquired if there were any analytics that showed website traffic.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Adopting the Fiscal Year 2022-2023 Amended Budget

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors adopted Resolution 2024-02, Adopting the Fiscal Year 2022-2023 Amended Budget, for the Encore Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Regular Meeting held on October 5, 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 October 5, 2023, for the Encore Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for September 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 September 2023 (\$44,550.86), for the Encore Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Chiller Operations and Maintenance Expenditures for September 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 September 2023 (\$144,863.46), 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. Morning, the Board unanimously approved to adjourn the meeting at 4:40 p.m., for the Encore Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 6

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures October 2023 For Board Approval

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

The total items being presented: **\$19,369.62**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Billi J. Griffin	100183	BG100523	Board of Supervisors Meeting 10/05/23	\$ 200.00
Grau & Associates, P.A.	100178	24739	Audit FYE 09/30/2022	\$ 4,900.00
Innersync Studio, Ltd	100179	21675	Quarterly Website Compliance 10/23	\$ 384.38
Julia Jackson	100184	JJ100523	Board of Supervisors Meeting 10/05/23	\$ 200.00
Kutak Rock, LLP	100187	3282436	Legal Services 08/23	\$ 253.50
Mae F. Walker	100185	MW100523	Board of Supervisors Meeting 10/05/23	\$ 200.00
Mandy Electric, Inc	100180	17256	Lighting Test 08/23	\$ 900.00
Rizzetta & Company, Inc.	100176	INV0000084112	District Management Fees 10/23	\$ 4,213.83
Rizzetta & Company, Inc.	100177	INV0000084016	Assessment Roll Preparation FY 23/24	\$ 5,624.00
Springer Environmental Services, Inc.	100181	13288	Clean Up Sessions 09/23	\$ 639.65
TECO	20231027-1	TECO Summary 09/23 Autopay	Utility Summary 09/23	\$ 968.26

Encore Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Teresa Morning	100186	TM100523	Board of Supervisors Meeting 10/05/23	\$ 200.00
Times Publishing Company	100182	0000307450 09/24/23	Legal Advertising 09/23	<u>\$ 686.00</u>
Total Report				<u>\$ 19,369.62</u>

Tab 7

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

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

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

The total items being presented: **\$876,099.16**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Florida, LLC	20231031-2	813-223-7101-092412-5 10/23 Autopay	Telephone, Internet, Cable 10/23	\$ 348.96
Kutak Rock, LLP	100069	3282436 Chiller	Legal Services 08/23	\$ 4,218.50
Rizzetta & Company, Inc.	100067	INV0000084112 CH	Accounting Services 10/23	\$ 892.67
Stantec Consulting Services, Inc.	100068	2137859	Engineering Services 09/23	\$ 1,713.55
Tampa Bay Trane	100070	313722181	Lot 12 Piping Project - App #1	\$ 318,884.60
Tampa Bay Trane	100070	313813835	Lot 12 Piping Project - App #2	\$ 308,566.65
Tampa Bay Trane	100070	313974143	Lot 12 Piping Project - App #3	\$ 125,419.00
Tampa Bay Trane	100071	313903914	Rental 06/29/23-07/26/23	\$ 3,400.00
TECO	20231031-1	211006277308 08/23 Autopay	1200 Nebraska Ave N 08/23	\$ 42,262.17
TECO	20231031-1	211006277308 09/23 Autopay	1200 Nebraska Ave N 09/23	\$ 52,415.56

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20231031-1	211006278348	09/23 Autopay 1004 N Nebraska Ave 09/23	\$ <u>17,977.50</u>
Total Report				\$ <u>876,099.16</u>