



Rizzetta & Company

Encore Community Development District

Board of Supervisors' Meeting January 4, 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	Stantec

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

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

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

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

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

Board of Supervisors
Encore Community
Development District

December 22, 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, January 4, 2024, at 4:00 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602. The following is the FINAL 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.....USC
 - B.** District Counsel
 - C.** District Engineer
 - D.** Chiller System Manager
 1. Presentation of Central Energy Plant Report- Trane..... Tab 1
 - E.** Tampa Housing Authority Update
 - F.** District Manager
 1. Review of Manager's Report.....Tab 2
- 4. BUSINESS ITEMS**
 - A.** Consideration of Work Authorization Form for Lot 8.....Tab 3
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors
Regular Meeting held on December 7, 2023.....Tab 4
 - B** Consideration of Operations and Maintenance
Expenditures for November 2023.....Tab 5
 - C.** Consideration of Chiller Fund Operations
and Maintenance Expenditures for November 2023.....Tab 6
- 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

IS Central Plant and Buildings Report

November 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

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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

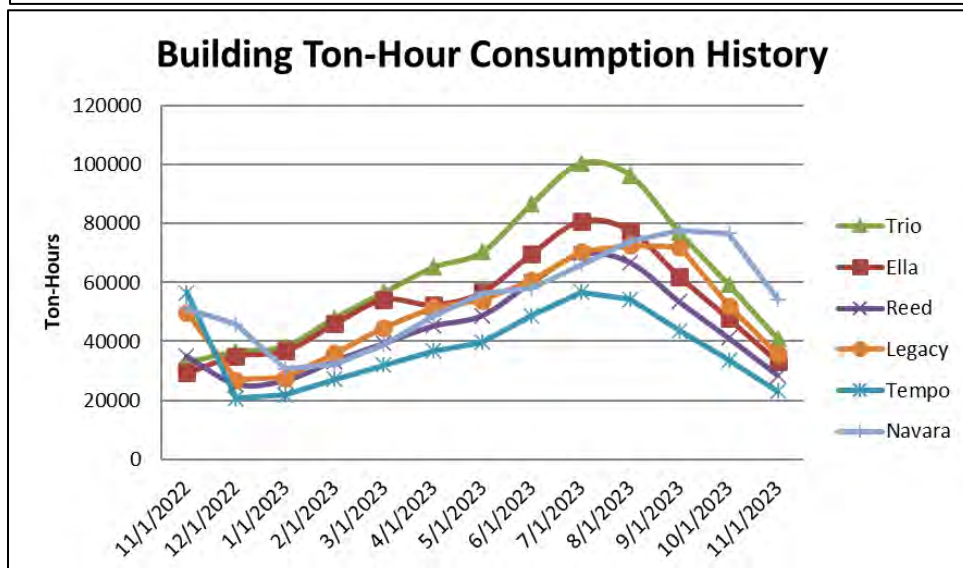
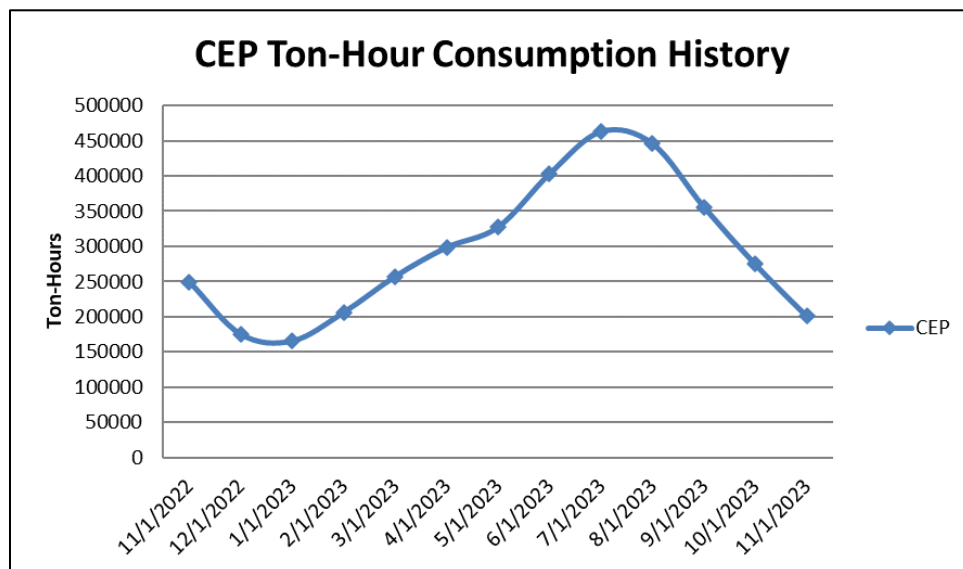
SECTION 8: Project Management Activities



SECTION 1: System Ton-Hour Usage

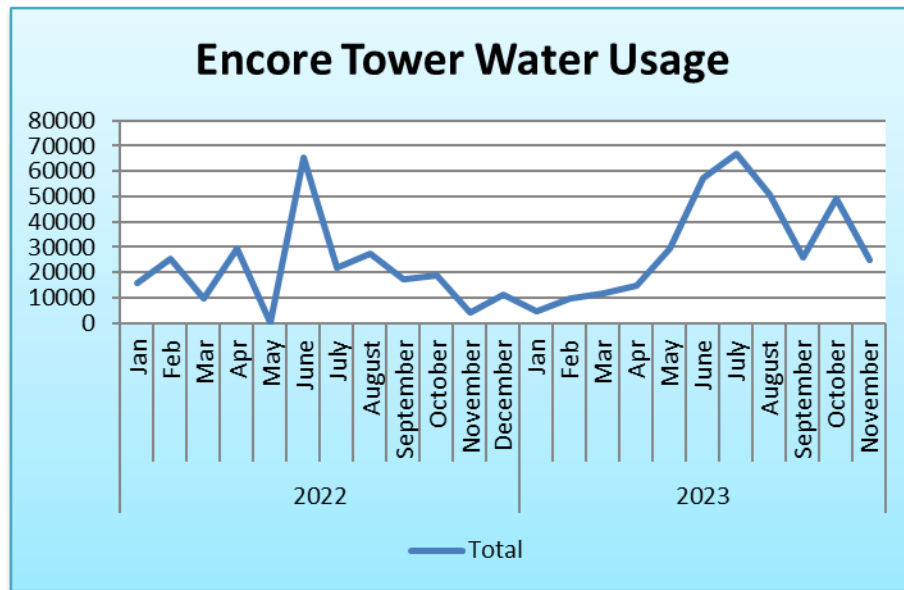
- CEP total kWh consumption decreased 43%, and the total cooling degree days decreased 48% from the previous month.
- The performance metrics below indicate a CEP efficiency of 1.07 kW/ton. This number and some others in the report are slightly skewed due to the ongoing construction activities in the central plant.
- CEP Ton-Hour consumption decreased 27% from the previous month.

October Ton-Hour Consumption		CEP Metrics		November Ton-Hour Consumption		CEP Metrics	
CEP	274,507	kWh	374,335	CEP	200,928	kWh	214,623
Trio	59,430	Total Tons	1,098,029	Trio	41,007	Total Tons	803,713
Ella	47,862			Ella	33,025		
Reed	41,200	Ton-Hours	274,507	Reed	28,428	Ton-Hours	200,928
Legacy	52,012			Legacy	35,638		
Tempo	33,518	kW per Ton	1.36	Tempo	23,127	kW per Ton	1.07
Navara	65,875			Navara	39,618		

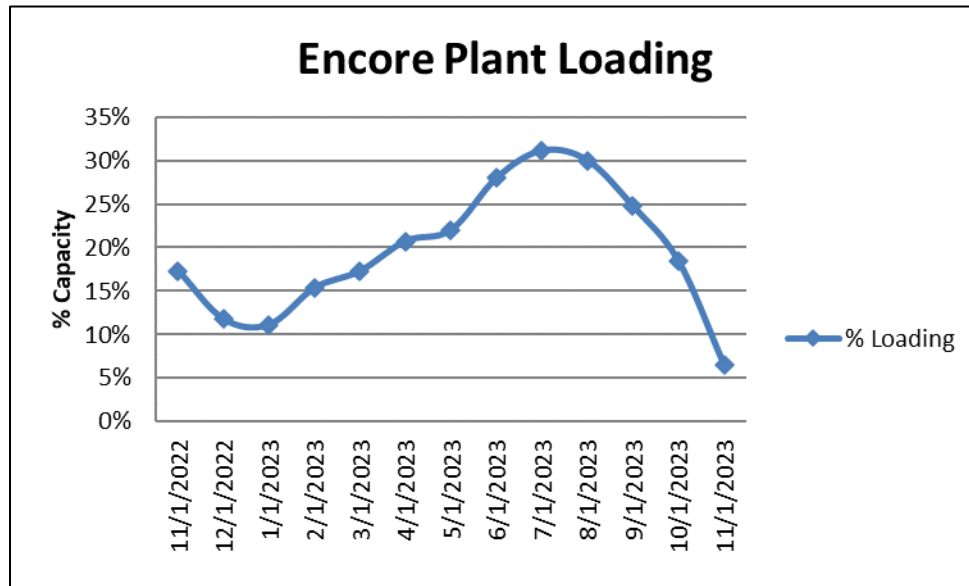


SECTION 2: Performance Trends and Water Analysis

	This Period	Last Period	Year-to-date	Comments
Plant Efficiency (kW/ton)	1.07	1.36	Avg: .73	This period was lower efficiency.
Days Failed to Make Ice	30	31	334	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	25,025	49,182	345,559	See graph of water usage below
Domestic Water	205	324	2,014	
Average CHW Supply Temperature	40.0	40.1	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	25025
December	11165	December	
Total	245547	Total	345559



- The current month Plant Loading of 14% 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
Nov	42.5	40.2	4.8	1,388	803,713	200,928	15.4	15.5	214,623	1.07	189



SECTION 3: Building Efficiency Analysis

Navara - Plant and Building Side Heat Exchanger Information

Navara Plant	Average Return	Average Supply	Average Delta	Average Flow	Average Delta T		Average CHW	Average CHW	Average Mixing	Average Mixing
Side HX	Temp	Temp	T	(GPM)	Setpoint	Total Tons	Supply Pressure	Return Pressure	Valve Signal	Valve Feedback
2023	49.7	39.8	9.9	200	10.2	2,598,794	168.8	57.3	37.2	37.2
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
Nov	52.1	40.7	11.3	113	12.6	159,541	60.4	56.2	23.8	23.5

Navara Bldg	Average CHW	Average CHW	Average Delta	Average CHW	Average CHW	Total Bldg	Average System	Average CHW	Average CHW	Average Mixing	Average Mixing
Side HX	Return Temp	Supply Temp	T	Return Flow	Setpoint	Tons	CHW Diff Pressure	Supply Pressure	Return Pressure	Valve Signal	Valve Feedback
2023	50.8	44.4	6.4	302	42.8	2,568,783	2.3	66.7	61.3	94.4	93.9
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
Nov	52.8	46.0	6.8	258	44.6	197,282	2.3	64.5	58.9	87.0	86.5

Legacy - Plant and Building Side Heat Exchanger Information

Legacy Plant	Average Return	Average Supply	Average Delta	Average Flow	Average Delta T		Average CHW	Average CHW	Average Mixing	Average Mixing
Side HX	Temp	Temp	T	(GPM)	Setpoint	Total Tons	Supply Pressure	Return Pressure	Valve Signal	Valve Feedback
2023	54.3	40.0	14.3	118	11.8	2,290,069	59.6	55.5	75.3	41.2
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
Nov	53.6	40.4	13.3	87	14.0	142,784	61.2	58.3	37.6	33.4

Legacy Bldg Side	Average Return	Average Supply	Average	Average Flow		Average CHW	Average CHW	Average Bldg	Average Bldg Dp	Average CHWP-	Average CHWP-
HX	Temp	Temp	Delta T	(GPM)	Total Tons	Supply Pressure	Return Pressure	Dp	Setpoint	1 VFD Feedback	2 VFD Feedback
2023	54.5	45.6	8.9	125	1,526,451	31.6	126.1	94.4	5.0	62.2	61.6
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
Nov	54.0	45.3	8.7	124	132,340	5.4	80.2	74.8	5.0	50.0	50.0



Ella – Plant and Building Side Heat Exchanger Information

Ella Plant Side HX	Average Return Temp	Average Supply Temp	Average CHWR Average Delta T	Average CHWR Flow	Plant Total Tons	Average Setpoint	Average Mixing Valve Signal
2023	47.2	31.0	16.2	233	1,739,905	25.1	25.4
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
Nov	45.1	40.5	4.5	227	121,910	14.0	20.1

Ella Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Average Delta T	Average CHW Return Flow	Bldg Total Tons	Average CHW Setpoint	Average Mixing Valve Signal
2023	54.3	41.9	12.4	202	3,365,935	42	93.7
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
Nov	53.7	41.3	12.4	159	234,809	42	87.4



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	51.0	39.7	11.2	172.3	2,237,424	24	80.7
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
Nov	46.9	40.0	6.9	173.4	136,567	14	58.0

Reed Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average CHW Diff Pressure
2023	55.5	43.4	12.2	161	44.0	2,629,046	17.8
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
Nov	53.9	41.9	12.0	118	44.0	170,276	15.1

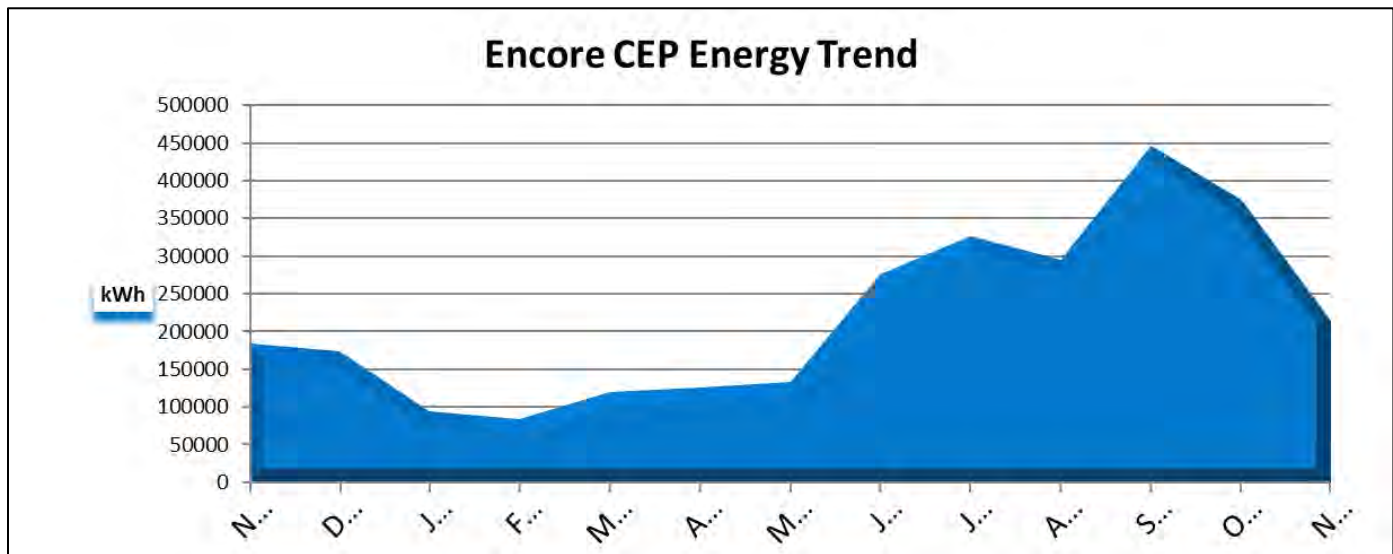


Trio – Plant and Building Side Heat Exchanger Information

Trio Plant Side HX	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant Delta T Setpoint	Average Plant CHWR Flow	Plant Total Tons	Average Mixing Valve Signal	Average Mixing Valve Feedback
2023	52.3	40.0	12.3	14	25.7	274,759	66.1	58.1
Jan	46.2	39.7	6.5	0	0.0	0	0.0	0.0
Feb	52.1	40.1	12.0	0	0.0	0	0.0	0.0
Mar	50.6	40.0	10.6	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
Nov	50.1	40.4	9.7	14	82.6	96,257	21.8	22.3

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	58.8	49.4	9.5	1,126	13,659,450	13	12.9	1.3
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
Nov	52.2	45.1	7.1	121	105,792	10	9.7	0.8

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	189	214,623	\$29,107.24	-23	-74,021	-\$12,980.90
December	122	124,008	\$13,196.30						
Totals	4,122	2,466,541	\$266,152.29	4,169	2,488,263	\$314,666.86	-169	-145,730	-\$61,710.87
						Totals		1,287,012	\$203,280.11



SECTION 5: Time of Use Electric Rates

Tampa Electric Monthly Charges

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

Tampa Electric Rate Structure	Summer – April thru October		Winter – November thru March			
	ON Peak	OFF Peak	ON Peak	OFF Peak	ON Peak	OFF Peak
	Noon to 9 pm	9 pm to Noon	6 am to 10 am	10 am to 6 pm	6 pm to 10 pm	10 pm to 6 am
Energy Charge	\$0.01193/kWh	\$0.00571/kWh	\$0.01183/kWh	\$0.00566/kWh	\$0.01183/kWh	\$0.00566/kWh
Fuel Charge	\$0.04480/kWh	\$0.03974/kWh	\$0.04480/kWh	\$0.03974/kWh	\$0.04480/kWh	\$0.03974/kWh
Future Ice Schedule	Melt	Make	Melt	Make	Melt	Make

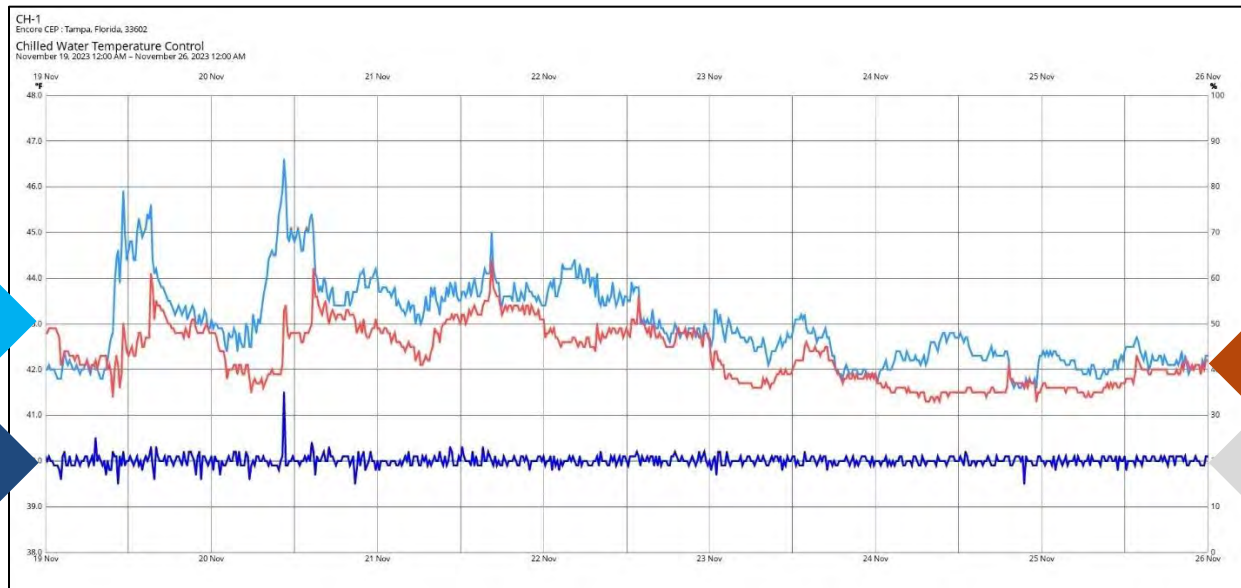
SECTION 6: Operations, Maintenance, and Repair Status

Completed Maintenance & Repairs	
Chiller 2 11/30/23	Tech: Ron Speicher performed PM Inspection. Checked purge time and operation. Checked oil level, temperature, and pressure. Checked refrigerant temperature, pressure, and approach. Logged chiller and checked operation. Found oil running cold, 90 degrees. Installed oil temperature running control and set to 110 degrees, verified operation of control. Left chiller running. Installed oil temperature running control on Chiller 1 also and verified control.
Chillers 11/27/23	Tech: Ron Speicher checked operation of chiller. Rotated chillers and checked operation. Left chiller 1 running.
SC Upgrade 11/14/23	Techs: Mike Poirson and Javier Suris updated SMP until 2026 and upgraded firmware version to v.5.8.
Replace Valves 11/9/23	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. 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, bled air and checked water flow. Checked water flow on chilled water, bled 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.
Chilled Water Pump-2 11/6/23	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.
System Controllers 10/30/23	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.
Chilled Water Pump 2 10/27 & 10/28/23	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. 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.
Chilled Water Pump 2 10/25/23	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.
FM-7 CH2 Flow Meter 9/19 & 10/6/23	Tech: Javier Suris met with Cody and Josh from Onicon and troubleshoot the FM. They will take it to the shop for repairs. Update is the meter will be replaced free of charge. 9/28/2023-JS: Installed new Onicon meter. Reading 3894gpm (Signal 4-20ma output setting). Changed AI configuration to 0-10vdc and reads 5487gpm. Changed back to 4-20ma. Need to verify the meter settings. Changed flow meter output from 4-20ma to 0-10vdc. Continued to read wrong. Found the 24vac supply from the XM.70.7 Fluctuating. Changed 24vac supply to terminal strip that feeds the rest of the FM's directly from a dedicated 24vac transformer. Also change the input from XM.70.7.UI12 to XM.30.1. UIO4 with the other FM's. Tested and it reads properly now.
Chiller Pump Control 10/11/23	Tech: Jack Hatfield & Javier Suris reviewed chilled water pump distribution. Optimized distribution pump differential pressure control (Trim and Respond) sequence. Could not proceed with adding this sequence due to the following: This is an SC+ application program provided with newer firmware versions. The current SC+ version 5.2 doesn't include the trim and respond application program. The SMP license has expired for providing firmware updates on this SC. Advised the site assigned control technician, ASM and Sales representative via email.
Plant sensor 10/4 thru 10/11/23	Tech: Javier Suris checked in with the customer. Gained access to the pumproom. Replaced out of range Plant Supply Temp Sensor (Used Site Inventory). Also found plant supply pressure transmitter and ordered the part. Found Supply Pressure Transmitter out of range. Ordered a new transmitter. Provided payment for the order to vendor.

	Picked up the part. Checked in with the customer. Gained access to the pumproom. Replaced defective plant side supply pressure transmitter.
CHWP-2 10/6/23	Tech: Ron Speicher found VFD w24 alarm. Found bearings bad on fan motor. Had Danfoss identify the part. Went to Trane parts and ordered part.
Plant TE-6 Sensor 10/4/23	Tech: Javier Suris replaced Plant Return TE-6 sensor that was high by 150deg with sensor from site stock.
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	Tech: Javier Suris, Chiller high surge. CT's dry. No city water (Water was cut off yesterday by the City WD due to CT's overflowing. CHWP's continued to run. Ron shutdown the plant. The water was turned ON. Towers filled. Restored service. CHWS at setpoint. Jack worked on fixing the issue with CHWP's not shutting down when the plant was OFF and tested. Chiller Pump Control TGP. Added 2nd pump. Added interlock to CHWP Request with AND to prevent pump deadhead issue with plant disabled. Cooling Tower Level Control TGP added High and Low Limit Fault to prevent City Water MU valve to open and overflow if any of the 3 level sensors fail. Set data logs for CTs water level sensors and City MU valve. 9Follow up on the CT Level. Checked CTs water level and City MU data logs. CT-3 Level sensor may be sticking HIGH. Removed the transmitter and inspected it. Monitored the plant and verified proper operation. ***As I was leaving the site and went around to close the building, I saw the CT's basing overflow line dumping water. Looked at the system status and CT-1 water level at 14.5. Setpoint = 15. Lowered the setpoint back to 5. The level was high, and the valve did not close as long as the sensor was reading below setpoint. THIS IS NOT ACCURATE *** CH-2 Extended Surge. Towers ran dry. CT-1 level sensor at fault. City MU valve does not open. Filled the towers and started the plant. Temporarily Set CT-1 & CT-3 level sensors Out of Svc @ 12. CT-1 LS is reading 1 and CT-3 is reading 30. Controlling off CT-2 to test. Set Water Level Stp to 10. Set Alarm for V-24 City MU valve of open for 2 hrs. Verified alarm and MU water valve control. While remotely monitoring the plant FM-2 CH-2 flow meter began to read 12gpm, causing the BO valve to open to 100% and CHW Pumps to ramp up to 100%. Temporarily put the point out of Service reading 1500gpm until I can work on it. Plant resumed normal operations. CT water level trending normal. Remote connect and monitored CT water level Data logs and set new data logs for the CHWP speed and CHW DP.
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	Tech: Jack Hatfield, Trouble shot CHWP control issue of pump operating after chiller shutdown deadheading pumps. Found and corrected issue with lag pump control commanded On without Plant Enabled. Assisted with trouble shooting tower fan 3 analog output oscillation issue. Added ultrasonic sensor fault control TGP2 logic to city water tower level control to prevent faulty sensor overflowing towers. 9/28/23 Updated above TGP2 program to prevent city makeup valve latching closed if all 3 sensors fail or water makeup was lost for a period. Program added to open valve for 10 minutes intervals to allow basins to recover to proper water levels.
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	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

9/20 & 9/21/23	<p>monitored the valve operation. The valve closed. Later in the day I cleaned the sensor's eye and began reading properly. Put point back in service and monitored. I will continue to monitor it. Added CT-3 Ultrasonic water level transmitter to the TGP2. ****Only CT-1 & CT-2 water level transmitters are in the Water Makeup TGP? ****</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 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.</p> <p>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.</p>
Reed 9/14 & 9/15/23	<p>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.</p> <p>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.</p>
Quarterly Maintenance 9/6/23	<p>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.</p>
Chiller 1 9/5/23	<p>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.</p>
Chiller 1 8/18/23	<p>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.</p>
Chiller 2 8/17/23	<p>Tech: Ron Speicher found flow switch not working. Ordered a new flow switch. Replaced flow switch and checked operation. Left chiller running.</p>
Chiller 2 8/14 & 8/17/23	<p>Tech: Ron Speicher, isolated the condenser, drained, and removed heads.</p> <p>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.</p>
Chiller 1 8/14/23	<p>Tech: Ron Speicher, ordered parts for thrust bearing replacement.</p>
CHWP-1 8/14/23	<p>Tech: Peter Sperling, drive from previous destination to jobsite. Gain access to chiller plant.</p> <p>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.</p> <p>Motor needs to be replaced.</p>
Cooling Tower 1 8/11/23	<p>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.</p> <p>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.</p>

Chiller #1 Chilled & Condenser Water Performance



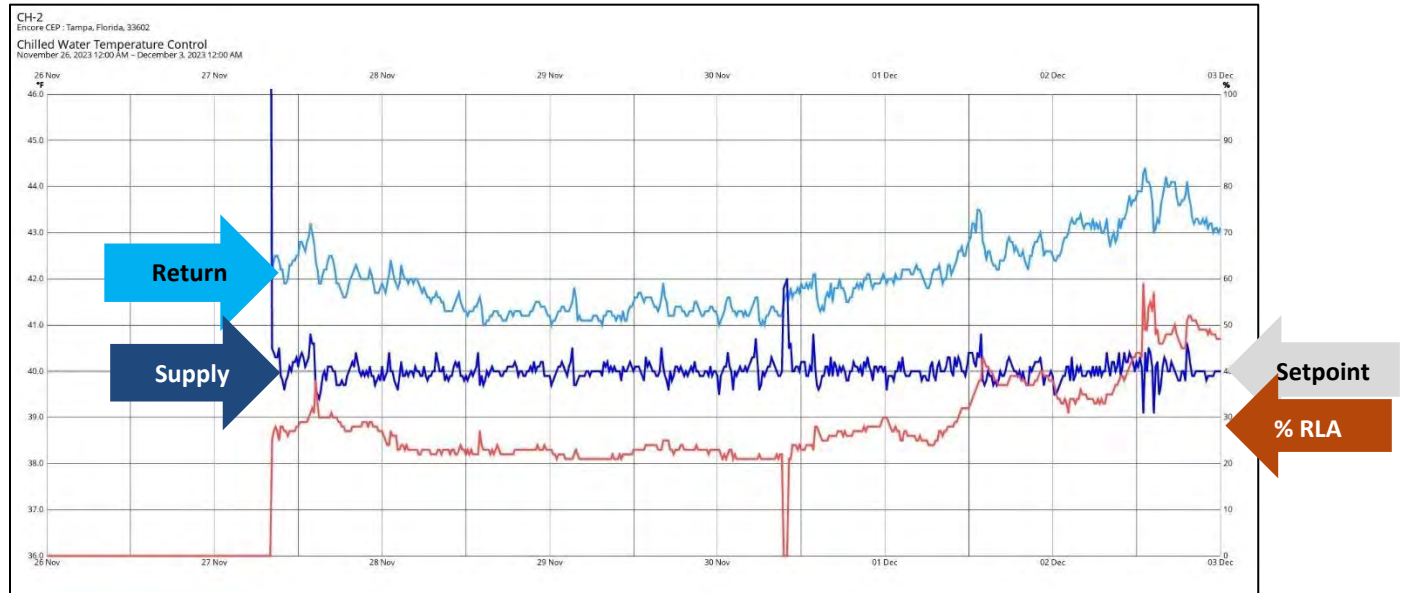
Chiller Performance Graph Nomenclature

%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
Nov	42.9	40.0	2.9	69.0	73.9	4.9	43.9	237

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
Nov	42.2	40.0	2.2	70.8	78.4	7.7	41.0	475

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
Nov	-1.5	76.3	2.4	-9.0	39.1	0.9	22.7	106.0	237


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
Nov	-0.5	79.3	0.8	-9.0	38.8	1.2	22.1	111.6	475

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

Monthly Water Treatment Information



CHEMTEX





Service Report

Monthly Water Treatment Service Report
Monday, December 4, 2023 1:33 PM EST

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

Report Number: 566234
Recorded By: Juan Valenzuela
jvalenzuela@chemtexcorp.com
On-Site Time: 10:50 AM EST to 11:30 AM EST

Chiller Plant - Condenser Water


Test	Softeners	Condenser Water
Hardness, total (ppm as CaCO ₃)	0 5 max	30 150 max
Hardness, calcium (ppm as CaCO ₃)	0 5 max	20 100 max
Alkalinity, M (ppm as CaCO ₃)	120 20 - 400	400 800 max
Conductivity (as µmhos)	850 Record	2040 1000 - 5500
Controller Conductivity Reading		2038 Record
On-Trac, ppb	0 Record	2 80 min
On-Trac Controller Reading		9 Record
pH	7.6 6 - 8.5	9.1 Record
Temperature (°F)		95 80 - 100
 LSI (Calculated)		1.2 2.2 max
ATP, Free (RLU)		88 Record
ATP, Total (RLU)		145 Record
 ATP, Viable (RLU)		79.0 200 max
Chlorine, free (ppm as Cl ₂)		0 0.1 - 0.5
Chlorine, total (ppm as Cl ₂)		0 0.5 - 1
 Average Daily Blowdown, gal (from ft ³)		19158.6 Record
Days since last input		31 31 max
 Conductivity Cycles (Calculated)		2.4 4 - 10
Blowdown, Current, ft ³		558193 Record
Blowdown, Previous, ft ³		478783 Record


Opening Comment

Chlorine pump lost its prime, I switch this pump with the SBR-40 degassing pump.

Chiller Plant - Condenser Water


Softener system is working great, no issues to report at this time.

Condenser Water
Online 

 **On-Trac, ppb**

Inhibitor was switch from minimum level to a 3 percent input. For some reason the system is not holding the minimum level; allowed.

Quarterly Water Treatment Information



CHEMTEx

Service Report

Quarterly Chilled Loop Service Report
Monday, December 4, 2023 1:39 PM EST

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

Report Number: **566237**
Recorded By: **Juan Valenzuela**
jvalenzuela@chemtexcorp.com
On-Site Time: **10:50 AM EST to 11:30 AM EST**

Chiller Plant - Chilled Loop

Test	Chill Loop			
pH	10.7 9 - 11			
Conductivity (as µmhos)	516 1500 - 3000			
Iron (ppm as Fe)	0.75 1 max			
Sodium Nitrite (ppm as NaNO ₂)	40 900 - 1200			

Opening Comment

System was found to be very low on Sodium Nitrite.



SECTION 7: Lot Management Activities

SECTION 8: Project Management Activities

Tab 2



Rizzetta & Company

January 4

District Manager's Report

2024

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 1, 2024 @ 4p
- **Next Election:** November 2024

FINANCIAL SUMMARY

11/30/2023

General Fund Cash & Investment Balance:	\$79,939
Chiller Operation Cash & Investment Balance:	\$1,104,619
Chiller Reserve Fund Investment Balance:	<u>\$2,578,845</u>
Total Cash and Investment Balances:	\$3,763,403
General Fund Expense Variance: \$14,467	Under Budget

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

Professionals in Community Management

Tab 3

WORK AUTHORIZATION: NEW CONNECTION (LOT 8)

**ENCORE COMMUNITY DEVELOPMENT DISTRICT AGREEMENT FOR CHILLER
SYSTEM OPERATION AND MAINTENANCE SERVICES**

THIS WORK AUTHORIZATION (the “**Work Authorization**”) is made and entered into pursuant to the **AGREEMENT FOR CHILLER SYSTEM OPERATION AND MAINTENANCE SERVICES**, dated October 1, 2022, as amended from time to time (the “**Agreement**”), as of this 4th day of January, 2024, by and between:

ENCORE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida, with a mailing address of c/o Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, FL 33758 (the “**District**”); and

TRANE U.S., INC., A SUBSIDIARY OF TUI HOLDINGS, INC., a Delaware corporation with an address of 902 North Himes Avenue, Tampa, FL 33609 (the “**Contractor**”); and

is acknowledged and joined by **MCREF MFR 1 ENCORE LLC**, a Delaware Limited Liability Company, with an address of 225 E. Robinson Street, Suite 360, Orlando, Florida 32801 (the “**Developer**”).

WHEREAS, the District previously contracted with Contractor pursuant to the Agreement;

WHEREAS, Developer is engaged in the development and construction of a construction project on the Property (as hereinafter defined) known as Modera Encore (the “**Developer’s Project**”), and requests a Connection of the Developer’s Project to the District’s CEP;

WHEREAS, subject to the terms of the Agreement as supplemented by this Work Authorization, and its Chiller Plan Facility Operating Policies and Procedures, as amended from time to time (“**Chiller Policies**”), the District is agreeable to providing such Connection and desires Contractor provide the additional work and/or services necessary in order to provide the Connection of the Property to the CEP as further provided in **Exhibit A** attached hereto and incorporated herein by reference (the “**Additional Work**”);

WHEREAS, the Additional Work will involve the provision of labor, services, and materials on or about the Property and, pursuant to the Chiller Policies, Developer is responsible for payment of all costs associated with the Additional Work;

NOW, THEREFORE, in consideration of the mutual agreements set forth above and below, the District, Contractor, and Developer, hereby agree as follows:

SECTION 1. AUTHORIZATION FOR ADDITIONAL WORK. Pursuant to the Agreement, the District hereby authorizes the Contractor to perform the Additional Work identified herein. All Additional Work shall be subject to the terms of the Agreement unless otherwise set forth in writing, and all capitalized terms shall have the meanings ascribed to them in the Agreement unless otherwise set forth herein. Unless specifically stated herein, all provisions of the Agreement remain in effect.

A. Description of Additional Work:

Contractor shall provide all labor and materials necessary to connect the Property to the District’s

CEP and initiate chilled water services to the Property. A detailed scope of services for the Additional Work is set forth at **Exhibit A**, attached hereto and incorporated herein by reference.

B. Location of Additional Work:

Lot 8, as identified on the Plat titled "Encore," recorded at Plat Book 124, Pages 74 *et seq.*, in the Official Records of Hillsborough County, Florida (the "**Property**"). The site address for the Property is 1211 Ray Charles Boulevard, Tampa, Florida.

C. Compensation:

____ Lump Sum: \$ _____
____ ☒ Time-and-Materials (attach hourly rates and unit pricing as **Exhibit B**, if applicable)
____ Other: _____

SECTION 2. DEVELOPER ACKNOWLEDGEMENT AND FUNDING AGREEMENT.

- A. The Developer acknowledges that the Additional Work is being performed in order to connect its Property to the District's CEP and to provide it with the benefit of chilled water services, and that the ownership and maintenance obligations with respect to the infrastructure improvements installed in connection with the Additional Work ("**Chiller Improvements**") shall be as identified in **Exhibit C** attached hereto, unless otherwise specified.
- B. Developer agrees to provide the District and the Contractor with access to the Property as reasonably necessary in order to perform the Additional Work.
- C. Developer agrees that it shall be responsible for paying the District all compensation due to the Contractor hereunder. All invoices provided hereunder by Contractor shall be provided to both the District and Developer, and Developer agrees to remit all payment to the District within twenty (20) business days of an invoice from the Contractor, but in no event later than is necessary for the District to comply with the Florida's Local Government Prompt Payment Act, Chapter 218, Florida Statutes ("**Prompt Payment Act**"). Developer acknowledges that the District has obligations to pay Contractor's invoices in accordance with Florida's Prompt Payment Act, agrees to cooperate to ensure such obligations are met, and agrees that any late payments made to the District by the Developer which result in the District incurring any penalty under its Agreement with the Contractor shall result in a similar penalty to the Developer in addition to all remedies available at law or in equity.

SECTION 3. SOVEREIGN IMMUNITY AND LIMITATION OF LIABILITY. Nothing in this Work Authorization or the Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Work Authorization or the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Work Authorization shall not affect the validity or enforceability of the remaining portions of this Work Authorization or the Agreement.

SECTION 5. COUNTERPARTS. This Work Authorization may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

SECTION 6. AUTHORIZATION. The execution of this Work Authorization has been duly authorized by the appropriate body or official of the District, the Contractor, and the Developer, all signatories hereto have complied with all the requirements of law, and all signatories hereto have full power and authority to comply with the terms and provisions of this instrument.

SECTION 7. ADDITIONAL CONTRACTOR OBLIGATIONS, REQUIREMENTS, AND TERMS. In addition to its obligations under the Agreement, the following provisions shall apply solely with respect to the Additional Work and this Work Authorization:

- A. Warranty; Government Regulations. Contractor hereby expressly acknowledges and agrees the Developer and Developer's Separate Contractor shall have the right to rely upon and enforce Section 5, Section 8, and Exhibit B – subheading “New Lot Connections” of the Agreement, including but not limited to any warranties provided therein.
- B. Insurance. In addition to the obligations currently provided under Section 6(b) of the Agreement, Contractor additionally agrees Developer and MCRT Florida Construction, LLC (“**Developer's Separate Contractor**”) shall be additional insureds for both ongoing and completed operations and shall be named as additional insureds, but subject to Contractor's manuscript additional insured endorsement, and the Contractor shall furnish Developer with the Certificate of Insurance evidencing compliance with this requirement. Additionally, Contractor and Developer waive all claims against each other and Developer's Separate Contractor and District for any loss, damage, claims, liability, costs or expenses (including but not limited to attorneys' fees and disbursements) arising out of or related to the Contractor's Additional Work to the extent that the same is covered by insurance coverage available to the District, Developer, Contractor or any subcontractor.
- C. Indemnification. In addition to the obligations currently provided under Section 7 of the Agreement, Contractor shall indemnify and hold harmless Developer, Developer's Separate Contractor, and their officers and employees, from liabilities, damages, losses, and costs, including but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of Contractor and persons employed or utilized by Contractor in performance of this Work Authorization. With respect to any work that Contractor performs hereunder on Developer's Project, Contractor shall also indemnify, defend and hold harmless Developer and Developer's Separate Contractor, and their respective managers, members, officers, directors, employees, agents and legal representatives (collectively the “Indemnified Parties”) from any and all liabilities, claims, losses, injuries, lawsuits, arbitrations, penalties, expenses, fines, other charges, or costs (including, but not limited to, reasonable attorney's fees) (collectively “Claims”), to the extent caused by Contractor or its employees, representatives, agents, guests, suppliers or subcontractors. Notwithstanding anything to the contrary, in no event shall Contractor be liable to Developer or Indemnified Parties for any consequential damages, except to the extent caused by Contractor's gross negligence or willful misconduct. The Parties to this Work Authorization acknowledge that the limitation on liability set forth in the immediately preceding sentence bears a reasonable commercial relationship to this Work Authorization and shall be deemed part of the Project specifications and bid documents.
- D. Additional Provisions. Sections 2, 3, 6 (a), 9-20, and 22-28 of the Agreement shall run in favor of the Developer and Developer's Separate Contractor.

- E. Work Continuation. If any claim, dispute or controversy arises between Contractor (including but not limited to a dispute as to Contractor's right to be paid for any of Contractor's Additional Work or any scope of work disputes) and Developer and/or District, Contractor shall continue to prosecute Contractor's Additional Work diligently, without delay, and in accordance with the interpretation and direction of Developer, Developer's Separate Contractor, and the District. Contractor shall not stop any portion of the Contractor's Additional Work as the result of a claim, dispute, or controversy.

[Signatures on following page]

IN WITNESS WHEREOF, the parties hereto have caused this Work Authorization to be executed the day and year first above written.

**ENCORE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

☐ Chairperson

☐ Vice Chairperson

Date: _____

**TRANE U.S., INC., A SUBSIDIARY OF
TUI HOLDINGS, INC.**

Jim Ptasznik

By: _____ Jim Ptasznik

Its: _____ Service Sales Leader of West FI Trane

Date: 12/04/2023

MCREF MFR 1 ENCORE LLC

By: _____

Its: _____

Date: _____

Exhibit A: Scope of Services

Exhibit B: Unit Pricing

Exhibit C: Chiller Improvements Ownership & Maintenance Chart

EXHIBIT A
Additional Work
Scope of Services

In addition to the Scope Clarification Identifying Responsibility Between Moderna Encore Building HVAC and Plumbing Subcontractors, and Encore CDD CEP (Trane) attached hereto, Contractor shall be bound by and agrees to the following:

1. Contractor agrees to perform the Additional Work and timely complete its Additional Work in strict accordance with the schedule provided in this Exhibit A, including, but not limited to the specified start date and the durations, and agrees to negotiate in good faith to accommodate and undertake revisions to the schedule as requested by the District, Developer and/or Developer's Separate Contractor.
2. Contractor shall attend all joint coordination meetings with Developer and/or Developer's Separate Contractor throughout the entire duration of the Additional Work and this Work Authorization.
3. Contractor shall provide all details and delivery timing on the materials ordered by Contractor, its subcontractors, suppliers, or vendors, at any tier.
4. Further, Contractor shall perform in accordance with the attached document titled "Scope Clarification Identifying Responsibility between Modera Encore Building HVAC and Plumbing Subcontractors, and Encore CDD CEP (Trane)."
5. Further, Contractor shall perform in accordance with the following attached marked-up drawing sheets:
 - a. P601 (Schedules – Plumbing)
 - b. M200B (Underground – Area B Floor Plan – HVAC)
 - c. P200B (Underground – Area B Floor Plan – Plumbing)
 - d. M201B (Level 01 – Area B Floor Plan – HVAC)
 - e. M301 (Sections – HVAC)
 - f. M602 (Chilled Water Schematic – HVAC)
 - g. M801 (Schedules – HVAC)
 - h. M702 (Controls – HVAC)

EXHIBIT B
Unit Pricing

[Attach line item pricing for labor/materials]

**Exhibit C:
Chiller Improvement
Ownership & Maintenance Chart**

<u>Chiller Plant Improvements</u>	<u>INSTALLATION</u>	<u>OWNERSHIP</u>	<u>MAINTENANCE</u>
Chiller Plant	THA	THA	CDD
Chilled Water Piping	THA	THA	CDD
<i>From Plant thru Public ROW (to lot line)</i>	THA	THA	CDD
<i>From Public ROW (starting @ Lot line) to Heat Exchanger</i>	THA	Developer	Developer
Valve Box - plant side¹			
<i>Existing Valve Box (underground)</i>	THA	THA	CDD
<i>Relocated Valve (most relocated to w/in mechanical room)</i>	CDD (or THA/CDD authorized contractor) ¹	THA	CDD
Heat Exchanger	CDD ²	Developer	Developer
Mechanical Room Instrumentation & Devices			
PLANT SIDE OF HEAT EXCHANGER⁴			
<i>Flow Meter (1 total)</i>	CDD ²	THA	CDD
<i>Sensors (temperature and pressure) (2 temp, 2 pressure; 4 total)</i>	CDD	THA	CDD
<i>Control & Communication Devices³ (Control Valve; Unit Controller; System Controller; Router)</i>	CDD ²	THA	CDD
BUILDING SIDE OF HEAT EXCHANGER⁴			
<i>Flow Meter Flow Meter (1 total)</i>	Developer	Developer	Developer
<i>Sensors (temperature and pressure) (2 temp, 2 pressure; 4 total)</i>	Developer	Developer	Developer
<i>Control & Communication Devices (Control Valve; Unit Controller; System Controller)</i>	Developer	Developer	Developer

¹ Valve Boxes originally installed underground by THA for all lots, but may be relocated upon the request of lot purchaser ("Lot Owner"), at the Lot Owner's sole expense, with THA & CDD's consent, at their sole discretion, and which consent shall include authority to approve all relocation construction plans and to approve of the construction contractor (which may be the CDD through the CDD's plant operator). Currently, only 2 lots with relocated valves (Legacy; Lot 8).

² Installed by CDD through CEP operator (Contractor) at the time of Lot Connection, at Developer's sole expense

³ Reserved.

⁴ Plant side instruments used by the CDD for billing, to monitor operation & efficiency, & as diagnostic tool; building side instruments used by the CDD only to monitor & assist - i.e., not critical for plant operation or billing.

Tab 4

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, December 7, 2023, at 4:05 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

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

Also present were:

Christina Newsome	District Manager, Rizzetta & Company, Inc.
John Toborg	FSM, Rizzetta & Company, Inc. (via Phone)
Jeff Watson	Representative; Trane
Sarah Sandy	District Counsel, Kutak Rock (via Phone)
Greg Woodcock	Representative; Cardno Engineering (via Phone)
Christina Van Halden	Representative; Yellowstone (via Phone)

Audience	Present
----------	----------------

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

An audience was present, there were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

1. Presentation of Landscape Inspection Report

Mr. Toborg presented the Landscape Inspection Report to the Board. The Board was informed that the annuals are scheduled for December 4th, 2023.

B. District Counsel

Ms. Sandy was present via phone, however; no report was given. She informed the Board that she is working with Jeff on the Chiller Work authorizations.

C. District Engineer

Greg Woodcock was present; he informed the Board that he is working on getting proposals for sidewalk repairs and that the construction for the Chiller is going well.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved the Change Order modifying the completion date to add 30 extra days, 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 new Chiller will be shipped on December 22, looking to be installed by the end of December.

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, January 4, 2023, at 4:00 p.m. at the Ella at Encore.

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

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors motioned to authorize Staff to sign the pressure washing proposal outside the meeting, for the Encore Community Development District.

FOURTH ORDER OF BUSINESS

**Presentation of Final Audit
for Fiscal Year 2021-2022**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors accepted the Final Audit for Fiscal Year 2021-2022, for the Encore Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of
the Board of Supervisors Regular
Meeting held on
November 2, 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 November 2, 2023, for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Operations
and Maintenance Expenditures
for October 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 October 2023 (\$19,369.62), for the Encore Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of
Chiller Operations
and Maintenance Expenditures
for October 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 October 2023 (\$876,099.16), for the Encore Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning, the Board unanimously approved to adjourn the meeting at 4:45 p.m., for the Encore Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 5

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures November 2023 For Board Approval

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

The total items being presented: **\$21,455.30**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Billi J. Griffin	100189	BG110223	Board of Supervisors Meeting 11/02/23	\$ 200.00
Florida Department of Commerce	100195	89077	Special District Fee FY 23/24	\$ 175.00
Julia Jackson	100190	JJ110223	Board of Supervisors Meeting 11/02/23	\$ 200.00
Kutak Rock, LLP	100196	3297691	Legal Services 09/23	\$ 1,240.50
Mae F. Walker	100191	MW110223	Board of Supervisors Meeting 11/02/23	\$ 200.00
Mandy Electric, Inc	100193	17305	Light Repairs 10/23	\$ 1,950.00
Phil Lentsch	100197	00037403	4 Agenda Booklets 10/23	\$ 198.92
Rizzetta & Company, Inc.	100188	INV0000084905	District Management Fees 11/23	\$ 4,213.83
Springer Environmental Services, Inc.	100194	13387	Clean Up 10/23	\$ 770.00
TECO	20231128-1	TECO Summary 10/23 Autopay	Utility Summary 10/23	\$ 1,025.91
Teresa Morning	100192	TM110223	Board of Supervisors Meeting 11/02/23	\$ 200.00
Times Publishing Company	100198	0000311997 10/22/23	Legal Advertising 10/23	\$ 453.00
Yellowstone Landscape	20231130-1	TM 598483	Monthly Landscape Maintenance 10/23	\$ 4,869.57

Encore Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Yellowstone Landscape	20231130-1	TM 611258	Monthly Landscape Maintenance 11/23	\$ 4,869.57
Yellowstone Landscape	20231130-1	TM 619899	Pruning 11/23	\$ 439.00
Yellowstone Landscape	20231130-1	TM 619900	Pruning 11/23	<u>\$ 450.00</u>
Total Report				<u>\$ 21,455.30</u>

Tab 6

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

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

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

The total items being presented: **\$239,437.14**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City of Tampa	100073	S-10	Storm Water Fee Folio #1833410098	\$ 221.40
City of Tampa Utilities	100081	2175375 10/23	1237 E Harrison St 10/23	\$ 7,319.86
City of Tampa Utilities	20231102-1	2175375 09/23	1237 E Harrison St 09/23	\$ 24,606.12
Frontier Florida, LLC	20231128-1	813-223-7101-092412-5 11/23 Autopay	Telephone, Internet, Cable 11/23	\$ 348.96
Kutak Rock, LLP	100074	3297691 Chiller	Legal Services 09/23	\$ 1,959.50
Rizzetta & Company, Inc.	100072	INV0000084905 Chiller	Accounting Services 11/23	\$ 892.67
Stantec Consulting Services, Inc.	100075	2148027	Engineering Services 09/23	\$ 705.00
Stantec Consulting Services, Inc.	100075	2148028	Engineering Services 10/23	\$ 4,532.50
Stantec Consulting Services, Inc.	100075	2148029	Engineering Services 09/23	\$ 4,892.66
Tampa Bay Trane	100076	314058958	Rental Equipment 09/21/23- 10/18/23	\$ 3,400.00
Tampa Bay Trane	100078	314082193	Hose Box Rental Extended Price 11/23	\$ 1,600.00
TECO	20231128-2	211006278348 10/23 Autopay	1004 N Nebraska Ave 10/23	\$ 14,249.74

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20231129-1	211006277308 10/23 Autopay	1200 Nebraska Ave N 10/23	\$ 45,098.08
The Reed at Encore	100079	111523 Reed	Reimbursement for Overpayments 11/23	\$ 85,501.71
The Trio at Encore	100080	111523 Trio	Reimbursement for Overpayment 11/23	\$ 31,438.94
Yellowstone Landscape	100077	TM 610105	Landscape Enhancement 10/23	<u>\$ 12,670.00</u>
Total Report				<u>\$ 239,437.14</u>