



Rizzetta & Company

Encore Community Development District

Board of Supervisors' Meeting February 1, 2024

**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
www.encorecdd.org

Board of Supervisors
Encore Community
Development District

January 25, 2024

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, February 1, 2024, 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
 2. Presentation of Landscape and Irrigation RFP Manuals.....USC
 3. Presentation of Forensic Report.....USC
 4. Presentation of Yellowstone Inspection Report Responses.....Tab 2
 - B. District Counsel**
 - C. District Engineer**
 - D. Chiller System Manager**
 1. Presentation of Central Energy Plant Report- Trane....Tab 3
 2. Discussion of BTU Meter Relocation for Ella, Trio, Trane.....Tab 4
 3. Discussion of Controls and Comm Upgrades for Ella, Trio, Reed, and Tempo
 4. Discussion of Navara Plant Side Control Valve Change from 3-way to 2-Way Design.....Tab 5
 5. Discussion of Condenser Water Pump #3 Check Valve Replacement.....Tab 6
 6. Discussion of Chilled Water Pump #1 Repair
 7. Discussion of Chilled Water Pump #2 and Insulation Repair..... Tab 7
 - E. Tampa Housing Authority Update**
 - F. District Manager**
 1. Review of Manager's Report..... Tab 8
 2. Presentation of December Website Audit..... Tab 9
- 4. BUSINESS ITEMS**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on January 4, 2024Tab 10**
 - B Consideration of Operations and Maintenance Expenditures for December 2023.....Tab 11**

- C. Consideration of Chiller Fund Operations
and Maintenance Expenditures for December 2023Tab 12
- 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



January 23, 2024
Rizzetta & Company
John Toborg – Division Manager
Landscape Inspection Services

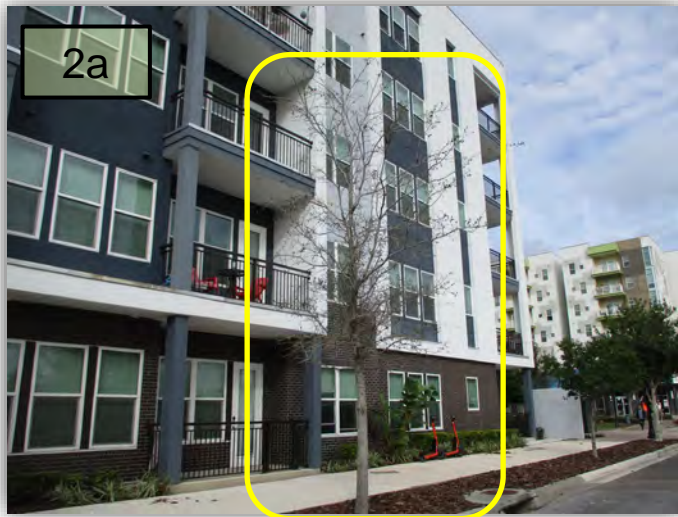


Rizzetta & Company
Professionals in Community Management

Current Events, Harrison, Blanche Armwood, Reed

UPDATES, SUMMARY, CURRENT EVENTS:

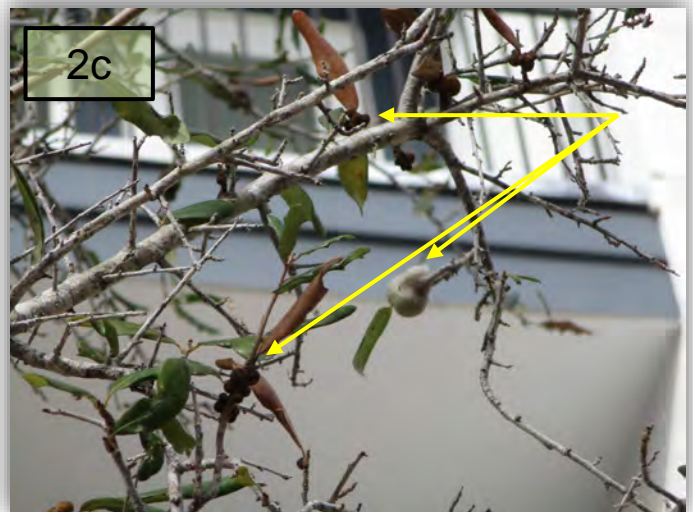
1. I will measure, but I do not think the trees on the south side of Harrison between Nebraska and Blanche Armwood have been lited adequately over the sidewalk.
2. I first photographed this tree last month. It is the third Oak south of Ray Charles on the west ROW of Blanche Armwood next to the Legacy. The bark scratched "green" in several spots, however, there were a couple types of gall on several limbs. Yellowstone needs to prune off the gall infested limbs and dispose of off-site. I will continue to monitor. (Pics 2a, b & c>)



3. Yellowstone needs to provide an update regarding re-connecting the irrigation to the east side of Blanche Armwood south of Ray Charles.
4. The only water that is received by the two newly planted Oaks on the east ROW of Blanche Armwood north of Ray Charles

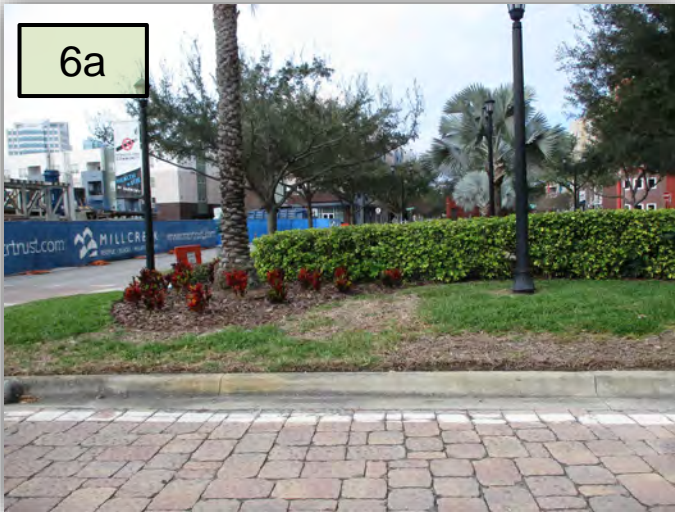
comes from the flood bubblers attached to the Gator Bags? This zone runs for ten minutes only once a week. These Oaks need about 20-30 gals of water 2-3 times per week during the grow-in period, so this zone needs to be increased.

5. Remove invasive (Arboricola?) from the top of the Medjool on the east side of the Reed promenade.



Ella, Reed, Church

6. This reflects the current condition of the turf on the east side of the Ella promenade. It is nearly gone. (Pics 6a & b)



7. This is the current condition of the SW corner of the Reed promenade. (Pic 7)



8. This is also the south side of the Reed promenade toward the eastern end. (Pic 8)



9. This is the current condition of the turf on the SW & SE corners of the church. (Pics 9a & b)



Ella Promenade, Governor South, Chiller Park

10. This is the south side of the Ella promenade toward the western end. (Pic 10)



11. Hand pull dead weeds in the east ROW of Governor south of Harrison. (Pic 11)



12. The Tempo property management continues to apply a recycled wood product as mulch in the CDD-maintained planters surrounding their building. The CDD uses Medium One Bark as their mulch. Mgmt. needs to be contacted to cease laying this mulch in these areas.

13. Reportedly, the leaning Crape Myrtle on the north side of the Tempo was straightened the week of January 15th. It had not been straightened by the date of this inspection, January 23rd.

14. Eradicate and hand pull weeds in the drainage basin beds along the south side of Scott Street.

15. There are also weeds in the Dwarf Asian Jasmine beds along Scott Street.

16. Treat all fire ant mounds in the Chiller Park Meadow. Once the mound is dead, return and re-expose any turf or mulch. (Pic 16)



17. It appears the Wild Coffee in the back side of the Chiller Park is in wilt condition? Do we need to adjust the irrigation here? (Pic 17)



18. The Chiller Park Meadow has been mowed for the season.



Proposals

1. We are coming up on a year since the District received mulch. In May 2023, the District paid Yellowstone \$14,287.50 to install mulch throughout the property. That invoice did not include a total quantity or a price per cubic yard. However, in Yellowstone's bid form, they stated 274 CY @ \$44.75/CY totaling \$12,261.50. Yellowstone to provide a proposal to install mulch throughout the entire community (except the Chiller Park Meadow). Areas have changed drastically since their original bid was submitted. The proposal MUST include the total cubic yards to bring the existing shrub beds to a total depth of 3" of mulch. It must also include a unit price per cubic yard.
2. Yellowstone to provide a proposal to install new annuals, hopefully to be planted the first week of March. Please mimic the last installation regarding plant size and cost, and also include photos of the plant choice with the proposal.



Tab 2

ENCORE

LANDSCAPE INSPECTION REPORT






December 19, 2023
Rizzetta & Company
John Toborg – Division Manager
Landscape Inspection Services

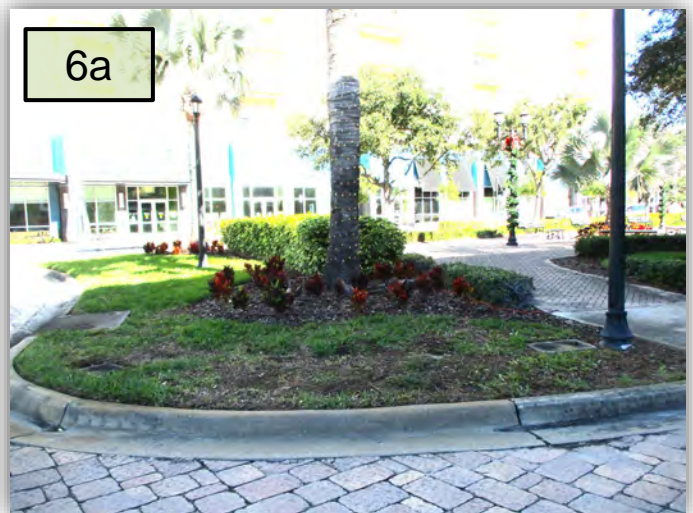
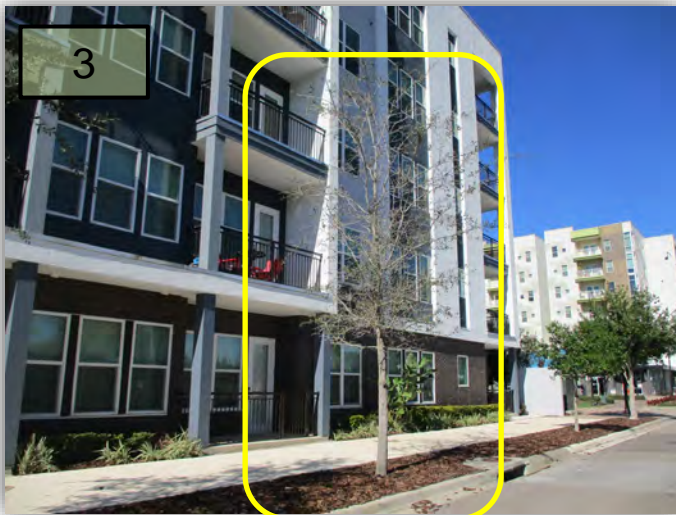


Rizzetta & Company
Professionals in Community Management

Current Events, Blanche Armwood, Reed, Ray Charles

UPDATES, SUMMARY, CURRENT EVENTS:

1. Although it appears on the site audit report as completed, I feel the trees on the south side of Harrison between Blanche Armwood and Nebraska still need lifting, specifically over the sidewalk 10'. 
2. Eradicate weeds (and hand pull) weeds in the east ROW of Blanche Armwood between Harrison and Ray Charles. 
3. The third tree south of Ray Charles on the west ROW of Blanche Armwood appears to be defoliating. I will document this tree now and will continue to monitor. (Pic 3)
4. The drip zones which provide water to the newly-installed Mammy Crotons on Ray Charles are set to run three days a week for 20 minutes each time. That is approximately 1/3 of a gallon of water that drips each hole, and the holes are app. 12" apart in the drip line. I will monitor to make sure this is enough water.
5. Eradicate Torpedograss from the Dw. India Hawthorn planted behind the Arboricola on the western tip of the Reed promenade. 
6. **Photographing this SW corner of the Reed promenade for documentation purposes as well as the south side toward Blanche Armwood. (Pics 6a & b)**



Reed, Ella, Church, Scott Street

7. And this is the SE corner of the Reed promenade. (Pic 7)



8. This is the eastern end of the Ella promenade. Yellowstone is including this in the pending turf replacement program. This area has expanded greatly over the months.(Pics 8a & b>)



9. Documenting the condition of the turf on the SW corner of the church. This, too, began many months ago, but much smaller. (Pic 9>)

10. Eradicate weeds in the east ROW of Governor south of Harrison.

11. Lift the trees on the east ROW of Central between Ray Charles and Scott Street.

12. The Crape Myrtle on Scott Street needs to be straightened again. It has reverted to another leaning position. This was a \$352 expenditure. (Pic 12)



13. This is the south side and SW corner of the Ella promenade. (Pics 13a & b)



14. There is Dwarf Asian Jasmine invading the Arboricola on the east end of the Ella promenade.



Tab 3

ENCORE

IS Central Plant and Buildings Report

December 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@thafl.com

Vanessa Smith, 813-533-2950

VSmith@rizzetta.com

Christina Newsome, 813-533-2950

CNewsome@rizzetta.com

SECTION 5: Time of Use Electric Rates

SECTION 6: Operations, Maintenance & Repairs

SECTION 7: Lot Management Activities

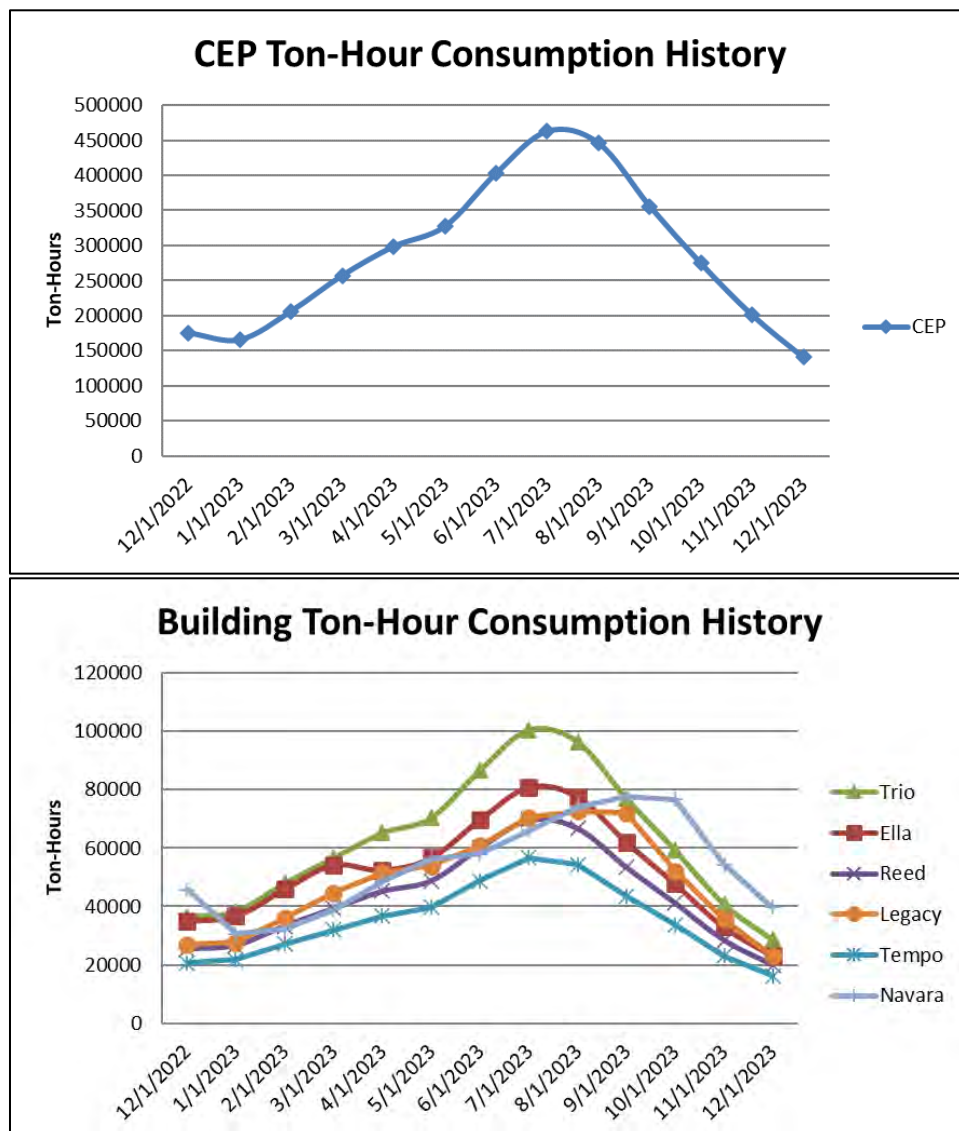
SECTION 8: Project Management Activities



SECTION 1: System Ton-Hour Usage

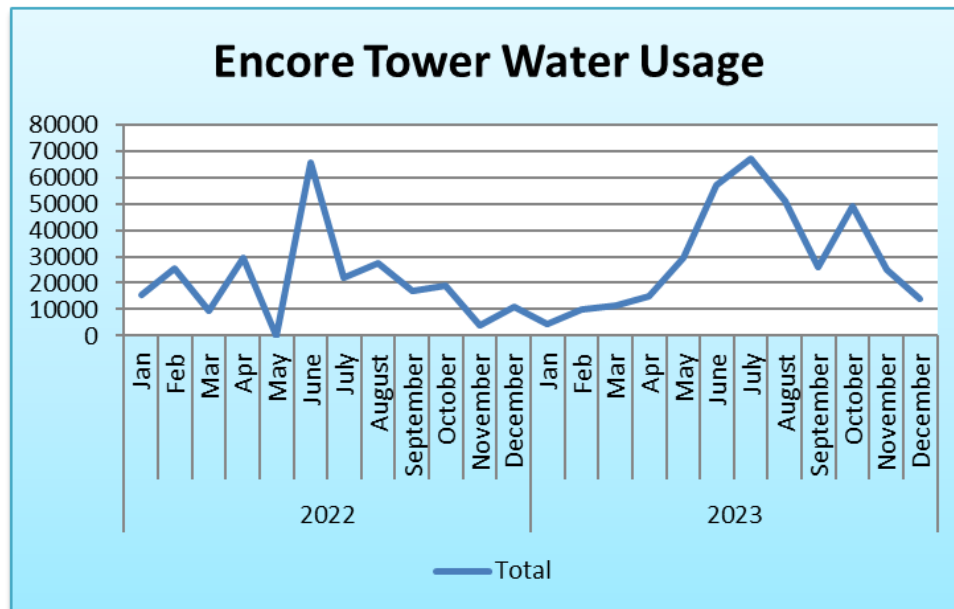
- CEP total kWh consumption decreased 40%, and the total cooling degree days decreased 56% from the previous month.
- The performance metrics below indicate a CEP efficiency of .91 kW/ton. This number and some others in the report are slightly skewed due to the ongoing construction activities in the central plant.
- CEP Ton-Hour consumption decreased 30% from the previous month.

November Ton-Hour Consumption		CEP Metrics		December Ton-Hour Consumption		CEP Metrics	
CEP	200,928	kWh	214,623	CEP	140,398	kWh	127,824
Trio	41,007	Total Tons	803,713	Trio	28,705	Total Tons	561,590
Ella	33,025			Ella	23,118		
Reed	28,428	Ton-Hours	200,928	Reed	19,900	Ton-Hours	140,398
Legacy	35,638			Legacy	23,000		
Tempo	23,127	kW per Ton	1.07	Tempo	16,189	kW per Ton	0.91
Navara	39,618			Navara	27,920		

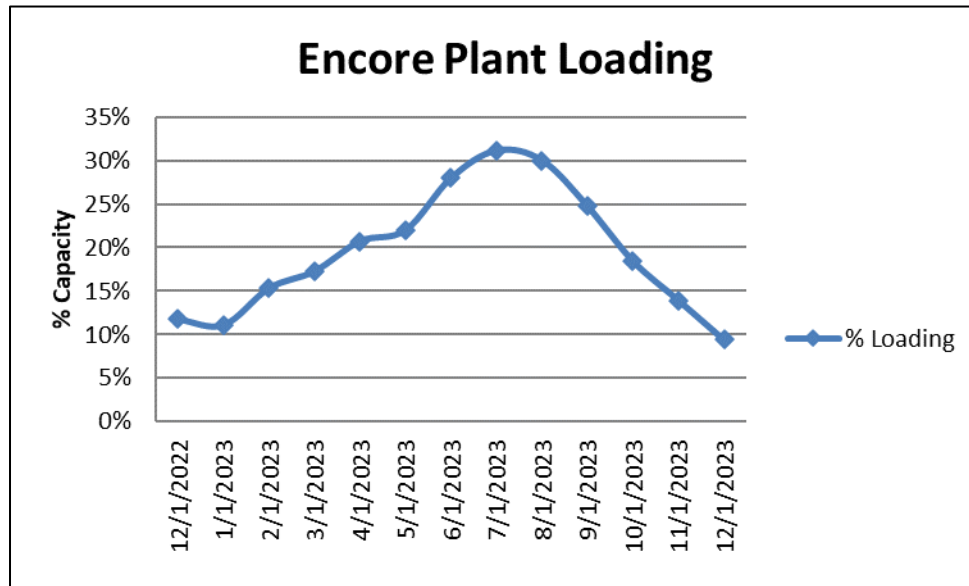


SECTION 2: Performance Trends and Water Analysis

	This Period	Last Period	Year-to-date	Comments
Plant Efficiency (kW/ton)	.91	1.07	Avg: .74	This period was lower efficiency.
Days Failed to Make Ice	31	30	365	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	14,057	25,025	359,616	See graph of water usage below
Domestic Water	357	205	2,371	
Average CHW Supply Temperature	40.4	40.0	40.1	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	14057
Total	245547	Total	359616



- The current month Plant Loading of 9% 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
Dec	42.3	40.4	4.1	1,091	561,590	140,398	11.2	11.2	127,824	0.91	84



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 Diff	Average Control	Average Control
Side HX	Temp	Temp	T	(GPM)	Setpoint	Total Tons	Supply Pressure	Return Pressure	Press	Valve Signal	Valve Feedback
2023	50.2	39.9	10.0	191	10.5	2,753,035	152.8	56.8	72.7	35.9	35.9
Jan	47.7	40.0	7.7	124	8.0	120,539	223.9	58.7	4.1	29.7	30.0
Feb	47.9	39.9	8.0	179	8.0	159,693	0.0	0.0	0.0	44.4	44.5
Mar	47.6	39.6	8.0	198	8.0	196,500	0.0	0.0	0.0	41.8	41.9
Apr	46.6	38.4	8.2	252	8.0	249,715	0.0	0.0	0.0	47.5	47.3
May	48.0	40.0	8.0	251	8.0	248,902	0.0	0.0	0.0	47.4	47.5
Jun	48.1	40.1	8.0	294	8.0	282,492	0.0	0.0	0.0	52.8	52.8
Jul	54.0	39.9	14.0	198	14.0	326,085	223.9	58.7	165.2	31.1	31.2
Aug	52.3	38.8	13.5	212	13.5	347,813	223.9	57.9	166.0	31.6	31.8
Sep	50.8	39.2	11.6	227	11.7	307,613	223.8	54.5	169.2	33.1	33.3
Oct	52.0	41.2	10.9	157	12.0	199,899	55.3	57.9	-2.7	26.8	26.6
Nov	52.1	40.7	11.3	113	12.6	159,541	60.4	56.2	4.2	23.8	23.5
Dec	55.1	40.6	10.5	85	14.0	154,241	57.9	53.8	4.1	22.1	22.2

Navara Bldg	Average CHW	Average CHW	Average Delta	Average CHW	Average CHW	Total Bldg	Average System					
Side HX	Return Temp	Supply Temp	T	Return Flow	Setpoint	Tons	CHW Diff	Average CHW	Average CHW	Average Control	Average Control	
							Pressure	Supply Pressure	Return Pressure	Valve Signal	Valve Feedback	
2023	50.9	44.5	6.4	296	43.0	2,763,024	3.1	65.8	60.5	92.6	92.0	
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	
Dec	52.3	45.3	7.0	232	45.6	194,242	11.4	61.4	56.4	73.4	71.3	

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 Diff	Average Control	Average Control
Side HX	Temp	Temp	T	(GPM)	Setpoint	Total Tons	Supply Pressure	Return Pressure	Press	Valve Signal	Valve Feedback
2023	54.1	40.0	14.1	113	12.0	2,382,087	59.5	55.6	3.7	71.0	39.7
Jan	50.2	40.2	9.9	87	10.0	110,809	59.0	54.3	0.0	47.0	26.3
Feb	55.1	40.1	14.9	85	10.0	145,610	0.0	0.0	0.0	89.2	26.0
Mar	54.1	39.8	14.3	101	10.0	179,341	0.0	0.0	0.0	81.6	30.7
Apr	54.0	38.7	15.5	115	10.0	212,406	0.0	0.0	0.0	96.6	34.9
May	55.6	40.2	15.3	114	10.0	216,437	0.0	0.0	0.0	99.2	34.4
Jun	57.2	40.2	17.0	121	10.0	244,176	0.0	0.0	0.0	99.9	40.5
Jul	54.6	40.1	14.5	158	13.3	282,939	59.0	54.3	4.7	80.3	61.3
Aug	54.6	39.8	14.8	158	14.0	289,059	59.4	54.9	4.5	79.2	60.9
Sep	54.5	40.1	14.4	150	14.0	257,902	56.7	52.5	4.3	68.6	57.8
Oct	54.2	40.1	14.1	119	14.0	208,606	62.2	58.7	3.5	50.3	45.8
Nov	53.6	40.4	13.3	87	14.0	142,784	61.2	58.3	2.9	37.6	33.4
Dec	52.1	40.5	11.6	62	14.0	92,018	58.7	56.1	2.5	24.5	23.5

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	54.3	45.6	8.8	123	1,608,067	27.2	117.8	90.6	5.1	60.5	60.0
Jan	50.5	42.8	7.7	83	82,864	--	--	--	5.0	45.5	39.5
Feb	55.2	46.2	9.0	82	82,289	--	--	--	5.0	50.0	50.0
Mar	54.2	45.5	8.7	97	105,594	--	--	--	5.0	54.2	54.2
Apr	54.0	45.0	8.9	115	123,796	--	--	--	5.0	65.1	65.1
May	55.7	46.8	9.0	110	122,877	--	--	--	5.0	62.0	62.0
Jun	57.2	48.2	9.0	117	126,732	--	--	--	5.0	69.2	69.2
Jul	55.0	45.6	9.5	154	184,053	89.0	90.6	1.7	5.0	76.3	76.3
Aug	54.9	45.4	9.5	154	183,743	51.1	111.6	60.5	5.0	77.0	77.0
Sep	55.0	45.6	9.4	148	168,227	6.1	200.0	193.9	5.0	72.7	72.7
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
Dec	52.1	45.1	7.0	94	81,616	5.4	76.9	71.5	6.0	42.1	42.1



Ella – Plant and Building Side Heat Exchanger Information

Ella Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average CHWR Flow	Plant Total Tons	Average Setpoint	Average Control Valve Signal
2023	47.0	31.8	15.2	230	1,832,064	23.9	24.9
Jan	49.8	-54.9	104.8	0	0	0.0	0.0
Feb	50.3	39.5	10.8	0	0	0.0	0.0
Mar	46.4	39.7	6.7	156	130,994	39.0	21.8
Apr	46.1	38.5	7.6	173	159,278	39.0	25.4
May	47.2	40.1	7.1	206	181,443	39.0	31.0
Jun	47.9	40.1	7.8	243	227,284	39.0	39.0
Jul	47.2	40.1	7.1	301	263,837	14.0	31.7
Aug	47.8	39.8	8.0	268	262,901	14.0	20.0
Sep	46.5	39.5	6.9	264	221,493	13.8	19.8
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
Dec	44.2	40.3	3.9	197	92,159	14.0	20.0

Ella Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Bldg Total Tons	Average CHW Setpoint	Average Control Valve Signal
2023	54.1	41.8	12.4	195	3,540,170	42	93.0
Jan	52.5	41.6	10.9	120	165,697	42	94.6
Feb	53.2	41.6	11.5	144	189,228	42	93.8
Mar	53.3	41.6	11.7	175	258,711	42	94.0
Apr	53.8	41.6	12.2	207	302,537	42	93.7
May	54.1	41.7	12.4	225	346,127	42	94.0
Jun	55.1	41.6	13.5	213	343,044	42	94.2
Jul	55.3	42.0	13.3	261	427,452	42	95.2
Aug	55.8	43.1	12.8	220	350,066	42	99.3
Sep	56.0	43.4	12.5	290	420,055	42	96.2
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
Dec	52.5	40.7	11.8	117	174,235	42	86.1



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 Control Valve
2023	51.3	46.2	5.1	167.9	1,271,287	23	74.5
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
Dec	55.1	116.4	-61.3	129.1	-966,137	14	20.0

Reed Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average CHW Diff Pressure
2023	55.7	43.6	12.1	154	44.0	2,740,260	17.2
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
Dec	57.1	46.3	10.7	84	44.0	111,213	10.8

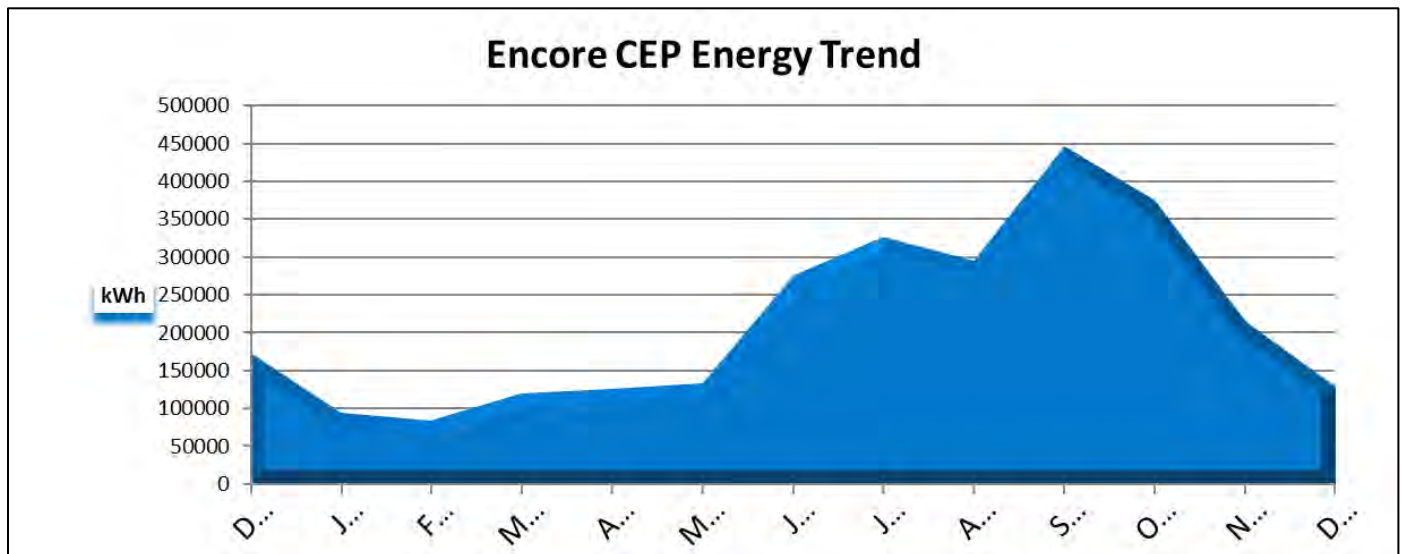


Trio – Plant and Building Side Heat Exchanger Information

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 Control Valve Signal	Average Control Valve Feedback
2023	51.9	40.1	11.9	14	27.5	322,086	61.4	54.0
Jan	46.2	39.7	6.5	0	0.0	0	0.0	0.0
Feb	52.1	40.1	12.0	0	0.0	0	0.0	0.0
Mar	50.6	40.0	10.6	14	76.0	99,355	100.0	0.0
Apr	51.6	38.7	12.9	14	75.2	115,649	100.0	92.1
May	54.1	40.3	13.8	14	68.5	116,715	100.0	92.1
Jun	56.2	40.3	15.8	14	-2.7	-4,743	100.0	92.0
Jul	54.1	40.2	13.9	12	-200.8	-352,067	64.5	61.1
Aug	54.0	39.9	14.1	13	-0.4	-705	55.1	53.0
Sep	54.2	40.4	13.7	14	43.0	70,774	30.0	29.7
Oct	51.9	40.2	11.8	14	92.9	133,469	22.6	22.9
Nov	50.1	40.4	9.7	14	82.6	96,134	21.8	22.3
Dec	48.4	40.4	8.0	14	43.8	47,504	20.3	21.0

Trio Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Delta T	Average CHW Return Flow	Bldg Total Tons	Average DP Setpoint	Average CHW Diff Pressure	Average Bypass Valve (%)
2023	58.0	49.0	9.1	1,040	13,719,224	13	12.7	1.2
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
Dec	49.2	44.9	4.3	107	59,774	11	11.3	0.0

SECTION 4: Energy Trends and Usage



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

In 2023 we have already exceeded the 2019 number of cooling degrees day by 131.

The current CEP construction work is affecting electrical costs.

The new buildings being supplied are increasing the plants ton hour production and adding to additional electrical usage.

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	84	127,824	\$11,365.96	38	-3,816	\$1,830.34
Totals	4,122	2,466,541	\$266,152.29	4,253	2,616,087	\$326,032.82	-131	-149,546	-\$59,880.53
						Totals		1,283,196	\$205,110.45

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 1/12/24	Tech: Ron Speicher drove to site and gained access to the chiller. Found oil temperature low. Replaced oil heater and checked operation. Waiting for replacement oil heater from Trane parts. Checked nitrogen charge on chiller 3, both circuits 4# of pressure.
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 thru 1/10/24	10/30/2023-JS: Received multiple alarms at 5 am. Remotely connect to the site. Chiller plant UC600's were not communicating. Drove to the site. Found the plant flooded with water. Found condenser chemical feed 3/4" line broken and slow water leak. Closed the valves to stop further leaks. Assessed damages. Water got into both controller's enclosures and damaged the UC600's and expansion valves for the chilled water and condenser water sides. Checked CT's basin water levels. Manually opened CT-3 and CH-2 ISO valves. Ran CHW and CW pump in hand. Reset CH-2 alarms and started it. Monitored the operation. Spoke with Mike Poirson and he has 2 UC600s and 2 XM70s in the office. Jack picked up the modules. We further troubleshot and assessed the controllers. Jacked worked on replacing controllers and I tried to locate the rest of the parts. Parts are available only from the factory. Put and order request. Replaced both UC600s. Continued to monitor the system. Manually closed the CHW Bypass valve. Put CHWP-2 back to Auto and left CHWP-3 in Hand until XM is replaced. I will return tomorrow to replace XM70s. 10/31/2023-JS: Replaced XM70-5 and XM70-7. Worked on getting more points back. As of now. Both CHWPs, CH-2 and ISO valves, CT-3 and ISO valves are in Auto. CWP-2 is in Auto with OR of 40hz to avoid overflowing the tower since only one tower cannot handle full pump flow. 1/9/2024-JS: Picked up parts from Trane Supply. Began working on replacement. 1/10/2024-JS: Replaced damaged XM32, XM30 boards. Additionally found another XM32 that is showing corrosion in the ICM connections. I ordered the part and should arrive tomorrow.
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.U112 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 #1 Chilled & Condenser Water Performance

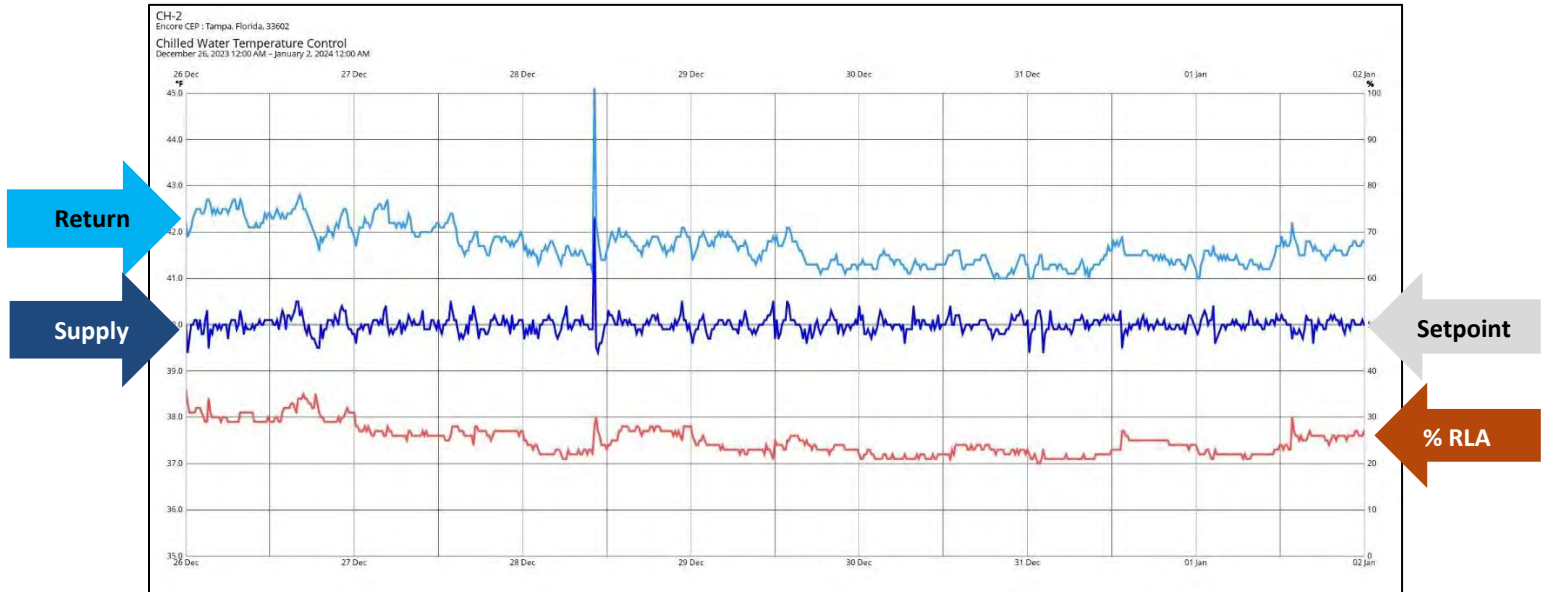
Chiller #1 had 0 operating hours in December. No performance graphic available.

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
Dec	--	--	--	--	--	--	--	0

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
Dec	42.1	40.0	2.1	64.6	68.7	4.1	28.3	744

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
Dec	--	--	--	--	--	--	--	--	0

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
Dec	-3.0	70.0	0.9	-9.0	38.9	1.1	22.2	108.8	744

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



Service Report

Monthly Water Treatment Service Report

Tuesday, January 2, 2024 3:20 PM EST


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

Report Number: **567905**

Recorded By: **Juan Valenzuela**
jvalenzuela@chemtexcorp.com

On-Site Time: **8:05 AM EST to 8:40 AM EST**

Chiller Plant - Condenser Water

Test	Softeners	Condenser Water		
Hardness, total (ppm as CaCO ₃)	2 5 max	20 150 max		
Hardness, calcium (ppm as CaCO ₃)	0 5 max	10 100 max		
Conductivity (as µmhos)	809 Record	3089 1000 - 5500		
Controller Conductivity Reading		2926 Record		
On-Trac, ppb	0 Record	144 80 min		
On-Trac Controller Reading		86 Record		
pH	7.9 6 - 8.5	9.4 Record		
Temperature (°F)		95 80 - 100		
Chlorine, free (ppm as Cl ₂)		0.05 0.1 - 0.5		
Chlorine, total (ppm as Cl ₂)		0.02 0.5 - 1		
 Average Daily Blowdown, gal (from ft ³)		2869.1 Record		
Days since last input		28 31 max		
 Conductivity Cycles (Calculated)		3.8 4 - 10		
Blowdown, Current, ft ³		568923 Record		
Blowdown, Previous, ft ³		558183 Record		

Opening Comment

Chiller #2 approach 0.5, load 21.7%

SECTION 8: Project Management Activities



902 N Himes Ave. Tampa, FL 33609
ph: 813-877-8251

Tab 4



Heat Exchanger Room Upgrades

The Encore chiller plant operations deliver, measure, document, and report on the amount of chilled water each building uses. These readings are used to bill the property for their chilled water consumption. It is imperative that the data being used to generate these invoices is accurate, reliable, and consistent.

The instrumentation used to gather the necessary readings at the heat exchanger, and the means upon which that data is transmitted back to the chiller plant is the critical infrastructure. The instrumentation at each heat exchanger includes a digital controller, sensors, and a control valve. The sensors measure the temperatures, flows, and pressures. The controllers capture that information, perform consumption calculations, and organize the data to be transmitted back to the chiller plant for totalizing and final reporting. To get the data from the controller in the mechanical room to the chiller plant, the system needs to be able to access the web. A cellular network must be installed to provide that connection from the controller to the web.

This report identifies infrastructure systems that must be upgraded to achieve accurate, reliable, and consistent data acquisition and transmission. Two main areas have been identified. The location of the flow meters in three of the original building is one, and the obsolescence of the controls and communication devices is the other. Both are detailed below along with the recommendations for corrective action.

Pricing:

relocate the flow meters - \$32,745.00

upgrade controls and install cellular network - \$87,428.00



Flow Meter Location

The flow meter used in the Encore chilled water system is an Onicon F-3500. This is an insertion electromagnetic sensor. It is placed in the stream of the moving fluid and measures gallons per minute. To obtain accurate flow readings, the device needs to have laminar flow. This means smooth flow that doesn't have turbulence. If it does not have laminar flow, then the readings are inconsistent and inaccurate. The manufacturer recommends the installation in a pipe length that is 15 times the pipe diameter. A 6" pipe would require a straight length of about 8 feet to achieve the laminar flow.



Three of the original buildings have flow meters that are in nonlaminar flow patterns and have never operated accurately. The data received from these meters is useless in tabulating reliable consumption numbers.

Trane scheduled a site visit with the manufacturer's representative for the flow meter to survey each flow meter location and get their professional assessment. The results were that Ella, Reed, and Trio had to have the meter relocated. They also assisted in identifying an appropriate spot for the relocation.



Here are the field notes from that site visit:

- Ella
 - Piping: 6" carbon steel
 - Valving: (2) two-way valves – has bypass
 - Flow Meter pipe run: 36 inches of run at most, 90 needed
 - Recommendation:
 - Close bypass valve and lock into place
 - Use 2-way valve to regulate flow thru the heat exchanger
 - **Relocate flow meter to supply line above double doors for pipe length**
 - Add System 10 for local ton-hour totalization and redundancy

Current Flow Meter Location



New Flow Meter Location





- Trio
 - Piping: 6" aquatherm
 - Valving: (2) two-way valves – has bypass
 - Flow Meter pipe run: 70 inches, 90 needed
 - Recommendation:
 - Close bypass valve and lock into place
 - Use 2-way valve to regulate flow thru the heat exchanger
 - Relocate flow meter to supply line just below the valve coming from the valve box for pipe length
 - Add System 10 for local ton-hour totalization and redundancy

Current Flow Meter Location
Location



New Flow Meter





- Tempo
 - Piping: 6" carbon steel
 - Valving: (2) two-way valves – has bypass
 - Flow Meter pipe run: worst spot possible, incoming with no run
 - Recommendation:
 - Close bypass valve and lock into place
 - Use 2-way valve to regulate flow thru the heat exchanger
 - Relocate flow meter to supply line above double doors for pipe length
 - Add System 10 for local ton-hour totalization and redundancy

Current Flow Meter Location



New Flow Meter Location



- Reed
 - Piping: 6" aquatherm (160 mm)
 - Valving: (2) two-way valves – has bypass
 - Flow Meter pipe run: good standing with straight length



Control and Communication System Upgrades

The controllers at the four original buildings (Ella, Reed, Tempo, and Trio) are obsolete and need to be upgraded to a web-based system. These upgraded controllers will also have to transmit their data to the web so it can be delivered to the chiller plant for tabulation and reporting. A cellular network is needed to facilitate this transfer.

Trane is proposing to add web-based controllers (Trane SC+s) and cellular routers (through INS) to the four buildings. The cell routers will provide effectively and reliably data routing from the buildings' heat exchangers back to the chiller plant.

Scope of Work

Controls Systems and Equipment

- Provide a Trane Tracer SC+ system level controller and Tracer SC+ software licenses for control and monitoring. System interface to be web based with user access via any standard internet browser.
- Provide and install the following for buildings Trio, Reed, Tempo, and Ella:
 - A new Tracer SC+, enclosure, core license and MSTP trunk terminators.
 - New cellular device with external antenna
 - Antenna to be mounted on outside of building
 - Run new MSTP communication wiring from existing UC600 serving central energy plant to newly installed Tracer SC+.
 - Three-year Software Maintenance Plan (SMP)
- Provide and install a three-year Tracer SC+ Software Maintenance license and update each of the following devices to the latest software:
 - Chiller Plant
 - Legacy
 - Navara Plant Controller



- Reconfigure Legacy and Navara Tracer SC+ controllers as base SCs to be used as routers for the CEP.
- Discover and map plant-side heat exchanger data points from all buildings to the CEP Tracer SC+.
- Create and install new site level landing page and uniform buildings side heat exchanger pages.
- Confirm system checkout.

Control System Services Included

- Project Management
- Engineered Controls Submittals and As-Built Drawings
- Installation of field DDC Panel(s), Device(s), and low voltage Control Wiring per NFPA, NEC, and/or local Building Code requirements
- System Programming, Graphics, and Start-up
- 1st Year Parts and Labor Warranty

Control System Clarifications and/or Exclusions

- Building and unit level controllers, networks and end devices (sensors, actuators, etc.) are to remain as-is. Issues or repairs needed related to these devices found during the project are not included but will be reported to the customer.
- Excluding networking or tie-in of equipment not listed herein.
- All work to be performed during normal business hours. Occupant disruptions not expected.
- The owner shall maintain a safe working environment for Trane employees and/or subcontractors.
- Existing control power circuits/wiring and/or sensor wiring that meet code and control requirements may be reused.
- Allowances for Liquidated or Consequential Damages of any kind are not included (per Trane Terms and Conditions).
- Permits, Bonds, Fees, Demurrage or Storage Charges are not included.

Tab 5



Navara Control Valve Replacement

The Encore chiller plant feeds chilled water to all of the buildings in the community, and controls the amount of cooling energy exchanged by regulating the flow into the heat exchanger.

The pumping system at the plant modulates water flow and cooling capacity. The flow is controlled by pump speed to deliver the volume (gallons per minute) of water needed to satisfy the cooling demand of all heat exchangers. The control valve on the heat exchanger modulates the flow to a specific unit to deliver the amount of water needed for that cooling load. As the day cools and the outside temperatures drop, the pumps will slow down because the control valves on the heat exchangers will close because they don't need as much cooling energy. The pumps will speed up when the valves open. This happens when the buildings need more cooling energy.

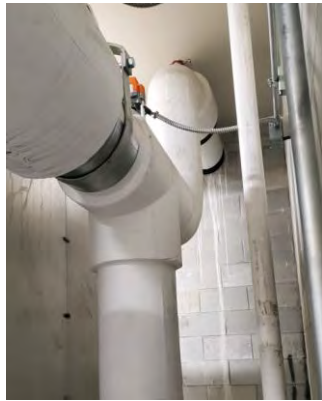
The fundamental requirement for this design to work is having two-way valves regulating the water flow at the heat exchanger. 2-way valves have two ports and function to either stop or regulate flow. A 3-way valve has three ports mixes flow. Using a 3-way valve in this system opposes the design and limits the effectiveness of the pump system optimization strategy. Having this valve in the system also reduces the efficiency of the plant because it mixes hot and cold water before it returns to the chiller plant. The plant is designed to maximize the return temperature and should only have hot water returning. The 2-way valve keeps the cold water from entering the return.

Pricing:

Replace 3-way valve with 2-way valve - \$36,508.00



This is the existing 3-way valve. It mixes cold supply with hot return before it goes back to the plant.



This is what a 2-way valve will look like when it is installed. Flow only goes in one direction.



Scope of Work

- Isolate the plant side of the heat exchanger
- Disconnect and remove 3-way valve
- Furnish and install new 2-way valve
- Permanently cap the bypass line
- Connect new control valve to existing controller
- Program control sequence and test

Tab 6

Airstron Mechanical

Building Efficiency and Sustainability

A Service Logic Company

AIR CONDITIONING / REFRIGERATION

SALES / SERVICE / INSTALLATIONS

1523 Hobbs St Tampa FL 33619

Ph: 813-681-1282 - CAC 023473

June 23, 2023

Tampa Bay Trane
902 N Himes Ave
Tampa FL 33609

Attn: Jeff Watson

Location:

Encore
1101 Ray Charles Blvd
Tampa FL 33602

RE: CWP # 3 check valve replacement

Jeff

I would like to take a moment to thank you for including Airstron mechanical equipment installation for installation of the equipment for the above-referenced project. We understand that you have a choice in contractors to perform this project and appreciate that you have chosen to include us to be part of this work.

Pricing includes:

- Removal and dispose of the existing 12" check valve.
- Provide and install a new 12" Titan check valve.
- Provide and install a new SCH 40 black iron spool piece of pipe and welded flanges, this is needed due to the difference in sizes of the check valves we will make this on site the day of the install.
- Provide and install new gaskets and bolt packs for above scope of work.
- Open valves and fill area worked on and check for any leaks.
- All work quoted for normal business hours M-F 8:00 am to 4:30 PM

Pricing excludes:

- Any draining of the system.
- Any filling of the system.
- Anything not listed in the above scope of work.

Price for above listed scope of work: _____ \$10,886.00

Pricing good for 30 days from date on proposal

Respectfully,

Joe Ciampa
Account Manager
Air-conditioning
Email: jciampa@airstron.com
Cell: 772-359-4452

Authorization to Proceed:

Signature

Date



Tab 7



Invoice Preview Page

NOT AN INVOICE: DO NOT PAY

Service Provider
TAMPA
902 North Himes Ave
Tampa, FL 33609

Invoice #:[DO NOT PAY]
Document ID:19117904
Document Date:07-26-23

Bill To
ENCORE COMMUNITY DEVELOPMENT DI
2700 S FALKENBURG RD
SUITE 2745
RIVERVIEW, FL 33578

Job Location
ENCORE COMMUNITY DEVELOPMENT D
1004 N NEBRASKA AVE

TAMPA, FL 33602

Description

Service Call ID: 23-6102278
Purchase Order: CROOM, JUSTIN
Project Number: 3117815
Service Call Description: CH1 CHWP LEAK FIX
Invoice Description:

Other

Date	Desc/Vendor	Description	Trane Part Number	Qty	Rate	Amount
07-25-23	R AND P CONTRACTING	R&P- LABOR AND MATERIAL REPLACE		1	8,911.00	\$8,911.00
08-16-23	MEREDITH INSULATION	INSULATE VAVLE & FLEX CONNECTOR		1	4,500.00	\$4,500.00
08-24-23	TAMPA ARMATURE WORKS INC	PUMP REPAIR		1	5,295.00	\$5,295.00
Total Other				3		\$18,706.00
Total Cost (\$USD)						\$18,706.00

GRAND TOTAL

Total Billed (\$USD)	\$18,706.00
GRAND TOTAL (\$USD)	\$18,706.00

Tab 8



Rizzetta & Company

February 1

District Manager's Report

2024

UPCOMING DATES TO REMEMBER

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

FINANCIAL SUMMARY

12/31/2023

General Fund Cash & Investment Balance: \$268,166

Chiller Operation Cash & Investment Balance: \$1,123,157

Chiller Reserve Fund Investment Balance: \$2,583,718

Total Cash and Investment Balances: \$3,975,041

General Fund Expense Variance: \$9,905 Under Budget

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

Professionals in Community Management

Tab 9



Quarterly Compliance Audit Report

Encore

Date: December 2023 - 4th Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

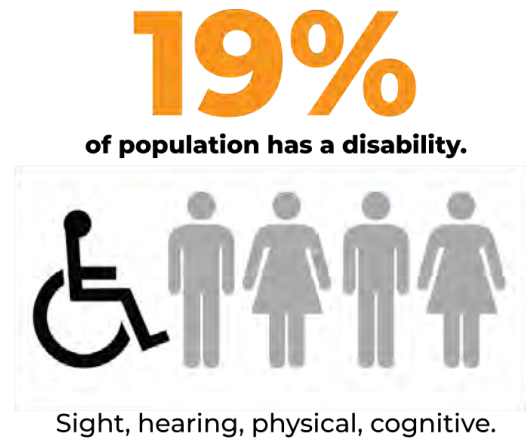
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

Helpful article: www.nngroup.com/articles/keyboard-accessibility

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 10

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, January 4, 2024, at 4:03 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
Mae Walker	Board Supervisor, Assistant Secretary

Also present were:

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

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

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

An audience was present, but there were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

1. Presentation of Landscape Inspection Report

During the meeting, Mr. Toborg presented the Landscape Inspection Report to the Board. According to the report, the mulching is scheduled for April 2024. Furthermore, Landscape Inspection is preparing a forensic report on the ongoing turf issues within the District. The Board requested an in-person presence from Yellowstone at the February meeting. Additionally, Landscape Inspection Services is

going to create the evaluation criteria for a Request for Proposal (RFP) for Landscape services.

B. District Counsel

Ms. Sandy participated by phone and notified the Board of the review of the authorization for the Chiller System and Maintenance Agreement.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved the amendment to the agenda to add "Review of the Work Authorization for Chiller System and Maintenance Agreement", for the Encore Community Development District.

The item was opened for audience comments. There were no comments.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved in substantial form the Work Authorization for the Chiller System and Maintenance Agreement, for the Encore Community Development District.

C. District Engineer

Greg Woodcock was present; he informed the Board that he is still working on getting proposals for the sidewalk repairs within the 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. Mr. Watson informed the Board of the new chiller installation.

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, February 1, 2024, 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
Work Authorization for Lot 8**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved the Work Authorization Form for Lot 8, for the Encore Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of
the Board of Supervisors Regular
Meeting held on
December 7, 2023**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on December 7, 2023, for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Operations
and Maintenance Expenditures
for November 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 November 2023 (\$21,455.30), for the Encore Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of
Chiller Operations
and Maintenance Expenditures
for November 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 November 2023 (\$239,437.14), 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 5:04 p.m., for the Encore Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 11

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures December 2023 For Board Approval

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

The total items being presented: **\$27,480.84**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Billi J. Griffin	100205	BG120723	Board of Supervisors Meeting 12/07/23	\$ 200.00
Illuminations Holiday Lighting, LLC	100209	531223	Holiday Decorations- Final 12/23	\$ 17,500.00
Julia Jackson	100206	JJ120723	Board of Supervisors Meeting 12/07/23	\$ 200.00
Kutak Rock, LLP	100203	3312007	Legal Services 10/23	\$ 443.50
Kutak Rock, LLP	100203	3312008	Boundary Amendment 10/23	\$ 1,107.50
Mae F. Walker	100207	MV120723	Board of Supervisors Meeting 12/07/23	\$ 200.00
Mandy Electric, Inc	100200	17380	Lighting Test 11/23	\$ 1,050.00
Phil Lentsch	100201	37116	4 Agenda Booklets 09/23	\$ 210.99
Phil Lentsch	100201	37270	4 Agenda Booklets 09/23	\$ 204.11
Phil Lentsch	100204	37598	4 Agenda Booklets 12/23	\$ 195.56
Rizzetta & Company, Inc.	100199	INV0000085709	District Management Fees 12/23	\$ 4,513.83
TECO	20231228-1	TECO Summary 11/23 Autopay	Utility Summary 11/23	\$ 980.35

Encore Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Teresa Morning	100208	TM120723	Board of Supervisors Meeting 12/07/23	\$ 200.00
Times Publishing Company	100202	0000318721 11/26/23	Customer #124384 Legal Advertising 11/23	<u>\$ 475.00</u>
Total Report				<u><u>\$ 27,480.84</u></u>

Encore CDD

Meeting Date: December 7, 2023

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	405
Meeting End Time:	445
Total Meeting Time:	40 M

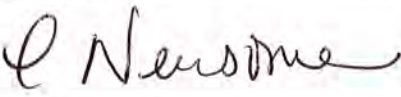
Time Over _____ (?) Hours:

Total at \$ _____ per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 

ILLUMINATIONS Holiday Lighting

Invoice 531223

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

The Encore CDD
2700 S. Falkenburg Rd; Suite 2745
Riverview, FL 33578
Attn: Christina Newsome

(813) 533-2950

RECEIVED
12/19/2023

JOB DESCRIPTION
Christmas Lighting and Decoration Invoice for The Encore

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Nebraska Entrance Install green, twinkly LED minis in the tops of 5 ligustrums Install warm white, mini lights wrapping the limbs of the 5 ligustrums Install warm white, mini lights wrapping the trunks of 2 palm trees Install cool white, mini lights at the neck of 2 palm trees Reed Courtyard Install lighted garland with bows on the 4 lamppost outlining the center of the park 2 palms in center of courtyard Install warm white, mini lights wrapping the trunks of the palm tree Install cool white, mini lights at the neck of 2 palm trees Install warm white, mini lights in 8 oak trees (4 each) on both sides of the park Install animated cool white starburst in 8 oak trees (4 each) on both sides of park Install 14' height and 9' base Christmas Tree in center of park Tree will be fully decorated with Red and Gold ornaments Roundabout Install warm white, mini lights wrapping the trunks of 2 palm trees Install cool white, mini lights at the neck of 2 palm trees Install 25' Mega Tree of Lights including animation. Elsa Courtyard Install lighted garland with bows on the 4 lamppost outlining the center of the park 2 palms in center of courtyard Install warm white, mini lights wrapping the trunks of the palm tree Install cool white, mini lights at the neck of 2 palm trees 3 palms on east end of courtyard Install warm white, mini lights wrapping the trunks of the palm tree Install cool white, mini lights at the neck of 3 palm trees Install warm white, mini lights in 8 oak trees (4 each) on both sides of the park Install animated cool white starburst in 8 oak trees (4 each) on both sides of the park Install 14' height and 9' base Christmas Tree in center of park Tree will be fully decorated with Red and Gold ornaments TOTAL \$35,000.00 DEPOSIT PAID \$17,500.00 Requires 50% Deposit BALANCE DUE \$17,500.00	

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

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

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

* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay
PREPARED BY

12/19/2023
DATE

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 22, 2023

RECEIVED
11/22/2023**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3312007

Client Matter No. 6723-1

Notification Email: eftgroup@kutakrock.com

Ms. Jennifer Goldyn
Encore CDD
Rizzetta & Company
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3312007
6723-1

Re: General

For Professional Legal Services Rendered

10/02/23	S. Sandy	0.60	177.00	Review draft agenda; prepare for and attend call regarding Lot 8 work authorization
10/03/23	S. Sandy	0.50	147.50	Confer regarding Lot 8 work authorization
10/05/23	S. Sandy	1.00	295.00	Prepare for and attend board meeting; conduct follow-up regarding same
10/25/23	S. Sandy	0.40	118.00	Confer with Newsome regarding District records; review draft agenda; confer regarding audit and Lot 8 work authorization status
10/31/23	J. Gillis	0.40	60.00	Coordinate response to auditor letter update
10/31/23	S. Sandy	0.30	88.50	Response to auditor request for updated attorney response
TOTAL HOURS		3.20		

KUTAK ROCK LLP

Encore CDD

November 22, 2023

Client Matter No. 6723-1

Invoice No. 3312007

Page 2

TOTAL FOR SERVICES RENDERED	\$886.00
-----------------------------	----------

TOTAL CURRENT AMOUNT DUE	<u>\$886.00</u>
--------------------------	-----------------

\$443.50 CDD

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 22, 2023

RECEIVED
11/22/2023**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3312008

Client Matter No. 6723-2

Notification Email: eftgroup@kutakrock.com

Encore CDD

Rizzetta & Company

Suite 200

3434 Colwell Avenue

Tampa, FL 33614

Invoice No. 3312008

6723-2

Re: **Boundary Amendment**

For Professional Legal Services Rendered

08/01/23	L. Whelan	0.10	30.00	Confer with Woodcock regarding status of preparation of boundary amendment exhibits
08/03/23	L. Whelan	0.20	60.00	Confer with Mercer regarding status of preparation of exhibits to boundary amendment petition
08/14/23	L. Whelan	0.20	60.00	Confer with landowners regarding information needed for boundary amendment exhibits
09/22/23	S. Sandy	0.10	29.50	Confer regarding status
10/02/23	L. Whelan	0.10	30.00	Confer with Mercer regarding status of boundary amendment matters
10/04/23	L. Whelan	0.10	30.00	Confer with Mercer regarding status of information needed for boundary amendment exhibits
10/08/23	L. Whelan	0.10	30.00	Confer with staff regarding receipt of draft exhibits for boundary amendment petition

KUTAK ROCK LLP

Encore CDD

November 22, 2023

Client Matter No. 6723-2

Invoice No. 3312008

Page 2

10/09/23	J. Gillis	1.10	165.00	Receive and review exhibits for boundary amendment petition; compile same and confer with staff regarding legal descriptions
10/09/23	L. Whelan	0.10	30.00	Confer with staff regarding comments on draft boundary amendment petition exhibits
10/10/23	J. Gillis	0.30	45.00	Confer with staff and Woodcock regarding legal descriptions and exhibits for boundary amendment petition
10/10/23	S. Sandy	0.10	29.50	Facilitate execution of authorization of agent
10/16/23	L. Whelan	0.10	30.00	Confer with staff regarding availability for conference call on draft boundary amendment petition exhibits
10/18/23	J. Gillis	0.30	45.00	Review boundary amendment petition and exhibits; confer with staff regarding same
10/19/23	J. Gillis	0.80	120.00	Prepare for and attend work session call with Stantec regarding exhibits for boundary amendment petition and legal description discrepancy; confer with staff regarding same
10/24/23	L. Whelan	0.10	30.00	Confer with Gillis regarding exhibit legal descriptions
10/25/23	J. Gillis	0.20	30.00	Confer with staff regarding legal descriptions for boundary amendment
10/27/23	J. Gillis	0.50	75.00	Confer with staff and attend meeting regarding legal descriptions for boundary amendment petition
10/27/23	S. Sandy	0.30	88.50	Review records regarding prior boundary amendments
10/27/23	L. Whelan	0.50	150.00	Confer with Woodcock regarding district boundary matters
TOTAL HOURS		5.30		

KUTAK ROCK LLP

Encore CDD

November 22, 2023

Client Matter No. 6723-2

Invoice No. 3312008

Page 3

TOTAL FOR SERVICES RENDERED

\$1,107.50

TOTAL CURRENT AMOUNT DUE

\$1,107.50

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

Invoice
RECEIVED
11/21/2023



BILL TO

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

SHIP TO

Encore

INVOICE #	DATE	TOTAL DUE		TERMS	ENCLOSED
17380	11/20/2023	\$1,050.00		On completion	

DESCRIPTION	QTY	RATE	AMOUNT
Completed lighting functionality test on 10/16	1	600.00	600.00
Approved repairs:			
- Retrofitted (3) light poles (#102, #16, #30)	1	450.00	450.00

BALANCE DUE

\$1,050.00



INVOICE

Invoice

6720 E. Fowler Ave. • Tampa, FL 33617

Phone (813) 980-3494 • Fax (813) 980-3495

www.OfficeDynamicsTampa.com

Bill To:

Encore CDD / Rizzetta & Company
3434 Colwell Ave Suite 200
Tampa, FL 33614

Invoice #: 00037116

Date: 9/1/2023

Page: 1

DATE	DESCRIPTION	AMOUNT
	4 Agenda booklets 97 color copies, 39 Black & white copies 9 Tabs and coil bound with clear front and Green Back	\$152.24
	UPS to 3 Locations	\$58.75
Terms net 30 days. Payment not received within thirty days of date billed will result in an additional charge of 1.5% per month and in addition, the customer is responsible for costs of collection including reasonable attorneys fees incurred in the collection process.		Sales Tax: \$0.00
		Total Amount: \$210.99
		Amount Applied: \$0.00
		Balance Due: \$210.99

Terms: Net 10



INVOICE

Invoice

6720 E. Fowler Ave. • Tampa, FL 33617

Phone (813) 980-3494 • Fax (813) 980-3495

www.OfficeDynamicsTampa.com

Bill To:

Encore CDD / Rizzetta & Company
3434 Colwell Ave Suite 200
Tampa, FL 33614

Invoice #: 00037270

Date: 9/29/2023

Page: 1

DATE	DESCRIPTION	AMOUNT
	4 Agenda booklets 93 color copies, 33 Black & white copies 9 Tabs and coil bound with clear front and Green Back	\$145.36
	UPS to 3 locations	\$58.75
Terms net 30 days. Payment not received within thirty days of date billed will result in an additional charge of 1.5% per month and in addition, the customer is responsible for costs of collection including reasonable attorneys fees incurred in the collection process.		Sales Tax: \$0.00
		Total Amount: \$204.11
		Amount Applied: \$0.00
		Balance Due: \$204.11

Terms: Net 10



INVOICE

RECEIVED
12/5/2023

Invoice

6720 E. Fowler Ave. • Tampa, FL 33617

Phone (813) 980-3494 • Fax (813) 980-3495

www.OfficeDynamicsTampa.com

Bill To:

Encore CDD / Rizzetta & Company
3434 Colwell Ave Suite 200
Tampa, FL 33614

Invoice #: 00037598

Date: 12/5/2023

Page: 1

DATE	DESCRIPTION	AMOUNT
	4 Agenda booklets 80 color copies, 58 Black & white copies 7 Tabs and coil bound with clear front and white Back	\$136.80
	UPS to 3 locations	\$58.76
Terms net 30 days. Payment not received within thirty days of date billed will result in an additional charge of 1.5% per month and in addition, the customer is responsible for costs of collection including reasonable attorneys fees incurred in the collection process.		Sales Tax: \$0.00
		Total Amount: \$195.56
		Amount Applied: \$0.00
		Balance Due: \$195.56

Terms: Net 10

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

RECEIVED
11/27/2023

Invoice

Date	Invoice #
12/1/2023	INV0000085709

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,406.00	\$1,406.00
Administrative Services	1.00	\$318.67	\$318.67
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$2,581.83	\$2,581.83
Website Compliance & Management	1.00	\$100.00	\$100.00
Landscape Consulting Services - Oct & Nov Adj.	2.00	\$100.00	\$200.00
CDD - \$4,513.83			
Subtotal			\$5,406.50
Total			\$5,406.50

Encore CDD
TECO Summary 11/23
Period Covered: 10/31/2023 - 11/30/2023

<u>Account Number</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Location</u>	<u>GL Account</u>
211006275344	12/06/23	12/27/23	\$ 81.66	1101 Scott St E #A	4301
211006275609	12/06/23	12/27/23	\$ 163.53	1199 Scott St E #B	4301
211006276102	12/06/23	12/27/23	\$ 127.16	1231 Scott St E	4301
211006276375	12/06/23	12/27/23	\$ 80.77	1261 Scott St E	4301
211006276698	12/06/23	12/27/23	\$ 115.35	1261 Scott St E Chr Lights	4307
211006277001	12/06/23	12/27/23	\$ 134.14	1200 Nebraska Av N	4301
211006277597	12/06/23	12/27/23	\$ 175.54	1200 Nebraska Av N	4301
211006277886	12/06/23	12/27/23	\$ 60.86	1008 Nebraska Av N	4301
221007736350	12/06/23	12/27/23	\$ 41.34	1210 E. Hamilton Av	4301
TOTAL			<u>\$ 980.35</u>		

53100	4301	\$ 865.00	Utility
53100	4307	\$ 115.35	Street Lights
TOTAL		<u>\$ 980.35</u>	



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

Statement Date: December 06, 2023

Amount Due: \$41.34

Due Date: December 27, 2023

Account #: 221007736350

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

Account Summary

Current Service Period: October 31, 2023 - November 30, 2023

Previous Amount Due \$41.34

Payment(s) Received Since Last Statement -\$41.34

Current Month's Charges \$41.34

Amount Due by December 27, 2023 \$41.34

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

Your Energy Insight



Your average daily kWh used was **33.33% lower** than the same period last year.

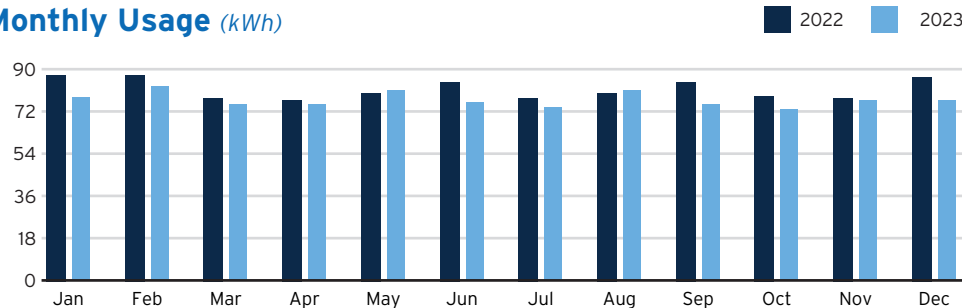


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221007736350

Due Date: December 27, 2023



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$41.34

Payment Amount: \$ _____

683482659390

Your account will be
drafted on December 27, 2023

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

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

Make check payable to: TECO

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



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

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

Meter Read

Service Period: Oct 31, 2023 - Nov 30, 2023

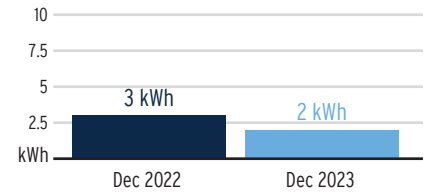
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000741569	11/30/2023	2,854		2,777		77 kWh	1	31 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25	
Energy Charge	77 kWh @ \$0.07990/kWh	\$6.15	
Fuel Charge	77 kWh @ \$0.05239/kWh	\$4.03	
Storm Protection Charge	77 kWh @ \$0.00400/kWh	\$0.31	
Clean Energy Transition Mechanism	77 kWh @ \$0.00427/kWh	\$0.33	
Storm Surcharge	77 kWh @ \$0.01061/kWh	\$0.82	
Florida Gross Receipt Tax		\$0.89	
Electric Service Cost		\$35.78	
Franchise Fee		\$2.34	
State Tax		\$3.22	
Total Electric Cost, Local Fees and Taxes		\$41.34	

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges

\$41.34

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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

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

Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to review the new lighting rates, which take effect in January 2024.



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

Statement Date: December 06, 2023

Amount Due: \$60.86

Due Date: December 27, 2023

Account #: 211006277886

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

Account Summary

Current Service Period: October 31, 2023 - November 30, 2023

Previous Amount Due	\$81.13
Payment(s) Received Since Last Statement	-\$81.13

Current Month's Charges	\$60.86
-------------------------	---------

Amount Due by December 27, 2023 \$60.86

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

Your Energy Insight



Your average daily kWh used was **33.33% lower** than the same period last year.

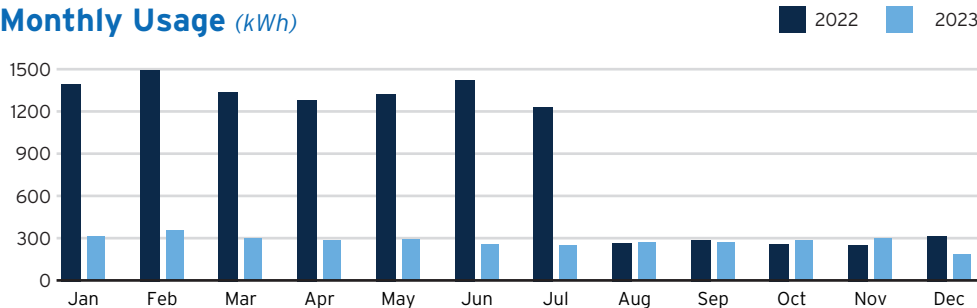


Your average daily kWh used was **40% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211006277886

Due Date: December 27, 2023



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$60.86

Payment Amount: \$ _____

663729622456

Your account will be
drafted on December 27, 2023

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

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

Make check payable to: TECO

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



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

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

Meter Read

Service Period: Oct 31, 2023 - Nov 30, 2023

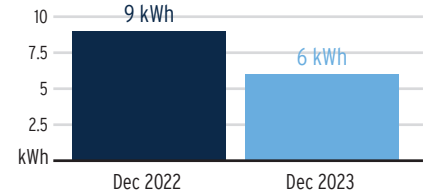
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000748349	11/30/2023	4,157		3,971		186 kWh	1	31 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25	
Energy Charge	186 kWh @ \$0.07990/kWh	\$14.86	
Fuel Charge	186 kWh @ \$0.05239/kWh	\$9.74	
Storm Protection Charge	186 kWh @ \$0.00400/kWh	\$0.74	
Clean Energy Transition Mechanism	186 kWh @ \$0.00427/kWh	\$0.79	
Storm Surcharge	186 kWh @ \$0.01061/kWh	\$1.97	
Florida Gross Receipt Tax		\$1.32	
Electric Service Cost		\$52.67	
Franchise Fee		\$3.45	
State Tax		\$4.74	
Total Electric Cost, Local Fees and Taxes		\$60.86	

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges

\$60.86

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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

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Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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

Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Important Rate Information for Lighting Customers

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

Statement Date: December 06, 2023

Amount Due: **\$80.77**

Due Date: December 27, 2023

Account #: 211006276375

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

Account Summary

Current Service Period: October 31, 2023 - November 30, 2023

Previous Amount Due	\$92.42
Payment(s) Received Since Last Statement	-\$92.42

Current Month's Charges	\$80.77
-------------------------	----------------

Amount Due by December 27, 2023 \$80.77

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

Your Energy Insight



Your average daily kWh used was **41.18% lower** than the same period last year.

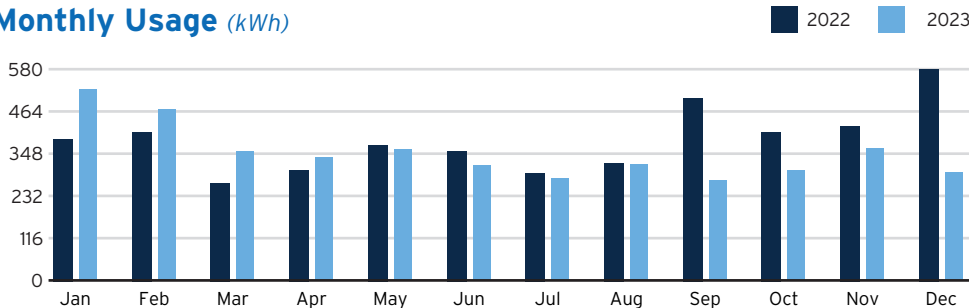


Your average daily kWh used was **16.67% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211006276375

Due Date: December 27, 2023

Amount Due: **\$80.77**

Payment Amount: \$ _____

663729622452

Your account will be
drafted on December 27, 2023



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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

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

Make check payable to: TECO

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



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

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

Meter Read

Service Period: Oct 31, 2023 - Nov 30, 2023

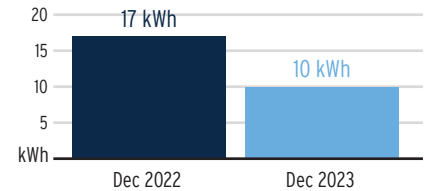
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744074	11/30/2023	21,834		21,537		297 kWh	1	31 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000		\$23.25
Energy Charge	297 kWh @ \$0.07990/kWh		\$23.73
Fuel Charge	297 kWh @ \$0.05239/kWh		\$15.56
Storm Protection Charge	297 kWh @ \$0.00400/kWh		\$1.19
Clean Energy Transition Mechanism	297 kWh @ \$0.00427/kWh		\$1.27
Storm Surcharge	297 kWh @ \$0.01061/kWh		\$3.15
Florida Gross Receipt Tax			\$1.75
Electric Service Cost			\$69.90
Franchise Fee			\$4.58
State Tax			\$6.29
Total Electric Cost, Local Fees and Taxes			\$80.77

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$80.77

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Ways To Pay Your Bill



Bank Draft

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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

Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Important Rate Information for Lighting Customers

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

Statement Date: December 06, 2023

Amount Due: \$81.66

Due Date: December 27, 2023

Account #: 211006275344

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

Account Summary

Current Service Period: October 31, 2023 - November 30, 2023

Previous Amount Due \$83.81

Payment(s) Received Since Last Statement -\$83.81

Current Month's Charges \$81.66

Amount Due by December 27, 2023 \$81.66

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

Your Energy Insight



Your average daily kWh used was **72.22% lower** than the same period last year.

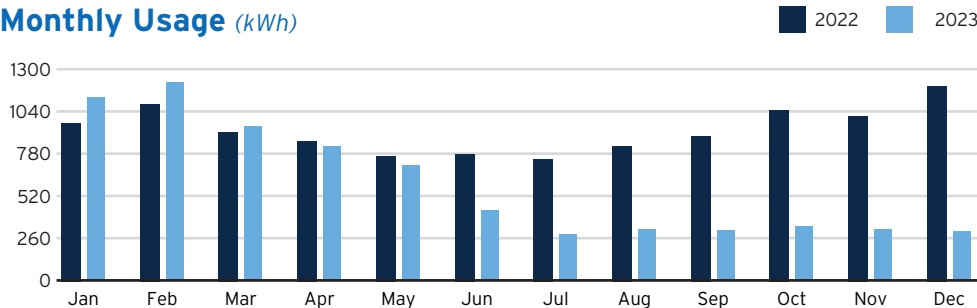


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211006275344

Due Date: December 27, 2023

Amount Due: \$81.66

Payment Amount: \$ _____

663729622449

Your account will be
drafted on December 27, 2023



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3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

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



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

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

Meter Read

Meter Location: # A

Service Period: Oct 31, 2023 - Nov 30, 2023

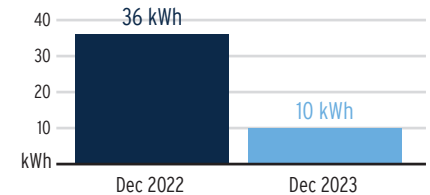
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291871	11/30/2023	40,351		40,049		302 kWh	1	31 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25	
Energy Charge	302 kWh @ \$0.07990/kWh	\$24.13	
Fuel Charge	302 kWh @ \$0.05239/kWh	\$15.82	
Storm Protection Charge	302 kWh @ \$0.00400/kWh	\$1.21	
Clean Energy Transition Mechanism	302 kWh @ \$0.00427/kWh	\$1.29	
Storm Surcharge	302 kWh @ \$0.01061/kWh	\$3.20	
Florida Gross Receipt Tax		\$1.77	
Electric Service Cost		\$70.67	
Franchise Fee		\$4.63	
State Tax		\$6.36	
Total Electric Cost, Local Fees and Taxes		\$81.66	

Avg kWh Used Per Day



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Total Current Month's Charges

\$81.66

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Ways To Pay Your Bill



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866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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

Lower bills starting January 2024

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Important Rate Information for Lighting Customers

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

Statement Date: December 06, 2023

Amount Due: \$115.35

Due Date: December 27, 2023

Account #: 211006276698

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

Account Summary

Current Service Period: October 31, 2023 - November 30, 2023

Previous Amount Due	\$35.09
Payment(s) Received Since Last Statement	-\$35.09

Current Month's Charges	\$115.35
-------------------------	----------

Amount Due by December 27, 2023 \$115.35

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

Your Energy Insight



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

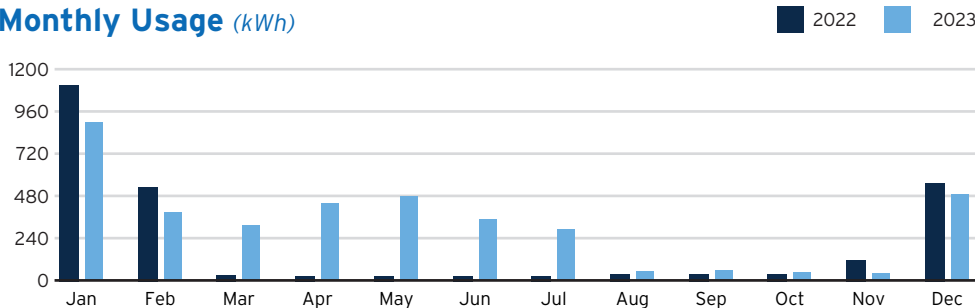


Your average daily kWh used was **1500% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211006276698

Due Date: December 27, 2023

Amount Due: \$115.35

Payment Amount: \$ _____

663729622453

Your account will be
drafted on December 27, 2023



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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

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

Make check payable to: TECO

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



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

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

Meter Read

Service Period: Oct 31, 2023 - Nov 30, 2023

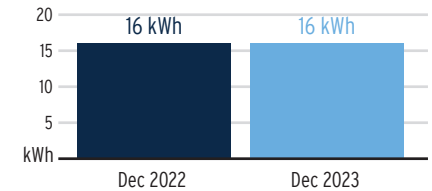
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799340	11/30/2023	7,021		6,531		490 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	490 kWh @ \$0.07990/kWh	\$39.15
Fuel Charge	490 kWh @ \$0.05239/kWh	\$25.67
Storm Protection Charge	490 kWh @ \$0.00400/kWh	\$1.96
Clean Energy Transition Mechanism	490 kWh @ \$0.00427/kWh	\$2.09
Storm Surcharge	490 kWh @ \$0.01061/kWh	\$5.20
Florida Gross Receipt Tax		\$2.50
Electric Service Cost		\$99.82
Franchise Fee		\$6.54
State Tax		\$8.99
Total Electric Cost, Local Fees and Taxes		\$115.35

Avg kWh Used Per Day



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Total Current Month's Charges

\$115.35

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Bank Draft

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P.O. Box 31318
Tampa, FL 33631-3318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



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

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TampaElectric.com

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Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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

Lower bills starting January 2024

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

Statement Date: December 06, 2023

Amount Due: \$127.16

Due Date: December 27, 2023

Account #: 211006276102

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

Account Summary

Current Service Period: October 31, 2023 - November 30, 2023

Previous Amount Due	\$131.46
Payment(s) Received Since Last Statement	-\$131.46

Current Month's Charges	\$127.16
-------------------------	----------

Amount Due by December 27, 2023 \$127.16

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

Your Energy Insight



Your average daily kWh used was **28% lower** than the same period last year.

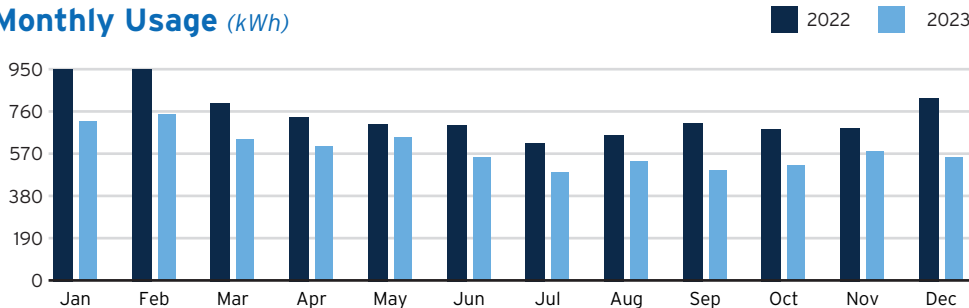


Your average daily kWh used was **5.26% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211006276102

Due Date: December 27, 2023

Amount Due: \$127.16

Payment Amount: \$ _____

663729622451

Your account will be
drafted on December 27, 2023



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P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

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



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

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

Meter Read

Service Period: Oct 31, 2023 - Nov 30, 2023

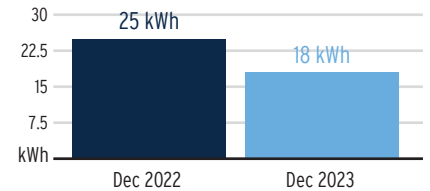
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744075	11/30/2023	46,257		45,701		556 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	556 kWh @ \$0.07990/kWh	\$44.42
Fuel Charge	556 kWh @ \$0.05239/kWh	\$29.13
Storm Protection Charge	556 kWh @ \$0.00400/kWh	\$2.22
Clean Energy Transition Mechanism	556 kWh @ \$0.00427/kWh	\$2.37
Storm Surcharge	556 kWh @ \$0.01061/kWh	\$5.90
Florida Gross Receipt Tax		\$2.75
Electric Service Cost		\$110.04
Franchise Fee		\$7.21
State Tax		\$9.91
Total Electric Cost, Local Fees and Taxes		\$127.16

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$127.16

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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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

Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Important Rate Information for Lighting Customers

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

Statement Date: December 06, 2023

Amount Due: \$134.14

Due Date: December 27, 2023

Account #: 211006277001

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

Account Summary

Current Service Period: October 31, 2023 - November 30, 2023

Previous Amount Due	\$127.71
Payment(s) Received Since Last Statement	-\$127.71

Current Month's Charges	\$134.14
-------------------------	----------

Amount Due by December 27, 2023 \$134.14

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

Your Energy Insight



Your average daily kWh used was **66.07% lower** than the same period last year.

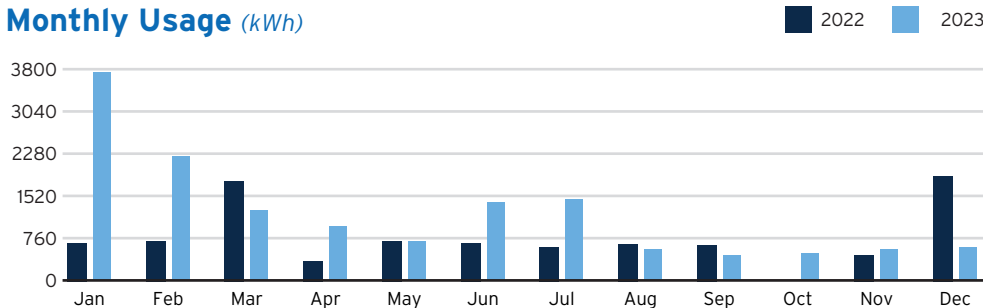


Your average daily kWh used was **5.56% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211006277001

Due Date: December 27, 2023

Amount Due: \$134.14

Payment Amount: \$ _____

663729622454

Your account will be
drafted on December 27, 2023



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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

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

Make check payable to: TECO

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



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

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

Meter Read

Service Period: Oct 31, 2023 - Nov 30, 2023

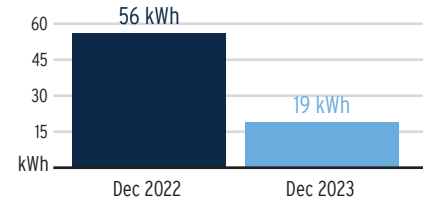
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812515	11/30/2023	29,964		29,369		595 kWh	1	31 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	31 days @ \$0.75000		\$23.25
Energy Charge	595 kWh @ \$0.07990/kWh		\$47.54
Fuel Charge	595 kWh @ \$0.05239/kWh		\$31.17
Storm Protection Charge	595 kWh @ \$0.00400/kWh		\$2.38
Clean Energy Transition Mechanism	595 kWh @ \$0.00427/kWh		\$2.54
Storm Surcharge	595 kWh @ \$0.01061/kWh		\$6.31
Florida Gross Receipt Tax			\$2.90
Electric Service Cost			\$116.09
Franchise Fee			\$7.60
State Tax			\$10.45
Total Electric Cost, Local Fees and Taxes			\$134.14

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$134.14

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Ways To Pay Your Bill



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Tampa, FL 33601-0111

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TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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

Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to review the new lighting rates, which take effect in January 2024.



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

Statement Date: December 06, 2023

Amount Due: \$163.53

Due Date: December 27, 2023

Account #: 211006275609

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

Account Summary

Current Service Period: October 31, 2023 - November 30, 2023

Previous Amount Due	\$161.03
Payment(s) Received Since Last Statement	-\$161.03

Current Month's Charges	\$163.53
-------------------------	----------

Amount Due by December 27, 2023 \$163.53

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

Your Energy Insight



Your average daily kWh used was **44.19% lower** than the same period last year.

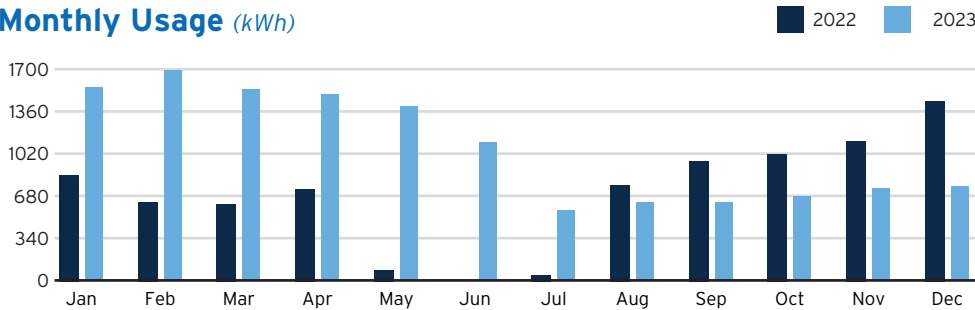


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211006275609

Due Date: December 27, 2023

Amount Due: \$163.53

Payment Amount: \$ _____

663729622450

Your account will be
drafted on December 27, 2023



Pay your bill online at TampaElectric.com

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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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

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

Make check payable to: TECO

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



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

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

Meter Read

Meter Location: # B

Service Period: Oct 31, 2023 - Nov 30, 2023

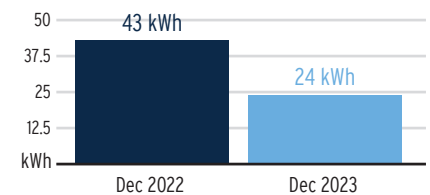
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291870	11/30/2023	48,329		47,570		759 kWh	1	31 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000		\$23.25
Energy Charge	759 kWh @ \$0.07990/kWh		\$60.64
Fuel Charge	759 kWh @ \$0.05239/kWh		\$39.76
Storm Protection Charge	759 kWh @ \$0.00400/kWh		\$3.04
Clean Energy Transition Mechanism	759 kWh @ \$0.00427/kWh		\$3.24
Storm Surcharge	759 kWh @ \$0.01061/kWh		\$8.05
Florida Gross Receipt Tax			\$3.54
Electric Service Cost			\$141.52
Franchise Fee			\$9.27
State Tax			\$12.74
Total Electric Cost, Local Fees and Taxes			\$163.53

Avg kWh Used Per Day



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Total Current Month's Charges

\$163.53

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Ways To Pay Your Bill



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Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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

Lower bills starting January 2024

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Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to review the new lighting rates, which take effect in January 2024.



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

Statement Date: December 06, 2023

Amount Due: \$175.54

Due Date: December 27, 2023

Account #: 211006277597

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

Account Summary

Current Service Period: October 31, 2023 - November 30, 2023

Previous Amount Due	\$271.92
Payment(s) Received Since Last Statement	-\$271.92

Current Month's Charges	\$175.54
-------------------------	----------

Amount Due by December 27, 2023 \$175.54

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

Your Energy Insight



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

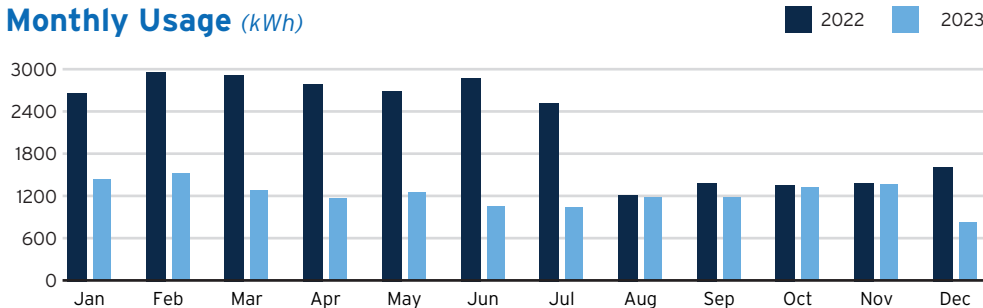


Your average daily kWh used was **38.64% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211006277597

Due Date: December 27, 2023

Amount Due: \$175.54

Payment Amount: \$ _____

663729622455

Your account will be
drafted on December 27, 2023



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

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

Make check payable to: TECO

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



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

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

Meter Read

Service Period: Oct 31, 2023 - Nov 30, 2023

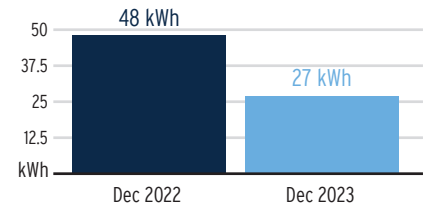
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291902	11/30/2023	98,467		97,641		826 kWh	1	31 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25	
Energy Charge	826 kWh @ \$0.07990/kWh	\$66.00	
Fuel Charge	826 kWh @ \$0.05239/kWh	\$43.27	
Storm Protection Charge	826 kWh @ \$0.00400/kWh	\$3.30	
Clean Energy Transition Mechanism	826 kWh @ \$0.00427/kWh	\$3.53	
Storm Surcharge	826 kWh @ \$0.01061/kWh	\$8.76	
Florida Gross Receipt Tax		\$3.80	
Electric Service Cost		\$151.91	
Franchise Fee		\$9.95	
State Tax		\$13.68	
Total Electric Cost, Local Fees and Taxes		\$175.54	

Avg kWh Used Per Day



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Total Current Month's Charges

\$175.54

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



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866-832-6249

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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

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Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
11/26/23		ENCORE CDD	
Billing Date	Sales Rep	Customer Account	
11/28/2023	Carol Chewning	124384	
Total Amount Due		Ad Number	
\$475.00		0000318721	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
11/26/23	11/26/23	0000318721	Times	Legals CLS	ENCORE COMMUNITY	1	2x43 L	\$473.00
11/26/23	11/26/23	0000318721	Tampabay.com	Legals CLS	ENCORE COMMUNITY AffidavitMaterial	1	2x43 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
11/26/23		ENCORE CDD	
Billing Date	Sales Rep	Customer Account	
11/28/2023	Carol Chewning	124384	
Total Amount Due		Ad Number	
\$475.00		0000318721	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

ENCORE CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tab 12

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

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

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

The total items being presented: **\$58,501.15**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Tampa Utilities	100087	2175375.478	1237 E Harrison St 11/23	\$ 1,753.34
Egis Insurance Advisors, LLC	100085	20792	Utility Bond 12/31/23-12/31/24	\$ 3,254.00
Frontier Florida, LLC	20231227-1	813-223-7101-092412-5 12/23 Autopay	Telephone, Internet, Cable 12/23	\$ 348.96
Kutak Rock, LLP	100083	3312007 Chiller	Legal Services 10/23	\$ 442.50
Rizzetta & Company, Inc.	100082	INV0000085709 Chiller	Accounting Services 12/23	\$ 892.67
Stantec Consulting Services, Inc.	100086	2162382	Engineering Services 11/23	\$ 4,972.21
Tampa Bay Trane	100084	314102038	Monthly Billing #3117815 11/23	\$ 27,083.33
TECO	20231228-1	211006278348 11/23 Autopay	1004 N Nebraska Ave 11/23	<u>\$ 19,754.14</u>
Total Report				<u>\$ 58,501.15</u>



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

Amount Now Due

\$1,753.34

Make Check Payable:
City of Tampa Utilities

Your Account Number
2175375



BILL DATE: 12/12/2023

PAY NEW CHARGES BY: 01/02/2024

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

0000 2175375 0000 175334

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



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

Bill Date: 12/12/2023

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

Service To: 12/07/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
10111234	WATER	2751	2742	7	9	7
10111234	WATER	2752	2751	22	1	1
10111234	WATER	208	206	22	2	1
17063414	WATER	5588	5337	29	251	188
12024493	WATER	149	134	29	15	11
12011270	WATER	2682	2682	29	0	0

LAST BILLING				7,319.86
LESS PAYMENTS				7,319.86 CR
WATER BASE CHARGE 3"	1 Meter @	90.00		90.00
WATER TIER 1 CHARGE	12.0 @	3.52		42.24
TBW PASS-THROUGH	12.0 @	0.00		0.00
WATER SUBTOTAL		132.24		
UTILITY TAX 10%				13.22
WASTEWATER BASE CHARGE 3"	1 Meter @	90.00		90.00
WASTEWATER CHARGE INSIDE	278.0 @	5.46		1,517.88

Amount Now Due

\$1,753.34

Your Account Number

2175375

Water Customer Class

INDUSTRIAL

Water Usage History

Months	Gallons (1000's)
DEC	208
NOV	387
OCT	2132
SEP	406
AUG	553
JUL	431
JUN	224
MAY	206
APR	88
MAR	74
FEB	35
JAN	88
DEC	66

Pay This Amount



\$1,753.34

PLEASE PAY BY DUE DATE OF 01/02/2024



RECEIVED
12/8/2023

INVOICE

Customer	Encore Community Development District
Acct #	758
Date	12/07/2023
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 3,254.00
Payment Amount	
Payment for:	Invoice#20792
5260028	

Thank You

Please detach and return with payment



Customer: Encore Community Development District

Invoice	Effective	Transaction	Description	Amount
20792	12/31/2023	Renew policy	Policy #5260028 12/31/2023-12/31/2024 Surtec Insurance Company TECO Tampa Electric - Renew policy Due Date: 12/7/2023	3,254.00

Total

\$ 3,254.00

Thank You

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

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

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

scclimer@egisadvisors.com

12/07/2023

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

New Charges Due Date	12/26/23
Billing Date	12/01/23
Account Number	813-223-7101-092412-5
PIN	
Previous Balance	348.96
Payments Received Thru 11/27/23	-348.96
Thank you for your payment!	
Balance Forward	.00
New Charges	348.96
Total Amount Due	\$348.96



ANYTIME, ANYWHERE SUPPORT

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

frontier.com/resources/myfrontier-mobile-app

WAYS TO PAY YOUR BILL



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



800-801-6652



MyFrontier app



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

6790 0007 NO RP 01 12042023 NNNNNNNN 01 000713 0002

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



You are all set with Auto Pay! To review your account, go to frontier.com or MyFrontier mobile app.



Date of Bill
Account Number

12/01/23
813-223-7101-092412-5

LET FRONTIER® BE YOUR TECH SUPPORT

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

business.frontier.com



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

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

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

IMPORTANT CONSUMER MESSAGES

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

SERVICE TERMS

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

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



Date of Bill
Account Number

12/01/23
813-223-7101-092412-5

CURRENT BILLING SUMMARY

Local Service from 12/01/23 to 12/31/23

Qty Description	813/223-7101.0	Charge
Basic Charges		
Additional Line Unlimited		80.00
Solutions Bundle Line		87.00
2 Multi-Line Federal Subscriber Line Charge		18.20
Carrier Cost Recovery Surcharge		13.99
2 Access Recovery Charge Multi-Line Business		7.64
Frontier Roadwork Recovery Surcharge		2.75
Other Charges-Detailed Below		-52.00
FCA Long Distance - Federal USF Surcharge		11.73
Tampa Utility Tax		10.75
Federal USF Recovery Charge		8.92
FL State Communications Services Tax		8.77
FL State Gross Receipts Tax		3.42
Federal Excise Tax		.85
2 Hillsborough County 911 Surcharge		.80
FL State Gross Receipts Tax		.26
2 FL Telecommunications Relay Service		.18
Total Basic Charges		203.26
Non Basic Charges		
FiberOptic Internet for Business 25/25		125.98
2 Federal Primary Carrier Multi Line Charge		29.98
Partial Month Charges-Detailed Below		-25.00
FCA Long Distance - Federal USF Surcharge		10.34
Tampa Utility Tax		2.42
FL State Communications Services Tax		1.98
Total Non Basic Charges		145.70
TOTAL	348.96	

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$247.98 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Get protected. Call 855-757-3369.

**** ACCOUNT ACTIVITY ****

Qty Description	Order Number Effective Dates	
Additional Line Discount	AUTOCH 12/01	-30.00
Solutions Bundle Discount	AUTOCH 12/01	-22.00
813/223-7101	Subtotal	-52.00
Partial Month Charges		
FiberOptic Internet Bus 99 MO		-25.00
813/223-7101	Subtotal	-25.00
Subtotal	-77.00	

CIRCUIT ID DETAIL

88/KQXA/166347/ /VZFL



KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 22, 2023

RECEIVED
11/22/2023**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3312007

Client Matter No. 6723-1

Notification Email: eftgroup@kutakrock.com

Ms. Jennifer Goldyn
Encore CDD
Rizzetta & Company
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3312007

6723-1

Re: General

For Professional Legal Services Rendered

10/02/23	S. Sandy	0.60	177.00	Review draft agenda; prepare for and attend call regarding Lot 8 work authorization
10/03/23	S. Sandy	0.50	147.50	Confer regarding Lot 8 work authorization
10/05/23	S. Sandy	1.00	295.00	Prepare for and attend board meeting; conduct follow-up regarding same
10/25/23	S. Sandy	0.40	118.00	Confer with Newsome regarding District records; review draft agenda; confer regarding audit and Lot 8 work authorization status
10/31/23	J. Gillis	0.40	60.00	Coordinate response to auditor letter update
10/31/23	S. Sandy	0.30	88.50	Response to auditor request for updated attorney response
TOTAL HOURS		3.20		

KUTAK ROCK LLP

Encore CDD

November 22, 2023

Client Matter No. 6723-1

Invoice No. 3312007

Page 2

TOTAL FOR SERVICES RENDERED

\$886.00

TOTAL CURRENT AMOUNT DUE

\$886.00

CHILLER \$442.50

RECEIVED
11/27/2023

Date	Invoice #
12/1/2023	INV0000085709

ENCORE CDD **CHILLER**
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

[illegible]



INVOICE

Page 1 of 2

RECEIVED
12/4/2023

Invoice Number

2162382

Invoice Date

November 28, 2023

Customer Number

183039

Project Number

238200348

Bill To

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

Please Remit To

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

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$4,972.21

For Period Ending:

November 24, 2023

Net Due in 30 Days or in accordance with terms of the contract

INVOICE

Invoice Number2162382

Project Number238200348

Top Task 000A

TBE Labor & Expenses - NTE

Professional Services

Category/Employee	Hours	Rate	Current Amount
Nolte, Robert (Frank)	5.50	120.00	660.00
	5.50		660.00
Woodcock, Braydon	16.00	85.00	1,360.00
	16.00		1,360.00
Woodcock, Gregory (Greg)	20.50	135.00	2,767.50
	20.50		2,767.50
Professional Services Subtotal	42.00		4,787.50

Disbursements

	Current Amount
Direct - Vehicle (mileage)	184.71
Disbursements Subtotal	184.71

Top Task 000A Total

4,972.21

Total Fees & Disbursements

\$4,972.21

INVOICE TOTAL (USD)

\$4,972.21

Billing Backup - Roster

Date	Project	Task	Exprd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-10-27	238200348	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.00	120.00	120.00	BOUNDARY AMENDMENT PREPARATION AND DISCUSSION WITH ATTORNEY	
2023-10-30	238200348	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	120.00	240.00	REVIEWING LEGAL DESCRIPTIONS FOR BOUNDARY SURVEYS. COMPARING ORIGINAL SURVEY VS. LATEST.	
2023-10-31	238200348	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.50	120.00	180.00	CREATING EXHIBIT SHOWING VOIDS IN ORIGINAL BOUNDARY SURVEY VS NOW.	
2023-11-06	238200348	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.00	120.00	120.00	BOUNDARY AMENDMENT REVIEW AND COORDINATION.	
2023-10-23	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.50	135.00	202.50	MEETING WITH JEFF WITH TRANE TO DISCUSS CHILLED WATER ISSUES AND VALVE REPLACEMENT PROPOSAL TO BOARD. EMAIL LORENZO REGARDING VALVE REPLACEMENT. LEFT MESSAGE FOR LORENZO TO CALL REGARDING VALVE CHANGE ORDER. REVIEW LOT 8 CONSTRUCTION.	
2023-10-24	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.00	135.00	135.00	COORDINATE WITH JEFF REGARDING AGENDA ITEM FOR VALVE REPLACEMENTS. CALL WITH LORENZO TO DISCUSS FUNDING AND TIMING OF VALVE REPLACEMENTS.	
2023-10-25	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	CORRESPOND WITH DISTRICT STAFF REGARDING LOT 8 WORK AUTHORIZATION.	
2023-10-26	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.50	135.00	202.50	FINALIZE LOT 12 CHILLED WATER SUBSTANTIAL COMPLETION TO TRANE.	
2023-10-27	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.00	135.00	135.00	CALL WITH LINDSAY REGARDING BOUNDARY AMENDMENT SURVEY EXHIBITS. COORDINATE WITH SURVEYOR FOR CHANGES.	
2023-10-31	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	2.75	135.00	371.25	CHILLER PLANT OUTAGE CORRESPONDENCE AND EMAIL REVIEW OF ISSUES. PREPARE FOR AND ATTEND LOT 12 CHILLED WATER PROJECT MEETING. BOUNDARY AMENDMENT EXHIBITS.	
2023-11-01	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.00	135.00	135.00	REVIEW BOUNDARY AMENDMENT SURVEY AREAS THAT ARE DIFFERENT THAN ORIGINAL BOUNDARY.	
2023-11-02	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	2.25	135.00	303.75	PREPARE FOR AND ATTEND CDD MEETING. CALL WITH JEFF TO DISCUSS PROPOSAL AND CHILLER MAINTENANCE ITEMS. REVIEW TO REPLACE PIPE FROM PVC TO COPPER FOR CHILLER PLANT.	
2023-11-06	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.25	135.00	168.75	REVIEW ENCORE BOUNDARY AMENDMENT SURVEY FILES AND REVIEW AREAS OUTSIDE OF CURRENT BOUNDARY BUT INCLUDED IN PLAT. SEND EMAIL TO DA TO VERIFY NEXT STEPS.	
2023-11-09	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.75	135.00	101.25	REVIEW AND UPDATE SIDEWALK/PAVER REPORT. COORDINATE WITH STAFF TO SEND FOR PROPOSALS.	
2023-11-10	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	PREPARE LOT 12 MEETING MINUTES AND SEND AGENDA TO GROUP FOR MEETING NEXT TUESDAY.	
2023-11-13	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	COORDINATE WITH LOT 12 CHILLED WATER PROJECT TEAM TO CANCEL MEETING TOMORROW AND SCHEDULE FOR 11-21-2023. SEND MEETING INVITE AND UPDATE TO TEAM.	
2023-11-16	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.50	135.00	202.50	PREPARE FOR AND ATTEND MEETING WITH JEFF OF TRANE TO REVIEW PROJECTS AND UPCOMING PROPOSALS. REVIEW BOUNDARY AMENDMENT EMAILS AND CORRESPONDENCE. REVIEW FILES AND EXHIBITS FOR STATUS.	
2023-11-17	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.50	135.00	202.50	COORDINATE WITH JEFF REGARDING PLAT SENSOR ISSUE AND RESOLUTION. BOUNDARY AMENDMENT SURVEY ADDITION FOR PARCELS OUTSIDE ORIGINAL BOUNDARY. COORDINATE WITH MILL CREEK REGARDING STREET LIGHT CONDITION ASSESSMENT AND REPLACEMENT COSTS.	
2023-11-20	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	REVIEW CHILLER INTERRUPTION ISSUE WITH JEFF.	
2023-11-21	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	2.50	135.00	337.50	BOUNDARY AMENDMENT SURVEY SUMMARY MEMO PREPARATION. PREPARE FOR AND ATTEND LOT 12 CHILLED WATER PIPE UPGRADE PROJECT MEETING.	
2023-11-06	238200348	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	4.50	85.00	382.50	SIDEWALK REVIEW	
2023-11-07	238200348	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	6.00	85.00	510.00	SIDEWALK REVIEW AND ADA RESEARCH	
2023-11-10	238200348	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	3.50	85.00	297.50	SIDEWALK REPORT	
2023-11-15	238200348	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	1.00	85.00	85.00	ENCORE SIDEWALK	

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-11-20	238200348	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	1.00	85.00	85.00	OBTAINING PROPOSALS FOR SIDEWALK REPORT	
Total Labor:						42.00		\$4,787.50		
2023-10-05	238200348	000A.000A	Direct - Vehicle (mileage)		WOODCOCK, BRAYDON	61.57	1.00	61.57	ENCORE ONSITE INSPECTION	US4621045
2023-10-12	238200348	000A.000A	Direct - Vehicle (mileage)		WOODCOCK, BRAYDON	61.57	1.00	61.57	ENCORE ONSITE INSPECTION	US4621045
2023-10-16	238200348	000A.000A	Direct - Vehicle (mileage)		WOODCOCK, BRAYDON	61.57	1.00	61.57	ENCORE ONSITE INSPECTION	US4621045
Total Direct - Vehicle (mileage)						184.71		\$184.71		
Total Project 238200348						226.71		\$4,972.21		



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

RECEIVED
11/13/2023

Invoice

Invoice Number **314102038**

For questions please contact:

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

Remit Payment To

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

Invoice Date	11-NOV-2023
Customer No.	958479
Reference No.	3117815
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	26-Dec-2023
Discount Date	

Bill To

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

Customer Tax ID

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

Sold To

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

Ship To

3434 COLWELL AVENUE
SUITE 200
TAMPA, FL 33614

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

CERTifyTax - for submittal of tax exemption certificates.

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

1014665285

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

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	27083.33	0.00	0.00	0.00	27083.33

Special Instructions MASTER CONTRACT #3117815

Contract/Call No.	Order Date	Ship Date	Purchase Order
3117815		11-NOV-2023	BILL JOHNSON-GRIFFIN

Line	Description	Quantity	UOM	Unit Price	Extended Price
1	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 11/01/2023	1			
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Intelligent Services; Billing Frequency is MONTHLY; Billing Period Begins on 11/01/2023	1			
3	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Monitoring Services; Billing Frequency is MONTHLY; Billing Period Begins on 11/01/2023	1			
4	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 11/01/2023	1			



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

Statement Date: December 06, 2023

Amount Due: \$19,754.14

Due Date: December 27, 2023

Account #: 211006278348

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

Account Summary

Current Service Period: October 31, 2023 - November 30, 2023

Previous Amount Due	\$14,249.74
Payment(s) Received Since Last Statement	-\$14,249.74

Current Month's Charges	\$19,754.14
-------------------------	-------------

Amount Due by December 27, 2023 \$19,754.14

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

Your Energy Insight



Your average daily kWh used was **20.35% lower** than the same period last year.

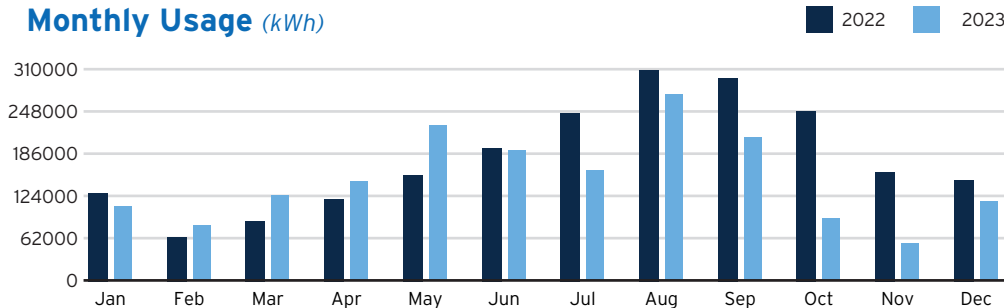


Your peak billing demand was **61.4% higher** than the same period last year.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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

Account #: 211006278348

Due Date: December 27, 2023

Amount Due: \$19,754.14

Payment Amount: \$ _____

663729622457

Your account will be
drafted on December 27, 2023

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

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

Make check payable to: TECO

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



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

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

Meter Read

Service Period: Oct 31, 2023 - Nov 30, 2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000848418	11/30/2023	31,784		31,060		115,840 kWh	160.0000	31 Days
1000848418	11/30/2023	4.02		0		643.52 kW	160.0000	31 Days

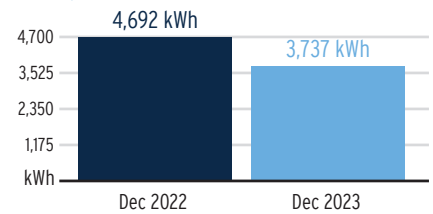
Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$1.08000		\$33.48
Billing Demand Charge	644 kW @ \$14.13000/kW		\$9,099.72
Energy Charge	115,840 kWh @ \$0.00736/kWh		\$852.58
Fuel Charge	115,840 kWh @ \$0.05239/kWh		\$6,068.86
Capacity Charge	644 kW @ -\$0.06000/kW		-\$38.64
Storm Protection Charge	644 kW @ \$0.62000/kW		\$399.28
Energy Conservation Charge	644 kW @ \$0.88000/kW		\$566.72
Environmental Cost Recovery	115,840 kWh @ \$0.00084/kWh		\$97.31
Clean Energy Transition Mechanism	644 kW @ \$1.12000/kW		\$721.28
Storm Surcharge	115,840 kWh @ \$0.00238/kWh		\$275.70
Florida Gross Receipt Tax			\$463.49
Electric Service Cost			\$18,539.78
Franchise Fee			\$1,214.36
Total Electric Cost, Local Fees and Taxes			\$19,754.14

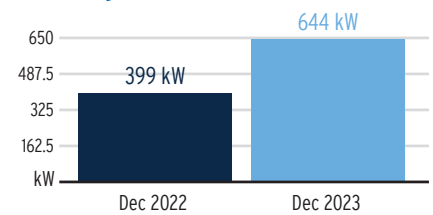
Total Current Month's Charges

\$19,754.14

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

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

Important Messages

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

Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to review the new lighting rates, which take effect in January 2024.