



Rizzetta & Company

Encore Community Development District

Board of Supervisors' Meeting March 7, 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

March 1, 2024

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, March 7, 2024, at 4:00 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602. The following is the final agenda for the meeting:

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** Landscape Inspection Report
 1. Presentation of Landscape Inspection Report.....USC
 2. Presentation of Yellowstone Inspection Report Responses
 3. Consideration of Mulch Installation Proposal..... Tab 1
 4. Consideration of the 2024 Spring Annuals Proposal.....Tab 2
 5. Consideration of Boring at Blanche Armwood St. Proposal.....Tab 3
 - B.** District Counsel
 - C.** District Engineer
 - D.** Chiller System Manager
 1. Presentation of Central Energy Plant Report- Trane.....Tab 4
 2. Consideration of Heat Exchange Room Repairs Proposal.....Tab 5
 3. Consideration of Advanced Drainage Solutions Proposal.....Tab 6
 4. Consideration of Navarra Control Valve.....Tab 7
 - E.** Tampa Housing Authority Update
 - F.** District Manager
 1. Review of Manager's Report.....Tab 8
- 4. BUSINESS ITEMS**
 - A.** Ratification of Irrigation Decoder Wire Path Replacement Proposal.....Tab 9
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors Regular Meeting held on February 1, 2024.....Tab 10
 - B** Consideration of Operations and Maintenance Expenditures for January 2024.....Tab 11
 - C.** Consideration of Chiller Fund Operations and Maintenance Expenditures for January 2024.....Tab 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



Proposal #386909

Date: 02/06/2024

From: Heath Busa

Proposal For

Encore CDD

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

main:
mobile:

Location

1004 N Nebraska Ave
Tampa, FL 33602

Property Name: Encore CDD

2024 Mulch Application

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Pine Bark Mulch - 225 Cubic Yards	225.00	\$64.100	\$14,422.50
Pine Fines - 150 Bags	150.00	\$6.000	\$900.00
Installation Labor	1.00	\$0.000	\$0.00

Client Notes

- Install Pine Bark Mulch throughout CDD
- Mulch will be installed at a depth of 3"
- Pine Fines will be installed in Jasmine Beds

Signature

x

SUBTOTAL \$15,322.50

SALES TAX \$0.00

TOTAL \$15,322.50

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Heath Busa

Office:

hbusa@yellowstonelandscape.com

Tab 2



Proposal #387739
Date: 02/06/2024
From: Heath Busa

Proposal For

Location

Encore CDD

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

main:
mobile:

1004 N Nebraska Ave
Tampa, FL 33602

Property Name: Encore CDD

2024 Spring Annuals

Terms: Net 30

2023 Spring Annual Rotation, in round about beds.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Spring Annuals Installation	720.00	\$1.720	\$1,238.40

Client Notes



Signature

x

SUBTOTAL	\$1,238.40
SALES TAX	\$0.00
TOTAL	\$1,238.40

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact
Print Name: _____
Title: _____
Date: _____

Assigned To
Heath Busa
Office:
hbusa@yellowstonelandscape.com

Tab 3



Proposal #373087

Date: 12/07/2023

From: Juan Perez

Proposal For

Encore CDD

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

main:
mobile:

Location

1004 N Nebraska Ave
Tampa, FL 33602

Property Name: Encore CDD

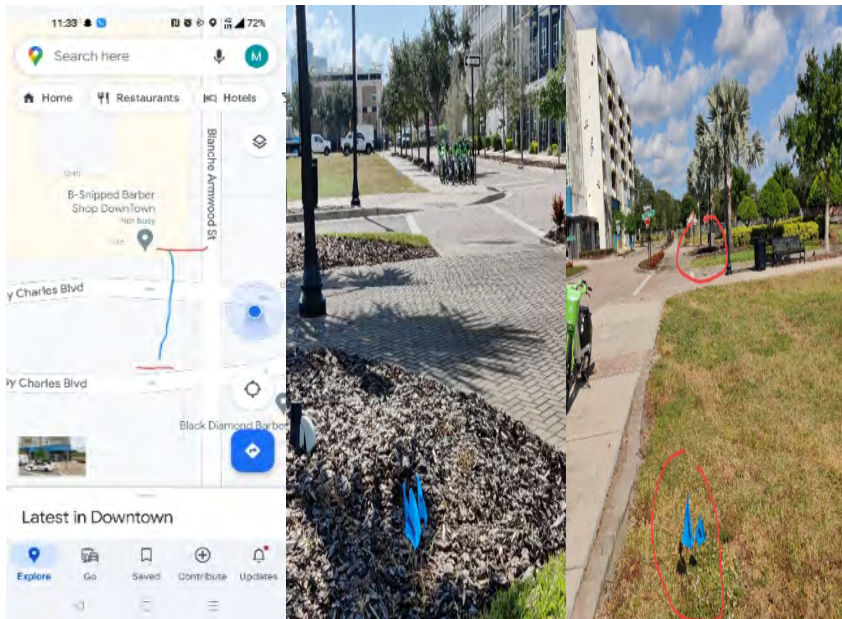
Boring estimate at Blanche Armwood St

Terms: Net 30

This is the estimate for Boring a new irrigation main water line under the road in order to have water on the other side of the road to install a new irrigation zone at this location after this is complete.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Bore 1 2" Poly Pipe	1.00	\$3,424.750	\$3,424.75
GPR Locates	1.00	\$1,164.420	\$1,164.42
Materials	1.00	\$342.480	\$342.48

Client Notes



Signature

x

SUBTOTAL \$4,931.65

SALES TAX \$0.00

TOTAL \$4,931.65

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Juan Perez

Office:

jperez@yellowstonelandscape.com

Tab 4

ENCORE

IS Central Plant and Buildings Report

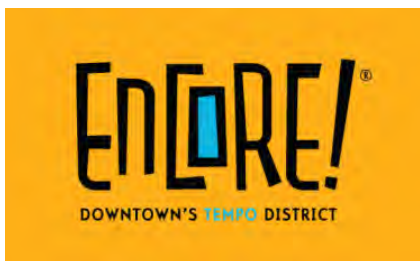
January 2024



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 and Bldgs. Ton-Hour Usage

SECTION 2: Plant Performance and kW/Ton

SECTION 3: Energy Trends and Usage

SECTION 4: Ice Generation 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: Buildings Performance

SECTION 6: Water Usage and Treatment

SECTION 7: Time of Use Electric Rates

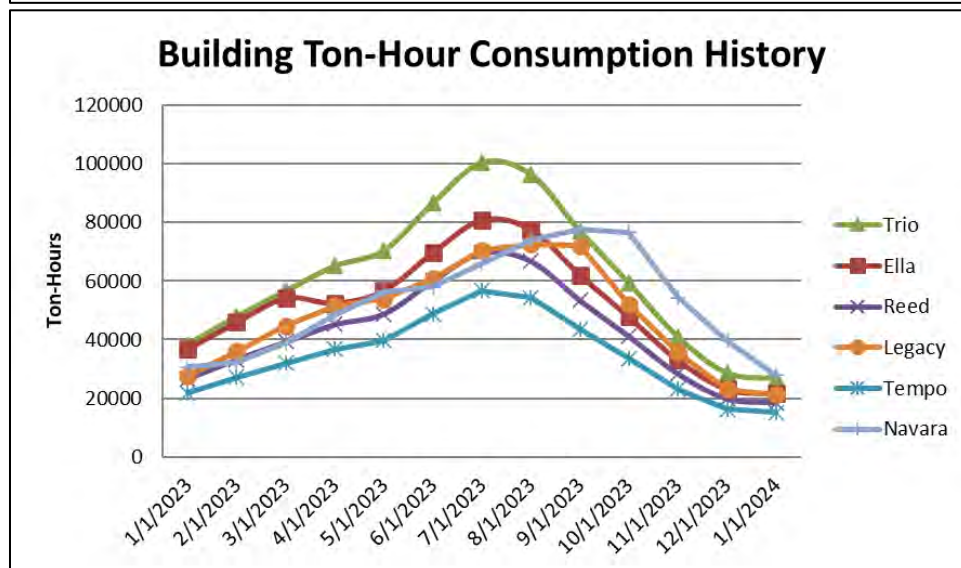
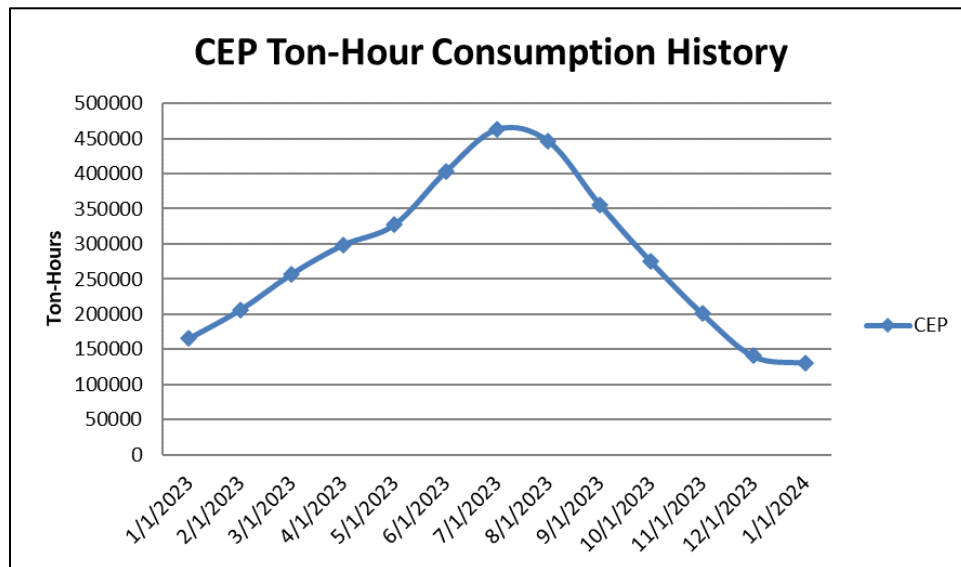
SECTION 8: Operations, Maintenance & Repairs



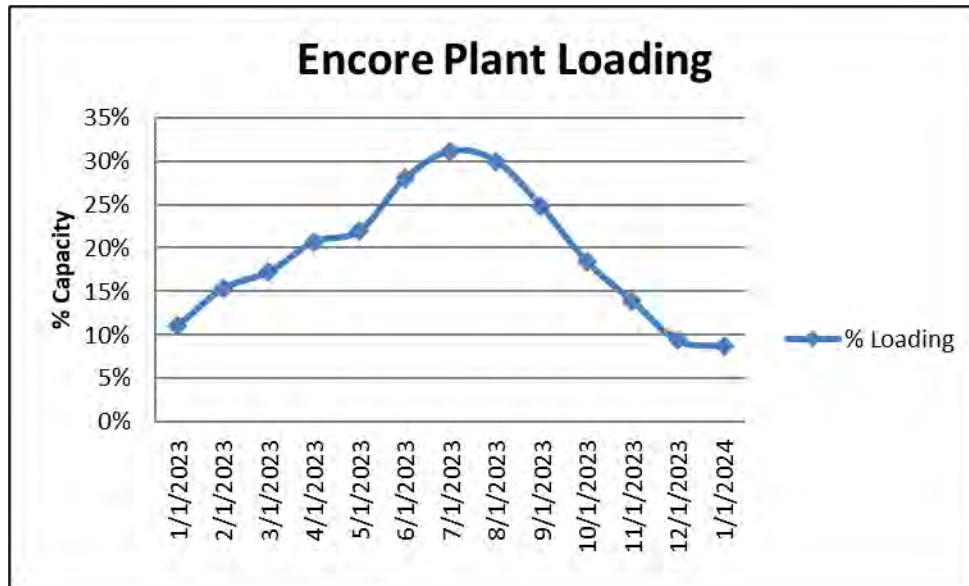
SECTION 1: System and Buildings Ton-Hour Usage

- CEP total kWh consumption decreased 16%, and the total cooling degree days decreased 24% from the previous month.
- The performance metrics below indicate a CEP efficiency of .82 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 7% from the previous month.

December Ton-Hour Consumption		CEP Metrics		January Ton-Hour Consumption		CEP Metrics	
CEP	140,398	kWh	127,824	CEP	130,648	kWh	107,116
Trio	28,705	Total Tons	561,590	Trio	26,696	Total Tons	522,590
Ella	23,118			Ella	21,500		
Reed	19,900	Ton-Hours	140,398	Reed	18,507	Ton-Hours	130,648
Legacy	23,000			Legacy	21,213		
Tempo	16,189	kW per Ton	0.91	Tempo	15,056	kW per Ton	0.82
Navara	27,920			Navara	25,399		



SECTION 2: Plant Performance, Loading, and kW/Ton

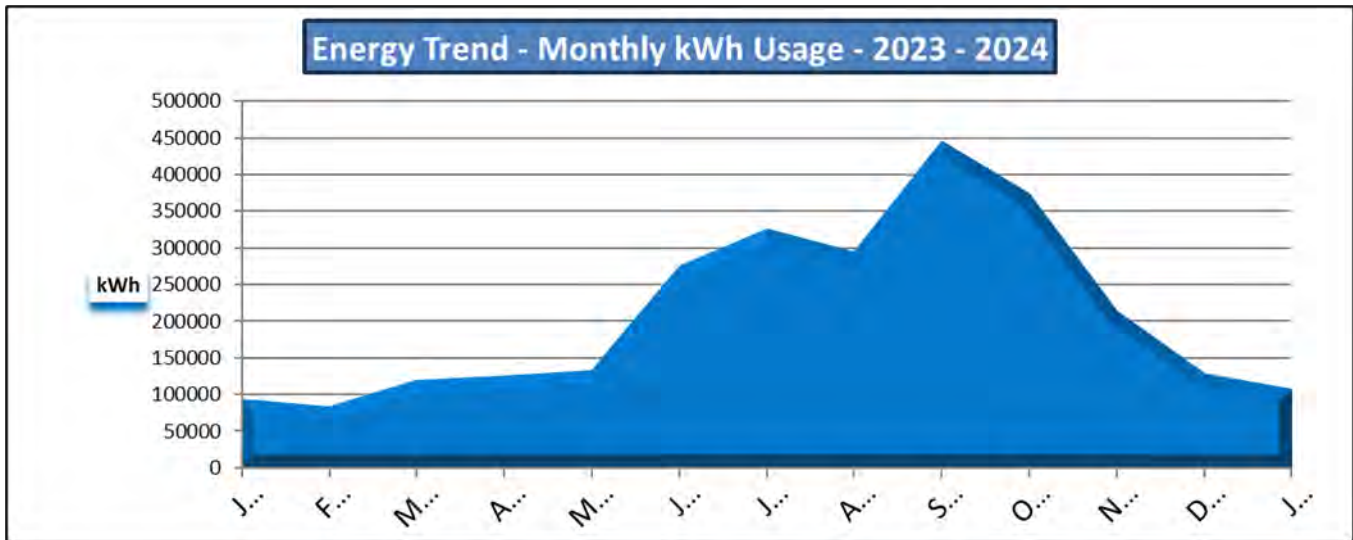


- The current month Plant Loading of 9% was the same as last month due to the small difference in Ton-Hour production.

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
2024											
Jan	42.2	40.2	4.1	1,028	522,590	130,648	9.6	12.0	107,116	0.82	64

SECTION 3: Energy Trends and Usage

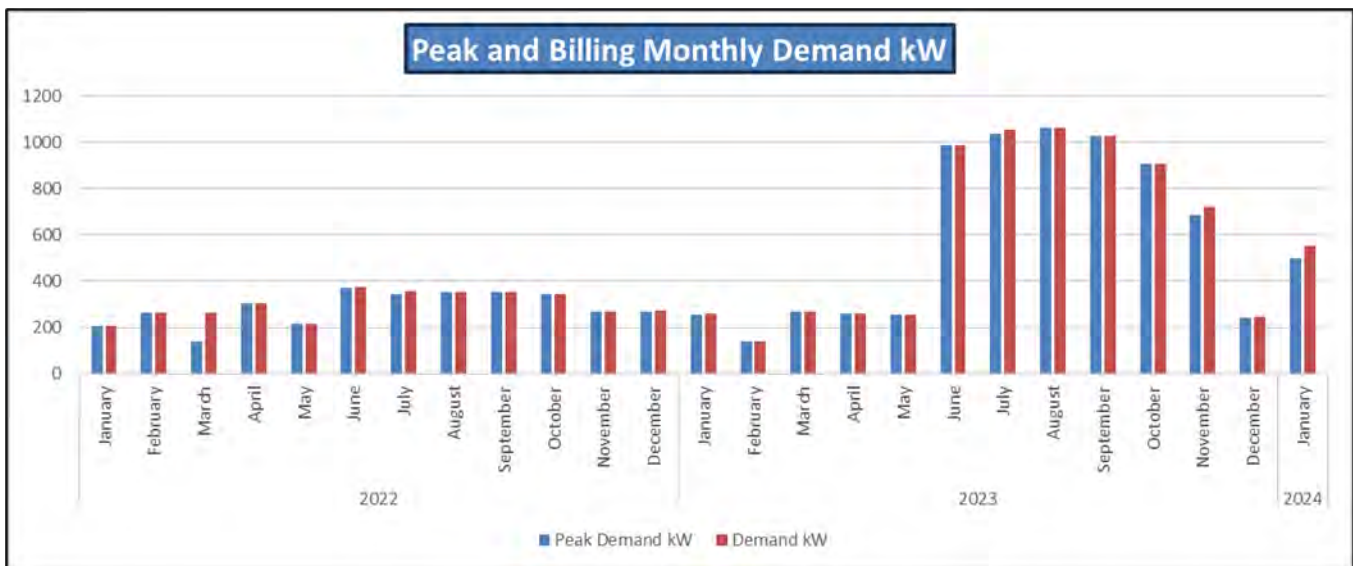


The current CEP construction work is affecting electrical costs.

The new buildings being supplied are increasing the plants' ton hour production, increasing electrical usage.

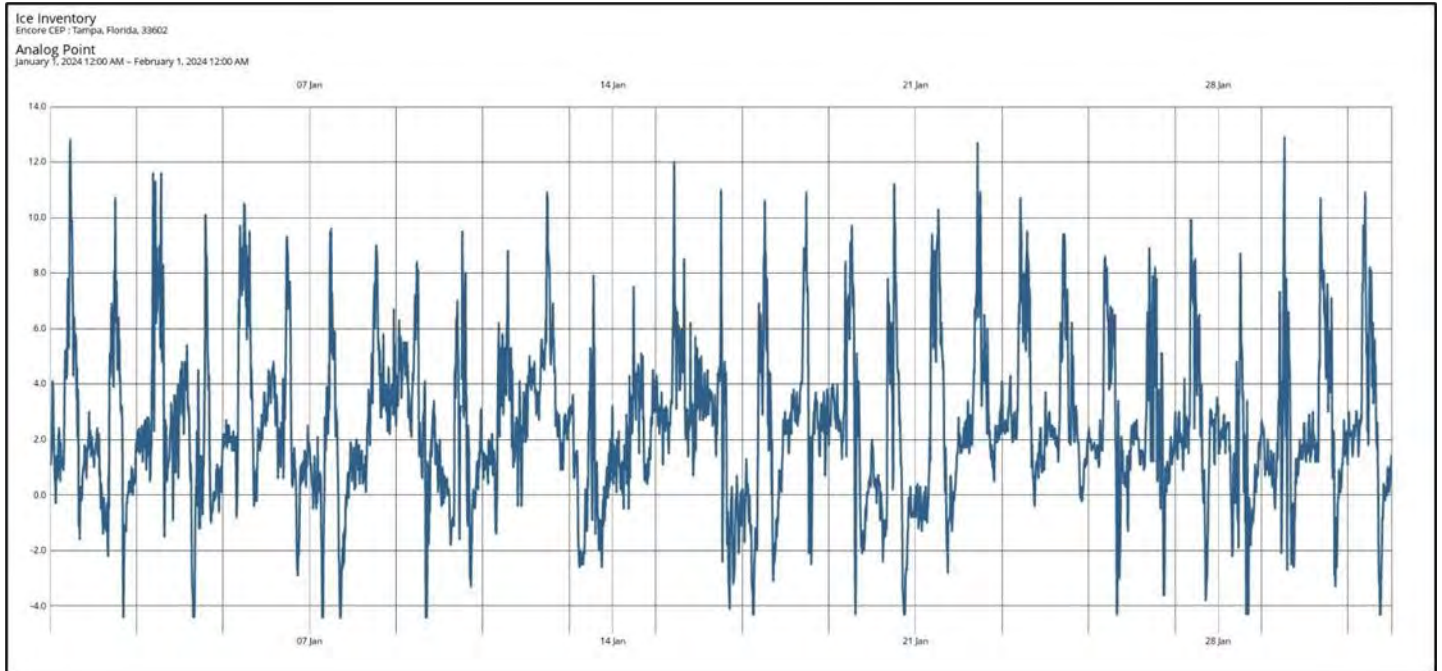
The electrical demand, kW, graph below shows the change in rate structure starting in June 2023.

Peak Demand, kW, is the highest 15-minute period of usage during the On-Peak period during the billing cycle. Billing Demand, kW, is the highest usage demand at any time during the billing period. Peak Demand would always be equal to or less than Billing Demand.



SECTION 4: Ice Generation and Usage

Ice inventory and performance information will appear in this section when the ice making system is back in operation. Below is an example of the information that will be provided.



Ice Inventory - 2024				
	This Period	Last Period	Year to Date	Comments
Days Failed to Make Ice	31		31	Chiller #1 temporarily converted to chilled water Ice making begins after ice level has been below 20% for 15 minutes and tank glycol temperature is above 33°F.
Minimum Ice Level	0		0	
Average Days on Ice	0		0	
Maximum Days on Ice	0		0	
Maximum Hours on Ice	0		0	



SECTION 5: Buildings Performance

Navara - Plant and Building Side Heat Exchanger Information

Navara Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Average Delta T Setpoint	Total Tons	Average CHW Supply Pressure	Average CHW Return Pressure	Average Diff Press	Average Control Valve Signal	Average Control 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
2024	54.0	40.7	9.3	96	14.0	149,398	58.4	54.2	3.9	28.1	28.0
Jan	54.0	40.7	9.3	96	14.0	149,398	58.4	54.2	3.9	28.1	28.0

Navara Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average System CHW Diff Pressure	Average CHW Supply Pressure	Average CHW Return Pressure	Average Control Valve Signal	Average Control 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
2024	50.9	46.2	4.7	241	45	144,771	19.3	64.6	59.6	93.4	92.8
Jan	50.9	46.2	4.7	241	45	144,771	19.3	64.6	59.6	93.4	92.8



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
2024	51.9	40.5	11.4	58	14.0	84,999	58.8	56.3	2.5	30.4	21.8
Jan	51.9	40.5	11.4	58	14.0	84,999	58.8	56.3	2.5	30.4	21.8

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
2024	52.2	45.8	6.4	94	73,346	5.8	74.7	68.9	7.5	41.2	41.0
Jan	52.2	45.8	6.4	94	73,346	5.8	74.7	68.9	7.5	41.2	41.0

Ella – Plant and Building Side Heat Exchanger Information

Ella Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average CHWR Flow	Plant Total Tons	Average Setpoint	Average 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
2024	44.8	40.6	4.3	167	79,950	14.0	20.2
Jan	44.8	40.6	4.3	167	79,950	14.0	20.2

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
2024	52.4	41.5	10.9	111	150,884	42	89.5
Jan	52.4	41.5	10.9	111	150,884	42	89.5

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
2024	56.1	131.1	-75.0	124.9	-1,129,117	14	20.9
Jan	56.1	131.1	-75.0	124.9	-1,129,117	14	20.9

The supply temperature sensor is bad and needs to be replaced.

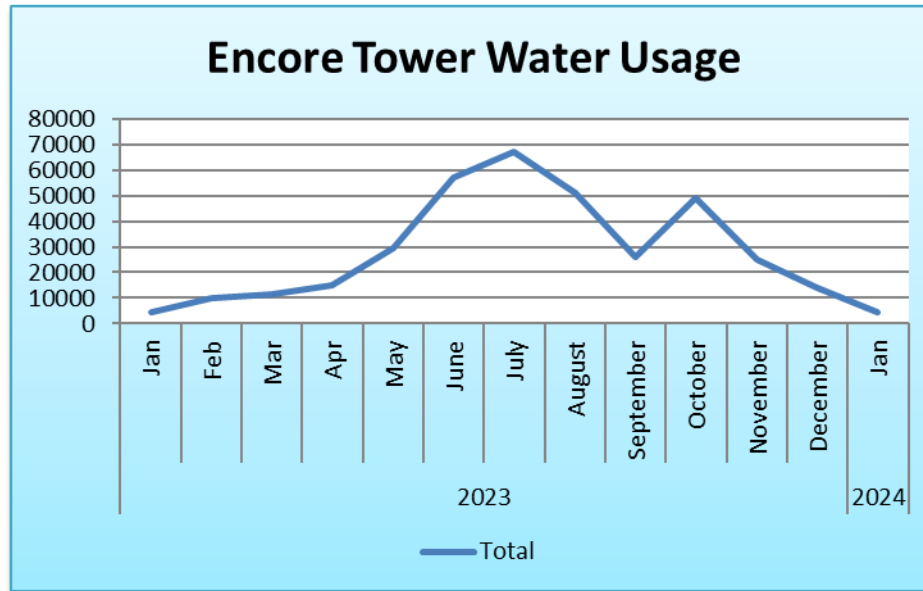
Reed Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average CHW Diff Pressure
2023	55.7	43.6	12.1	154	44.0	2,740,260	17.2
Jan	54.0	42.0	12.0	85	44.0	124,804	20.0
Feb	54.4	42.6	11.7	117	44.0	152,129	20.0
Mar	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
2024	57.4	47.2	10.3	75	44.0	94,092	9.9
Jan	57.4	47.2	10.3	75	44.0	94,092	9.9

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
2024	49.4	40.5	8.9	14	28.4	33,512	26.9	27.0
Jan	49.4	40.5	8.9	14	28.4	33,512	26.9	27.0

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
2024	48.8	45.3	3.5	98	46,342	11	10.8	0.0
Jan	48.8	45.3	3.5	98	46,342	11	10.8	0.0

SECTION 6: Water Usage and Treatment



Date	Usage Gallons	Date	Usage Gallons
2023		2024	
Jan	4571	Jan	4486
Feb	9896	Feb	
Mar	11440	Mar	
Apr	14819	Apr	
May	29554	May	
June	57138	June	
July	66924	July	
August	50912	August	
September	26098	September	
October	49182	October	
November	25025	November	
December	14057	December	
Total	359616	Total	4486

Monthly Water Treatment Information



Service Report

Monthly Water Treatment Service Report

Friday, February 2, 2024 5:22 PM EST

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

Report Number: 579996

Recorded By: Juan Valenzuela
jvalenzuela@chemtexcorp.com

On-Site Time: 10:10 AM EST to 11:15 AM EST

Chiller Plant - Condenser Water

Test	Softeners	Condenser Water	
Hardness, total (ppm as CaCO ₃)	2 5 max	30 150 max	
Hardness, calcium (ppm as CaCO ₃)	0 5 max	20 100 max	
Alkalinity, M (ppm as CaCO ₃)	120 20 - 400	450 800 max	
Conductivity (as µmhos)	879 Record	2889 1000 - 5500	
Controller Conductivity Reading		2777 Record	
On-Trac, ppb	0 Record	95 80 min	
On-Trac Controller Reading		80 Record	
pH	8.2 6 - 8.5	10.3 Record	
Temperature (°F)		95 60 - 100	
 LSI (Calculated)		2.4 2.2 max	
ATP, Free (RLU)		34 Record	
ATP, Total (RLU)		29 Record	
 ATP, Viable (RLU)		-5.0 200 max	
Chlorine, free (ppm as Cl ₂)		0.09 0.1 - 0.5	
Chlorine, total (ppm as Cl ₂)		0 0.5 - 1	
 Average Daily Blowdown, gal (from ft ³)		-127461.2 Record	
Days since last input		30 31 max	
 Conductivity Cycles (Calculated)		3.3 4 - 10	
Blowdown, Current, ft ³		57715 Record	
Blowdown, Previous, ft ³		568923 Record	

SECTION 7: Time of Use Electric Rates

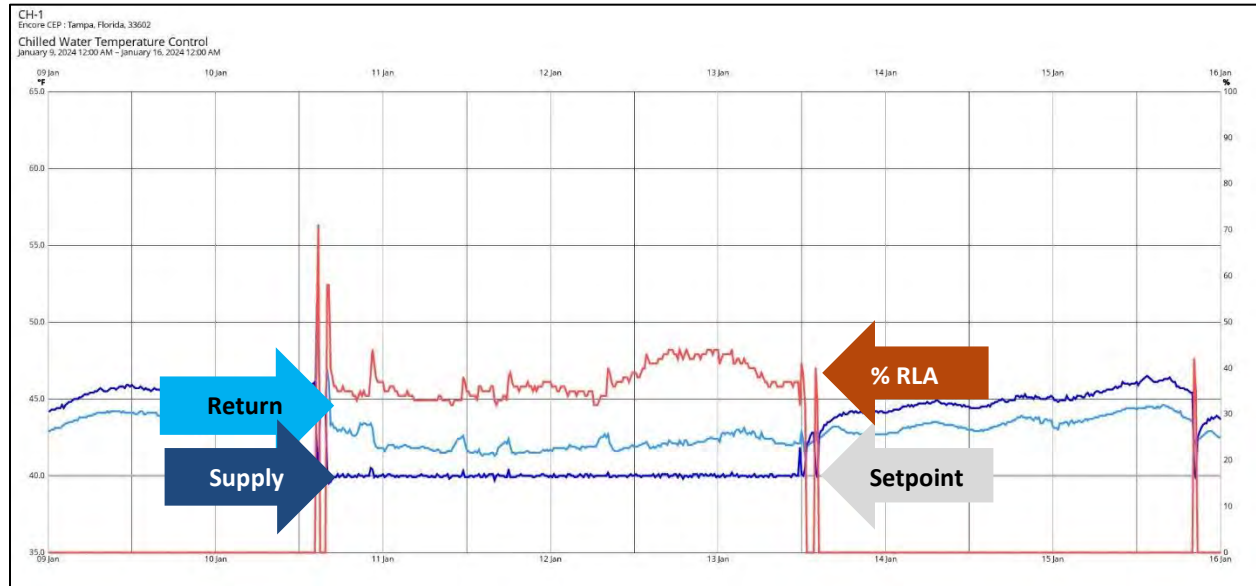
Tampa Electric Monthly Charges

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 8: Operations, Maintenance, and Repair Status

Chiller #1 Chilled & Condenser Water Performance

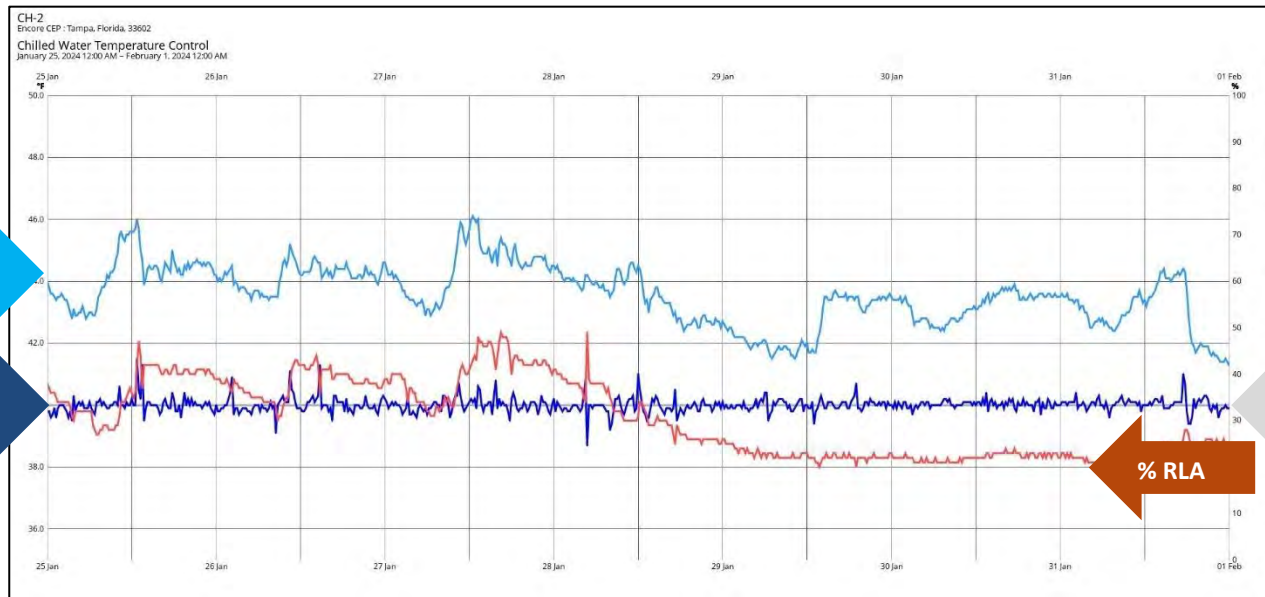


Chiller Performance Graph Nomenclature	
%RLA	Operating Capacity
Setpoint	Chiller Chilled Water Temperature Setpoint
Supply	Chiller Chilled Water Supply Temperature
Return	Chiller Chilled Water Return Temperature

Trane Model # CVHF108, Serial # L11H03092

Chiller 1	Average Chilled Water Entering	Average Chilled Water Leaving	Average Chilled Water Delta T	Average Condenser Water Entering	Average Condenser Water Leaving	Average Condenser Water Delta T	Average %RLA	Run Hours
2023								
Jun	44.6	40.1	4.6	82.1	90.8	8.8	71.0	240
Jul	43.1	40.1	3.1	80.4	87.2	6.7	67.6	153
Aug	43.0	39.6	3.4	81.2	89.2	8.0	73.5	225
Sep	42.3	40.0	2.3	77.8	85.0	7.2	65.1	477
Oct	42.8	40.0	2.8	72.1	78.6	6.5	52.7	569
Nov	42.9	40.0	2.9	69.0	73.9	4.9	43.9	237
Dec	--	--	--	--	--	--	--	0
2024								
Jan	42.2	40.0	2.2	65.4	69.0	3.5	37.3	71

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
2024								
Jan	42.3	40.0	2.3	64.1	67.5	3.4	26.4	663

Chiller #1 Refrigeration and Mechanical Performance

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
2024									
Jan	-4.6	63.3	-5.8	-8.4	43.1	-0.4	22.9	109.6	71

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 Refrigeration and Mechanical Performance

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
2024									
Jan	-3.4	68.3	1.0	-9.0	38.9	1.1	22.4	107.3	663

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

Completed Maintenance & Repairs	
CWP-2 2/13/24	Tech: Alfred Gonzalez got to site and had BAS Switch pumps around. LOTO and isolate pump through the manual valves. Remove defective broken 1/4-inch pipe and install new pipe as required. Reopen isolation valves and check for any signs of water leaks note to be satisfactory. Remove LOTO And put pump motor back in full auto mode. Fill out paperwork.
Plant Misc 2/10/24	Tech: Ed Wright worked with Javier. Did SMP licensing and firmware upgrade of the SC. Corrected the plant return temp sensor and got the UC600 plant controller communication status up. Looked at the legacy chilled water valve need the Belimo tool to continue troubleshooting.
Navara SC 2/10/24	Tech: Javier Suris updated the SMP license, and updated SC Firmware to 5.8.1830.
Plant SC 2/10/24	Tech: Javier Suris updated SC Firmware to 5.8.1830.
Legacy SC 2/3/24	Tech: Javier Suris updated Firmware to v5.8.1830.
Ella SC 2/3/24	Tech: Javier Suris updated Firmware to v5.8.1830.
Legacy SC 1/25/24	Tech: Javier Suris updated SC+ License.
Ella SC 1/25/24	Tech: Javier Suris updated SC+ License.
Plant SC+ 1/25/24	Tech: Javier Suris updated SC License.
Plant Failure 1/23/24	Tech: Joe Fortugno logged into chiller plant and found all chillers down on condenser water flow. Reset chillers 1 and 2. Checked condenser pump rotation and found that it had rotated to pump 3. This pump is currently down. I also went into pump 3 start/stop and found it overridden off. This was causing the pump to never go into alarm. Because pump 3 is down, I override the pump request to pump 2 so the plant would run. Chiller 2 is now operating. We can release the override once pump 3 is repaired.
Flow Meters 1/20/24 to 1/22/24	Tech Javier Suris, Troubleshoot FM-1,2,4,5,6 & 7. No 24vac supply present. Found control transformer fuse blown. Temporarily used fuse from V-2. Will replace the fuse I had previously ordered for another WO. FM-3 Plant Flow meter: Temporarily removed the meter to send out for calibration and set the point out of service with 1000 gpm. Will bring it to Joel on Monday. FM-7 CH-2 Flow meter: Temporarily removed the sensor to send out for calibration and set the point out of service with 1000gpm. Will bring it to Joel on Monday. Installed Test. Delivered meters to Joel.
Cooling Tower 2 1/17/24 & 1/23/24	Tech: Javier Suris found cooling tower hot deck overflowing. Found CT-2 ISO valves not closed. Control transformer fuses for V-13 & V-14 were blown. Temporarily used fuses from Glycol ISO Valves. Searched for the part. Ordered new fuses. BUSS 1CJ21 Grainger. Receiving ETA-Monday 23. Receive the parts. Replaced blown fuses. Left other fuses on site for spare.
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	<p>10/30/2023-JS: Received multiple alarms at 5 am. Remotely connect to the site. Chiller plant UC600's were not communicating. I 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.</p> <p>1/9/2024-JS: Picked up parts from Trane Supply. Began working on replacement.</p> <p>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.</p>

Tab 5



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

Cost Breakdown per site (Trio, Ella, and Tempo) - \$10,915.0

- Construction and Project Management - \$1,875.00
- Subcontractors - \$5,840.00
- Controls - \$1,975.00
- Service Labor - \$1,225.00

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

Cost Breakdown

- Construction and Project Management - \$5,675.00
- Engineering - \$5,425.00
- Materials and Devices - \$29,755.00
- Controls Labor - \$12,690.00
- Subcontractors - \$28,863.00
- Graphics - \$5,020.00



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 6

ESTIMATE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
(813) 568-2891



Encore Community Development District

Bill to
Encore Community Development District
3434 Colwell Ave
Ste 200
Tampa, FL

Ship to
Encore Community Development District
3434 Colwell Ave
Ste 200
Tampa, FL

Estimate details
Estimate no.: 1097
Estimate date: 01/11/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Services 1. Removal of the dark crusted sand from the top to a depth of 4" to 8" from the filter. 2. Inspection of the system and underdrains. 3. Replacement of sand with clean FDOT filter sand and rake to grade.		1	\$5,975.00	\$5,975.00
2.		Service at Encore		1	\$0.00	\$0.00
Total						\$5,975.00

Tab 7



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.

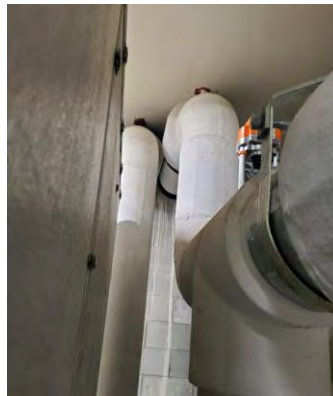
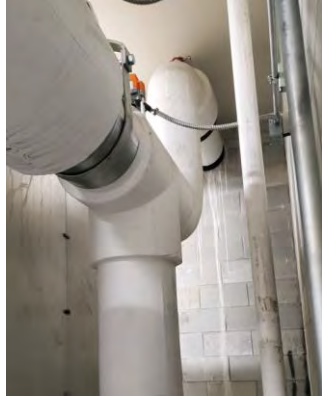
Pricing: **Replace 3-way valve with 2-way valve - \$36,508.00**

Cost Breakout

- Construction and Project Management – 3,675.00
- Subcontractor (piping and insulation) – 18,512.00
- Controls - \$8,556.00
- Service Labor - \$5,765.00



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 8



Rizzetta & Company

March 7

District Manager's Report

2024

UPCOMING DATES TO REMEMBER

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

FINANCIAL SUMMARY

1/31/2024

General Fund Cash & Investment Balance: \$239,974

Chiller Operation Cash & Investment Balance: \$1,032,585

Chiller Reserve Fund Investment Balance: \$2,588,591

Total Cash and Investment Balances: \$3,861,150

General Fund Expense Variance: Under Budget
\$20,069

E
N
C
O
R
E

C
D
D

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

Professionals in Community Management

Tab 9



Proposal #392495

Date: 02/19/2024

From: Juan Perez

Proposal For

Encore CDD

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

main:
mobile:

Location

1004 N Nebraska Ave
Tampa, FL 33602

Property Name: Encore CDD

Irrigation Decoder wire path replace

Terms: Net 30

During our regular monthly inspection on 2/19/24 we found the irrigation system was off and we check the controller Decoder wire path was Damage and unfortunately is not under warranty. The irrigation system is off at this time until this part is replace. Just keep in mind this is the must important part on the controller with out this the timer can't function at all.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	1.00	\$82.430	\$82.43
Hunter Decoder Wire Path	1.00	\$2,915.900	\$2,915.90

Client Notes



Signature

x *Christina Newsome*

SUBTOTAL	\$2,998.33
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SALES TAX	\$0.00
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TOTAL	\$2,998.33
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Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Juan Perez

Office:

jperez@yellowstonelandscape.com

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, February 1, 2024, at 4:05 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

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

Also present were:

Christina Newsome	District Manager, Rizzetta & Company, Inc.
John Toborg	LISM, Rizzetta & Company, Inc.
Tim Bowersox	Representative, Yellowstone
Heath Busa	Representative, Yellowstone
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
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

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 and answered any Board questions. Yellowstone gave their responses to the

Landscape Inspection Report.

2. Presentation of Landscape and Irrigation RFP Manuals

During the meeting, Mr. Toborg presented the Landscape and Irrigation RFP manuals and answered questions from the Board. After discussion, the Board decided to hold a workshop to review the RFP before publication.

3. Presentation of Forensic Report

The Board decided to table the first draft of the forensic report in order to review the finalization of the report.

4. Presentation of Yellowstone Inspection Report Responses

Yellowstone gave their responses to the Landscape Inspection Report.

B. District Counsel

Ms. Sandy participated by phone and notified the Board of the conduct rules referendum.

C. District Engineer

Greg Woodcock was present; he informed the Board that the final inspection had been completed and the record drawing process had begun. The final meeting will be held on February 6, 2024.

D. Chiller System Manager

1. Presentation of Central Energy Plant Report- Trane

Mr. Watson presented the Central Energy Plant Report to the Board.

2. Discussion of BTU Meter Relocation for Ella, Trio, and Trane

This topic has been tabled by the Board.

3. Discussion of Controls and Comm Upgrades for Ella, Trio, Reed, and Tempo

This topic has been tabled by the Board.

4. Discussion of Navara Plant Side Control Valve Change from 3-Way to 2-Way Design

This topic has been tabled by the Board.

**5. Discussion of Condenser Water Pump #3
Check Valve Replacement**

This topic has been tabled by the Board.

6. Discussion of Chilled Water Pump #1 Repair

This topic has been tabled by the Board.

7. Discussion of Chilled Water Pump #2 and Insulation Repair

This topic has been tabled by the Board.

E. Tampa Housing Authority Update

Present, no report has been given.

F. District Manager

1. Review of District Manager Report

The next regularly scheduled meeting will be held on Thursday, March 7, 2024, at 4:00 p.m. at the Ella at Encore.

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

2. Presentation of December Website Audit

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved the Website Audit for the 4th Quarter, for the Encore Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of
the Board of Supervisors Regular
Meeting held on
January 4, 2024**

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 January 4, 2024, for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Operations
and Maintenance Expenditures
for December 2023**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors of Encore CDD ratified the Operations & Maintenance Expenditures for December 2023 (\$27,480.84), for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of
Chiller Operations
and Maintenance Expenditures
for December 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 December 2023 (\$58,501.15), for the Encore Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson, the Board unanimously approved to adjourn the meeting at 5:24 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 January 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$38,176.50**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Drainage Solutions	100220	1067	Stormwater Management Q3 09/23	\$ 5,900.00
Advanced Drainage Solutions	100220	1068	Stormwater Management Q4 12/23	\$ 5,900.00
Billi J. Griffin	100211	BG010424	Board of Supervisors Meeting 01/04/24	\$ 200.00
Innersync Studio, Ltd	100216	21913	Quarterly Website Compliance 01/24	\$ 384.38
Kutak Rock, LLP	100212	3326146	Legal Services 11/23	\$ 473.50
Mae F. Walker	100213	MW010424	Board of Supervisors Meeting 01/04/24	\$ 200.00
Mandy Electric, Inc	100217	17465	Lighting Test 12/23	\$ 600.00
Mandy Electric, Inc	100223	17528	Testing - Light Poles 01/24	\$ 1,350.00
Phil Lentsch	100218	37720	4 Agenda Booklets 01/24	\$ 191.40
Phil Lentsch	100224	37829	4 Agenda Booklets 01/24	\$ 220.92
Rizzetta & Company, Inc.	100210	INV0000086430	District Management Fees 01/24	\$ 4,313.83
Springer Environmental Services, Inc.	100219	13519	Clean Up 12/23	\$ 201.85
Springer Environmental Services, Inc.	100221	13440	Clean Up 11/23	\$ 1,024.10

Encore Community Development District

Paid Operation & Maintenance Expenditures

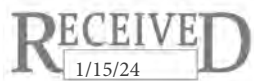
January 1, 2024 Through January 31, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Springer Environmental Services, Inc.	100225	13559	Clean Up 01/24	\$ 602.25
TECO	20240130-1	TECO Summary 12/23 Autopay	Utility Summary 12/23	\$ 1,022.63
Teresa Morning	100214	TM010424	Board of Supervisors Meeting 01/04/24	\$ 200.00
Times Publishing Company	100215	0000323245 12/27/23	Customer #124384 Legal Advertising 12/23	\$ 350.50
Yellowstone Landscape	20230103-1	TM 622494 ACH	Irrigation Repairs 11/23	\$ 2,676.00
Yellowstone Landscape	20230103-1	TM 625704	Monthly Landscape Maintenance 12/23	\$ 4,869.57
Yellowstone Landscape	20230103-1	TM 633938	Landscape Enhancement 12/23	\$ 1,042.00
Yellowstone Landscape	20230103-1	TM 635083	Irrigation Repairs 12/23	\$ 180.00
Yellowstone Landscape	20230129-1	TM 638778	Monthly Landscape Maintenance 01/24	\$ 4,869.57
Yellowstone Landscape	20230129-1	TM 639144 ACH	Annual Flowers 12/23	<u>\$ 1,404.00</u>
Total Report				<u>\$ 38,176.50</u>

INVOICE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
(813) 568-2891



Encore Community Development District

Bill to
Encore Community Development District
3434 Colwell Ave
Ste 200
Tampa, FL

Ship to
Encore Community Development District
3434 Colwell Ave
Ste 200
Tampa, FL

Invoice details
Invoice no.: 1067
Terms: Net 30
Invoice date: 09/21/2023
Due date: 10/21/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Services Invoice for Inspection, and Maintenance of Stormwater Management System Encore Project (Quarter 3) 1. Removal of vegetation in the filter area and raking the sand bed to have the filter system clean. a. Clean the trash collectors (7) and remove the waste. b. Inspection of the system and recommendations. c. Testing the inflow and outflow water. d. Jetting the underdrains and tilling the sand filter. e. Rain gauge checks on rainfall events.		1	\$5,900.00	\$5,900.00
2.		Service at Encore		1	\$0.00	\$0.00

Total **\$5,900.00**

Overdue 10/21/2023

INVOICE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
(813) 568-2891



Encore Community Development District

Bill to
Encore Community Development District
3434 Colwell Ave
Ste 200
Tampa, FL

Ship to
Encore Community Development District
3434 Colwell Ave
Ste 200
Tampa, FL

Invoice details
Invoice no.: 1068
Terms: Net 30
Invoice date: 12/20/2023
Due date: 01/19/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Services Invoice for Inspection, and Maintenance of Stormwater Management System Encore Project (Quarter 4) 1. Removal of vegetation in the filter area and raking the sand bed to have the filter system clean. a. Clean the trash collectors (7) and remove the waste. b. Inspection of the system and recommendations. c. Testing the inflow and outflow water. d. Jetting the underdrains and tilling the sand filter. e. Rain gauge checks on rainfall events.		1	\$5,900.00	\$5,900.00
2.		Service at Encore		1	\$0.00	\$0.00
Total						\$5,900.00

Encore CDD
Meeting Date: January 4, 2024

RECEIVED
1/5/2024

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Billi Johnson-Griffin	✓
Mae Walker	✓
Juila Jackson Do Not Pay	✓
Teresa Morning	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	403
Meeting End Time:	502
Total Meeting Time:	59M

Time Over _____ (?) Hours:	
----------------------------	--

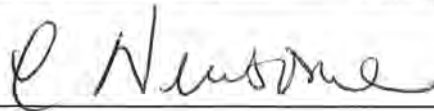
Total at \$ _____ per Hour:	
-----------------------------	--

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: _____





Your Website powered by
SchoolNow

RECEIVED
1/3/2024

INVOICE

BILL TO

Encore CDD
12750 Citrus Park Lane
Tampa, FL 33625

INVOICE # 21913**DATE** 01/01/2024**DUE DATE** 01/16/2024**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38
<hr/>	
Quarterly service	BALANCE DUE
	\$384.38

PLEASE NOTE OUR NEW REMITTANCE ADDRESS ABOVE. For any questions regarding invoice contact us at billing@schoolnow.com

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 13, 2023

RECEIVED
12/13/2023**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. 3326146

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. 3326146
6723-1

Re: General

For Professional Legal Services Rendered

11/02/23	S. Sandy	0.80	236.00	Prepare for and attend board meeting; conduct follow-up regarding same
11/03/23	D. Wilbourn	0.50	75.00	Prepare work authorization with Trane
11/05/23	S. Sandy	0.40	118.00	Prepare work authorization for leaking valve repair
11/06/23	D. Wilbourn	0.10	15.00	Revise work authorization for leaking valve repair
11/09/23	S. Sandy	0.10	29.50	Confer with Newsome regarding potential water leak

TOTAL HOURS 1.90

TOTAL FOR SERVICES RENDERED \$473.50

TOTAL CURRENT AMOUNT DUE \$473.50

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

Invoice

RECEIVED
1/2/2024



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

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

INVOICE #	DATE	TOTAL DUE		TERMS	ENCLOSED
17465	01/02/2024	\$600.00		On completion	

DESCRIPTION	QTY	RATE	AMOUNT
Completed lighting functionality test on 12/29	1	600.00	600.00

BALANCE DUE **\$600.00**

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

Invoice



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

SHIP TO
Encore

INVOICE #	DATE	TOTAL DUE			ENCLOSED
17528	01/29/2024	\$1,350.00			

DESCRIPTION	QTY	RATE	AMOUNT
- Completed lighting functionality test on 10/16	1	600.00	600.00
Approved repairs:			
- Retrofitted (5) light pole heads (#23, 38 ,67 ,81, 119)	1	750.00	750.00

BALANCE DUE

\$1,350.00

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 #: 00037720

Date: 1/4/2024

Page: 1

DATE	DESCRIPTION	AMOUNT
	4 Agenda booklets 87 color copies, 33 Black & white copies 6 Tabs and coil bound with clear front and white Back UPS to 3 Locations	\$132.64 \$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: \$191.40
		Amount Applied: \$0.00
		Balance Due: \$191.40

Terms: Net 10

OFFICE dynamics

not your average print shop!

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

RECEIVED
1/26/2024

Invoice #: 00037829

Date: 1/25/2024

Page: 1

DATE	DESCRIPTION	AMOUNT
	4 Agenda booklets 103 color copies, 32 Black & white copies 12 Tabs and coil bound with clear front and white Back UPS to 3 locations	\$162.16 \$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: \$220.92
		Amount Applied: \$0.00
		Balance Due: \$220.92

Terms: Net 10

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

RECEIVED
12/22/2023

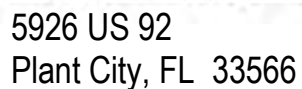
Invoice

Date	Invoice #
1/1/2024	INV0000086430

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of		Terms		Client Number
January		Upon Receipt		00201
Description		Qty	Rate	Amount
Accounting Services	\$513.33	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
				\$4,313.83
Subtotal			\$5,206.50	
Total			\$5,206.50	



Invoice

13519

12/31/2023

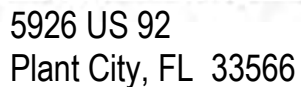
RECEIVED
1/3/2024

P.O. No.	Terms
	Net 30

Please mail payments to: 13841 Hwy 92 E, Dover, FL 33527

Credit or debit card payments: Email Admin@SpringerEnvironmental.com and request a link to pay.

Total **\$201.85**



Invoice

13440

11/30/2023

RECEIVED
1/25/2024

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

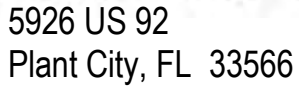
P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
12.45	11/01 Cleanup Session	55.00	684.75
3.17	11/13 Cleanup Session	55.00	174.35
3	11/29 Cleanup Session	55.00	165.00
	Sales Tax Collection	7.50%	0.00

Please mail payments to: 13841 Hwy 92 E, Dover, FL 33527

Credit or debit card payments: Email Admin@SpringerEnvironmental.com and request a link to pay.

Total	\$1,024.10
--------------	-------------------



1/31/2024

1/31/2024

P.O. No.	Terms
	Net 30

Total	\$602.25
--------------	-----------------

Encore CDD
TECO Summary 12/23
Period Covered: 12/01/2023 - 01/02/2024

<u>Account Number</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Location</u>	<u>GL Account</u>
211006275344	01/08/24	01/29/24	\$ 77.05	1101 Scott St E #A	4301
211006275609	01/08/24	01/29/24	\$ 141.80	1199 Scott St E #B	4301
211006276102	01/08/24	01/29/24	\$ 98.16	1231 Scott St E	4301
211006276375	01/08/24	01/29/24	\$ 77.02	1261 Scott St E	4301
211006276698	01/08/24	01/29/24	\$ 287.10	1261 Scott St E Chr Lights	4307
211006277001	01/08/24	01/29/24	\$ 72.86	1200 Nebraska Av N	4301
211006277597	01/08/24	01/29/24	\$ 161.33	1200 Nebraska Av N	4301
211006277886	01/08/24	01/29/24	\$ 69.42	1008 Nebraska Av N	4301
221007736350	01/08/24	01/29/24	\$ 37.89	1210 E. Hamilton Av	4301
TOTAL			<u>\$ 1,022.63</u>		

53100	4301	\$	735.53	Utility
53100	4307	\$	287.10	Street Lights
TOTAL		<u>\$</u>	<u>1,022.63</u>	



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

Statement Date: January 08, 2024

Amount Due: \$37.89

Due Date: January 29, 2024

Account #: 221007736350

DO NOT PAY. Your account will be drafted on January 29, 2024

Account Summary

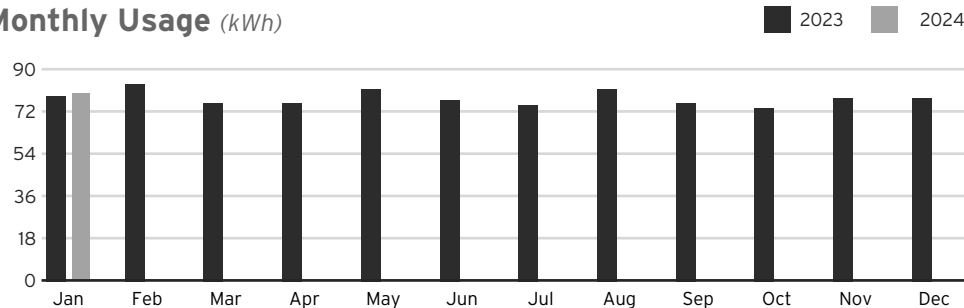
Current Service Period: December 01, 2023 - January 02, 2024

Previous Amount Due	\$41.34
Payment(s) Received Since Last Statement	-\$41.34
Miscellaneous Credits	-\$4.20
Credit balance after payments and credits	-\$4.20
Current Month's Charges	\$42.09

Amount Due by January 29, 2024 \$37.89

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

Monthly Usage (kWh)



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



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 #: 221007736350

Due Date: January 29, 2024

Amount Due: \$37.89

Payment Amount: \$ _____

667433321692

Your account will be
drafted on January 29, 2024

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.

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.



**DOWNED IS
DANGEROUS!**

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit
TampaElectric.com/PowerLineSafety



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

Account #: 221007736350
Statement Date: January 08, 2024
Charges Due: January 29, 2024

Meter Read

Service Period: Dec 01, 2023 - Jan 02, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000741569	01/02/2024	2,934		2,854		80 kWh	1	33 Days

Charge Details

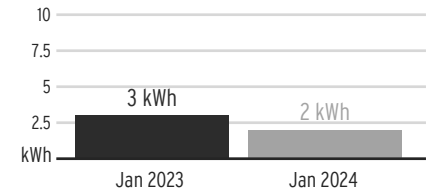
	Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75	
Energy Charge	80 kWh @ \$0.08192/kWh	\$6.55	
Fuel Charge	80 kWh @ \$0.03843/kWh	\$3.07	
Storm Protection Charge	80 kWh @ \$0.00775/kWh	\$0.62	
Clean Energy Transition Mechanism	80 kWh @ \$0.00427/kWh	\$0.34	
Storm Surcharge	80 kWh @ \$0.00225/kWh	\$0.18	
Florida Gross Receipt Tax		\$0.91	
Electric Service Cost		\$36.42	
Franchise Fee		\$2.39	
State Tax		\$3.28	
Total Electric Cost, Local Fees and Taxes		\$42.09	

Total Current Month's Charges

\$42.09

	Miscellaneous Credits	
Interest for Cash Security Deposit - Electric		-\$4.20
Total Current Month's Credits		-\$4.20

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.

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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.



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

Statement Date: January 08, 2024

Amount Due: \$69.42

Due Date: January 29, 2024

Account #: 211006277886

DO NOT PAY. Your account will be drafted on January 29, 2024

Account Summary

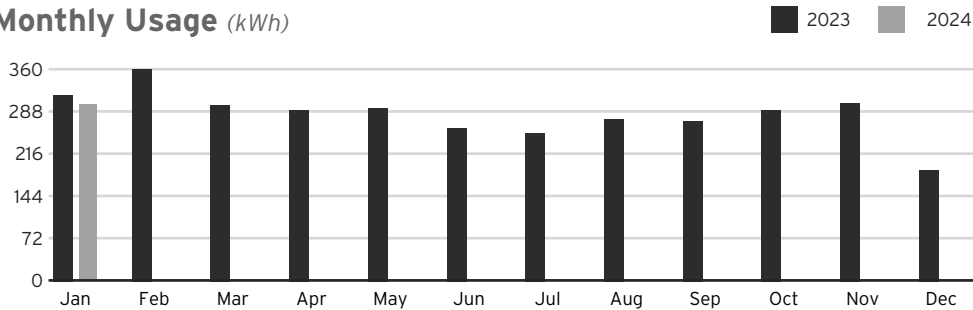
Current Service Period: December 01, 2023 - January 02, 2024

Previous Amount Due	\$60.86
Payment(s) Received Since Last Statement	-\$60.86
Miscellaneous Credits	-\$7.95
Credit balance after payments and credits	-\$7.95
Current Month's Charges	\$77.37

Amount Due by January 29, 2024 \$69.42

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

Monthly Usage (kWh)



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



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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 #: 211006277886

Due Date: January 29, 2024

Amount Due: \$69.42

Payment Amount: \$ _____

634100176098

Your account will be
drafted on January 29, 2024

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.

Your Energy Insight



Your average daily kWh used was
10% lower than the same period
last year.



Your average daily kWh used was
50% higher than it was in your
previous period.



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit
TampaElectric.com/PowerLineSafety



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

Account #: 211006277886
Statement Date: January 08, 2024
Charges Due: January 29, 2024

Meter Read

Service Period: Dec 01, 2023 - Jan 02, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000748349	01/02/2024	4,458		4,157		301 kWh	1	33 Days

Charge Details

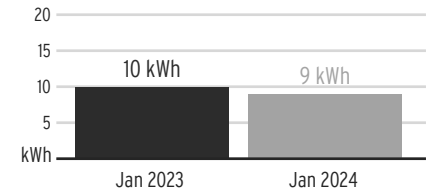
	Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000		\$24.75
Energy Charge	301 kWh @ \$0.08192/kWh		\$24.66
Fuel Charge	301 kWh @ \$0.03843/kWh		\$11.57
Storm Protection Charge	301 kWh @ \$0.00775/kWh		\$2.33
Clean Energy Transition Mechanism	301 kWh @ \$0.00427/kWh		\$1.29
Storm Surcharge	301 kWh @ \$0.00225/kWh		\$0.68
Florida Gross Receipt Tax			\$1.67
Electric Service Cost			\$66.95
Franchise Fee			\$4.39
State Tax			\$6.03
Total Electric Cost, Local Fees and Taxes			\$77.37

Total Current Month's Charges

\$77.37

	Miscellaneous Credits	
Interest for Cash Security Deposit - Electric		-\$7.95
Total Current Month's Credits		-\$7.95

Avg kWh Used Per Day



Important Messages

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Ways To Pay Your Bill



Bank Draft

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



In-Person

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Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: January 08, 2024

Amount Due: \$72.86

Due Date: January 29, 2024

Account #: 211006277001

DO NOT PAY. Your account will be drafted on January 29, 2024

Account Summary

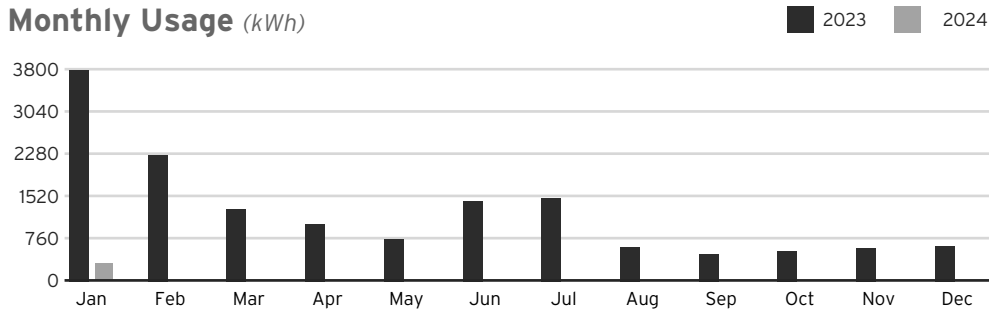
Current Service Period: December 01, 2023 - January 02, 2024

Previous Amount Due	\$134.14
Payment(s) Received Since Last Statement	-\$134.14
Miscellaneous Credits	-\$4.80
Credit balance after payments and credits	-\$4.80
Current Month's Charges	\$77.66

Amount Due by January 29, 2024 \$72.86

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

Monthly Usage (kWh)



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



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 #: 211006277001

Due Date: January 29, 2024

Amount Due: \$72.86

Payment Amount: \$ _____

634100176096

Your account will be
drafted on January 29, 2024

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.

Your Energy Insight



Your average daily kWh used
was **92.8% lower** than the same
period last year.



Your average daily kWh used was
52.63% lower than it was in your
previous period.



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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a safe distance away and call 911.

For more safety tips, visit
TampaElectric.com/PowerLineSafety



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

Account #: 211006277001
Statement Date: January 08, 2024
Charges Due: January 29, 2024

Meter Read

Service Period: Dec 01, 2023 - Jan 02, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812515	01/02/2024	30,267		29,964		303 kWh	1	33 Days

Charge Details

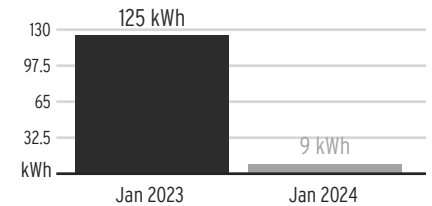
Electric Charges			
Daily Basic Service Charge	33 days @ \$0.75000		\$24.75
Energy Charge	303 kWh @ \$0.08192/kWh		\$24.82
Fuel Charge	303 kWh @ \$0.03843/kWh		\$11.64
Storm Protection Charge	303 kWh @ \$0.00775/kWh		\$2.35
Clean Energy Transition Mechanism	303 kWh @ \$0.00427/kWh		\$1.29
Storm Surcharge	303 kWh @ \$0.00225/kWh		\$0.68
Florida Gross Receipt Tax			\$1.68
Electric Service Cost			\$67.21
Franchise Fee			\$4.40
State Tax			\$6.05
Total Electric Cost, Local Fees and Taxes			\$77.66

Total Current Month's Charges

\$77.66

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$4.80
Total Current Month's Credits	-\$4.80

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.

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

Contact Us

Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249	Power Outage: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Energy-Saving Programs: 813-275-3909

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

Statement Date: January 08, 2024

Amount Due: \$77.02

Due Date: January 29, 2024

Account #: 211006276375

DO NOT PAY. Your account will be drafted on January 29, 2024

Account Summary

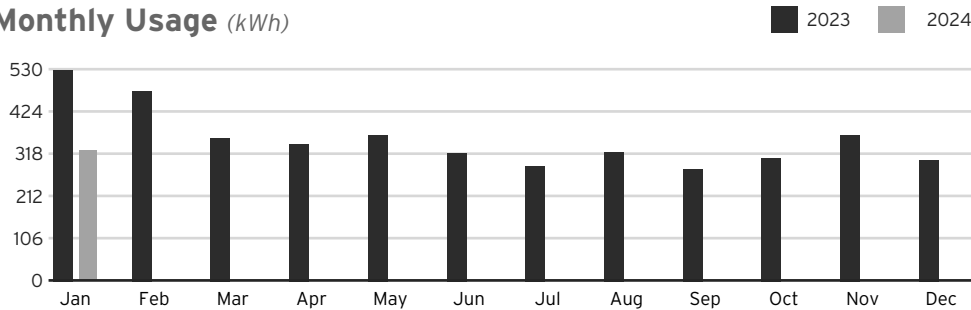
Current Service Period: December 01, 2023 - January 02, 2024

Previous Amount Due	\$80.77
Payment(s) Received Since Last Statement	-\$80.77
Miscellaneous Credits	-\$4.65
Credit balance after payments and credits	-\$4.65
Current Month's Charges	\$81.67

Amount Due by January 29, 2024 \$77.02

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

Monthly Usage (kWh)



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



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 #: 211006276375

Due Date: January 29, 2024

Amount Due: \$77.02

Payment Amount: \$ _____

634100176094

Your account will be
drafted on January 29, 2024

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.

Your Energy Insight



Your average daily kWh used
was **41.18% 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.



**DOWNED IS
DANGEROUS!**

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit
TampaElectric.com/PowerLineSafety



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

Account #: 211006276375
Statement Date: January 08, 2024
Charges Due: January 29, 2024

Meter Read

Service Period: Dec 01, 2023 - Jan 02, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744074	01/02/2024	22,162		21,834		328 kWh	1	33 Days

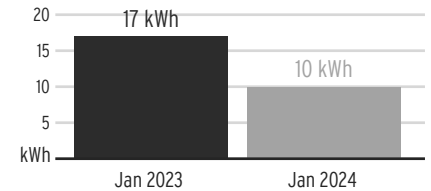
Charge Details

	Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75	
Energy Charge	328 kWh @ \$0.08192/kWh	\$26.87	
Fuel Charge	328 kWh @ \$0.03843/kWh	\$12.61	
Storm Protection Charge	328 kWh @ \$0.00775/kWh	\$2.54	
Clean Energy Transition Mechanism	328 kWh @ \$0.00427/kWh	\$1.40	
Storm Surcharge	328 kWh @ \$0.00225/kWh	\$0.74	
Florida Gross Receipt Tax		\$1.77	
Electric Service Cost		\$70.68	
Franchise Fee		\$4.63	
State Tax		\$6.36	
Total Electric Cost, Local Fees and Taxes		\$81.67	

Total Current Month's Charges **\$81.67**

	Miscellaneous Credits	
Interest for Cash Security Deposit - Electric		-\$4.65
Total Current Month's Credits		-\$4.65

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.

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

Ways To Pay Your Bill

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	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	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249	Power Outage: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Energy-Saving Programs: 813-275-3909

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

Statement Date: January 08, 2024

Amount Due: \$77.05

Due Date: January 29, 2024

Account #: 211006275344

DO NOT PAY. Your account will be drafted on January 29, 2024

Your Energy Insight



Your average daily kWh used was **73.68% 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.

Account Summary

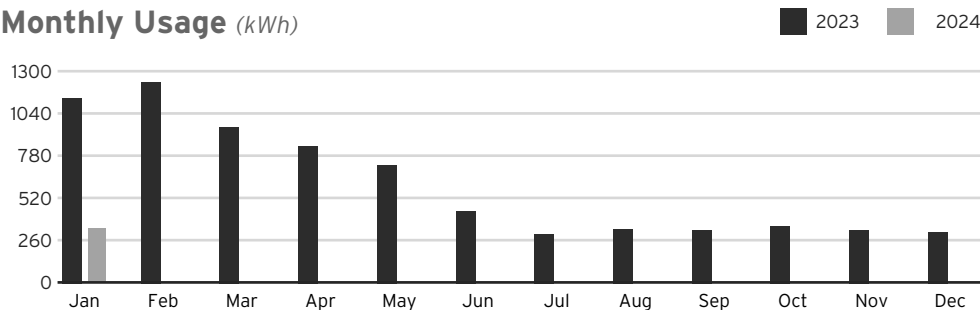
Current Service Period: December 01, 2023 - January 02, 2024

Previous Amount Due	\$81.66
Payment(s) Received Since Last Statement	-\$81.66
Miscellaneous Credits	-\$5.40
Credit balance after payments and credits	-\$5.40
Current Month's Charges	\$82.45

Amount Due by January 29, 2024 \$77.05

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

Monthly Usage (kWh)



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



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

Account #: 211006275344

Due Date: January 29, 2024



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: \$77.05

Payment Amount: \$ _____

634100176091

Your account will be
drafted on January 29, 2024

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

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

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



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

Account #: 211006275344
Statement Date: January 08, 2024
Charges Due: January 29, 2024

Meter Read

Meter Location: # A

Service Period: Dec 01, 2023 - Jan 02, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291871	01/02/2024	40,684		40,351		333 kWh	1	33 Days

Charge Details

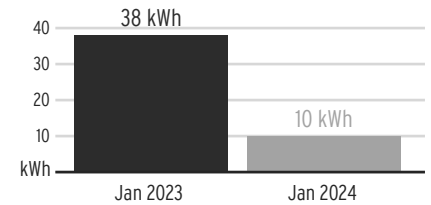
	Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000		\$24.75
Energy Charge	333 kWh @ \$0.08192/kWh		\$27.28
Fuel Charge	333 kWh @ \$0.03843/kWh		\$12.80
Storm Protection Charge	333 kWh @ \$0.00775/kWh		\$2.58
Clean Energy Transition Mechanism	333 kWh @ \$0.00427/kWh		\$1.42
Storm Surcharge	333 kWh @ \$0.00225/kWh		\$0.75
Florida Gross Receipt Tax			\$1.78
Electric Service Cost			\$71.36
Franchise Fee			\$4.67
State Tax			\$6.42
Total Electric Cost, Local Fees and Taxes			\$82.45

Total Current Month's Charges

\$82.45

	Miscellaneous Credits	
Interest for Cash Security Deposit - Electric		-\$5.40
Total Current Month's Credits		-\$5.40

Avg kWh Used Per Day



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Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: January 08, 2024

Amount Due: \$98.16

Due Date: January 29, 2024

Account #: 211006276102

DO NOT PAY. Your account will be drafted on January 29, 2024

Account Summary

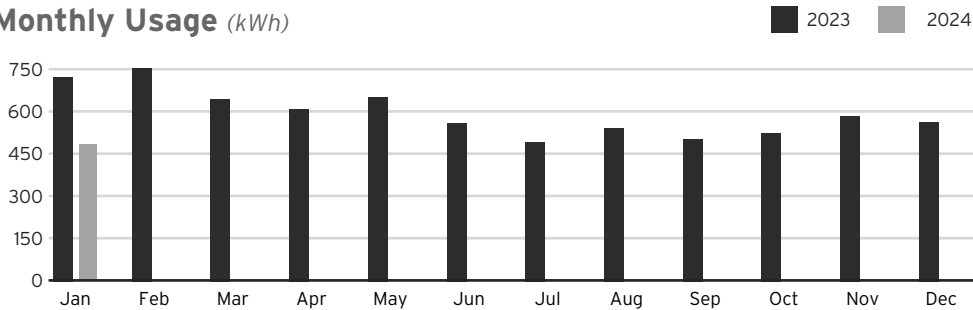
Current Service Period: December 01, 2023 - January 02, 2024

Previous Amount Due	\$127.16
Payment(s) Received Since Last Statement	-\$127.16
Miscellaneous Credits	-\$8.55
Credit balance after payments and credits	-\$8.55
Current Month's Charges	\$106.71

Amount Due by January 29, 2024 \$98.16

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

Monthly Usage (kWh)



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

Account #: 211006276102

Due Date: January 29, 2024

Amount Due: \$98.16

Payment Amount: \$ _____

634100176093

Your account will be
drafted on January 29, 2024

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.

Your Energy Insight



Your average daily kWh used
was **37.5% 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.



**DOWNED IS
DANGEROUS!**

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit
TampaElectric.com/PowerLineSafety



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

Account #: 211006276102
Statement Date: January 08, 2024
Charges Due: January 29, 2024

Meter Read

Service Period: Dec 01, 2023 - Jan 02, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744075	01/02/2024	46,742		46,257		485 kWh	1	33 Days

Charge Details

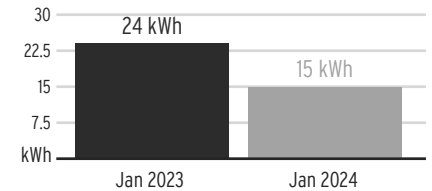
	Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000		\$24.75
Energy Charge	485 kWh @ \$0.08192/kWh		\$39.73
Fuel Charge	485 kWh @ \$0.03843/kWh		\$18.64
Storm Protection Charge	485 kWh @ \$0.00775/kWh		\$3.76
Clean Energy Transition Mechanism	485 kWh @ \$0.00427/kWh		\$2.07
Storm Surcharge	485 kWh @ \$0.00225/kWh		\$1.09
Florida Gross Receipt Tax			\$2.31
Electric Service Cost			\$92.35
Franchise Fee			\$6.05
State Tax			\$8.31
Total Electric Cost, Local Fees and Taxes			\$106.71

Total Current Month's Charges

\$106.71

	Miscellaneous Credits	
Interest for Cash Security Deposit - Electric		-\$8.55
Total Current Month's Credits		-\$8.55

Avg kWh Used Per Day



Important Messages

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Ways To Pay Your Bill

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	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	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249	Power Outage: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Energy-Saving Programs: 813-275-3909

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

Statement Date: January 08, 2024

Amount Due: \$141.80

Due Date: January 29, 2024

Account #: 211006275609

DO NOT PAY. Your account will be drafted on January 29, 2024

Your Energy Insight



Your average daily kWh used was **55.77% lower** than the same period last year.



Your average daily kWh used was **4.17% lower** than it was in your previous period.



Scan here to view your account online.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit
TampaElectric.com/PowerLineSafety

Account Summary

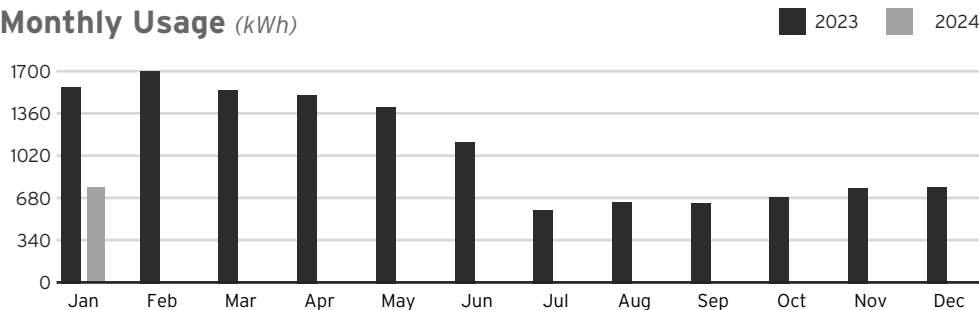
Current Service Period: December 01, 2023 - January 02, 2024

Previous Amount Due	\$163.53
Payment(s) Received Since Last Statement	-\$163.53
Miscellaneous Credits	-\$9.60
Credit balance after payments and credits	-\$9.60
Current Month's Charges	\$151.40

Amount Due by January 29, 2024 \$141.80

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

Monthly Usage (kWh)



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

Account #: 211006275609

Due Date: January 29, 2024

Amount Due: \$141.80

Payment Amount: \$ _____

634100176092

Your account will be
drafted on January 29, 2024

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: January 08, 2024
Charges Due: January 29, 2024

Meter Read

Meter Location: # B

Service Period: Dec 01, 2023 - Jan 02, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291870	01/02/2024	49,094		48,329		765 kWh	1	33 Days

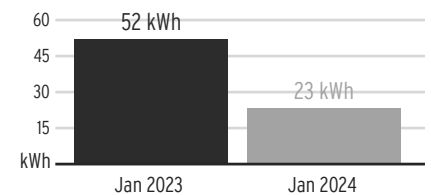
Charge Details

	Electric Charges		
	Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
	Energy Charge	765 kWh @ \$0.08192/kWh	\$62.67
	Fuel Charge	765 kWh @ \$0.03843/kWh	\$29.40
	Storm Protection Charge	765 kWh @ \$0.00775/kWh	\$5.93
	Clean Energy Transition Mechanism	765 kWh @ \$0.00427/kWh	\$3.27
	Storm Surcharge	765 kWh @ \$0.00225/kWh	\$1.72
	Florida Gross Receipt Tax		\$3.28
	Electric Service Cost		\$131.02
	Franchise Fee		\$8.58
	State Tax		\$11.80
	Total Electric Cost, Local Fees and Taxes		\$151.40

Total Current Month's Charges **\$151.40**

	Miscellaneous Credits	
	Interest for Cash Security Deposit - Electric	-\$9.60
	Total Current Month's Credits	-\$9.60

Avg kWh Used Per Day



Important Messages

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Contact Us

Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249	Power Outage: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Energy-Saving Programs: 813-275-3909

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

Statement Date: January 08, 2024

Amount Due: \$161.33

Due Date: January 29, 2024

Account #: 211006277597

DO NOT PAY. Your account will be drafted on January 29, 2024

Account Summary

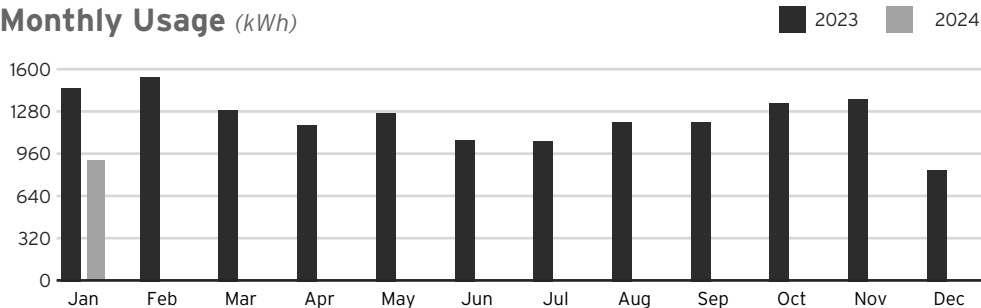
Current Service Period: December 01, 2023 - January 02, 2024

Previous Amount Due	\$175.54
Payment(s) Received Since Last Statement	-\$175.54
Miscellaneous Credits	-\$13.20
Credit balance after payments and credits	-\$13.20
Current Month's Charges	\$174.53

Amount Due by January 29, 2024 \$161.33

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

Monthly Usage (kWh)



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

Account #: 211006277597

Due Date: January 29, 2024

Amount Due: \$161.33

Payment Amount: \$ _____

634100176097

Your account will be
drafted on January 29, 2024

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.

Your Energy Insight



Your average daily kWh used
was **41.67% lower** than the same
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Your average daily kWh used was
3.7% higher than it was in your
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DANGEROUS!**

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

Account #: 211006277597
Statement Date: January 08, 2024
Charges Due: January 29, 2024

Meter Read

Service Period: Dec 01, 2023 - Jan 02, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291902	01/02/2024	99,377		98,467		910 kWh	1	33 Days

Charge Details

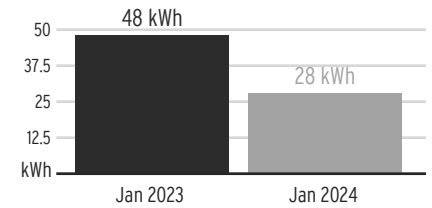
Electric Charges			
Daily Basic Service Charge	33 days @ \$0.75000		\$24.75
Energy Charge	910 kWh @ \$0.08192/kWh		\$74.55
Fuel Charge	910 kWh @ \$0.03843/kWh		\$34.97
Storm Protection Charge	910 kWh @ \$0.00775/kWh		\$7.05
Clean Energy Transition Mechanism	910 kWh @ \$0.00427/kWh		\$3.89
Storm Surcharge	910 kWh @ \$0.00225/kWh		\$2.05
Florida Gross Receipt Tax			\$3.78
Electric Service Cost			\$151.04
Franchise Fee			\$9.89
State Tax			\$13.60
Total Electric Cost, Local Fees and Taxes			\$174.53

Total Current Month's Charges

\$174.53

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$13.20
Total Current Month's Credits	-\$13.20

Avg kWh Used Per Day



Important Messages

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Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: January 08, 2024

Amount Due: \$287.10

Due Date: January 29, 2024

Account #: 211006276698

DO NOT PAY. Your account will be drafted on January 29, 2024

Your Energy Insight



Your average daily kWh used was **70% higher** than the same period last year.



Your average daily kWh used was **218.75% higher** than it was in your previous period.



Scan here to view your account online.

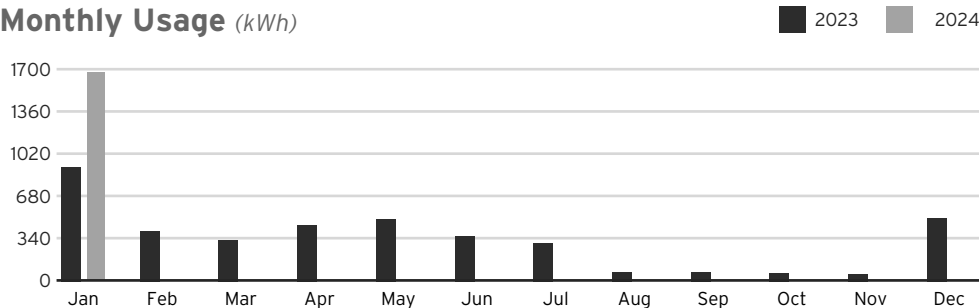
Current Service Period: December 01, 2023 - January 02, 2024

Previous Amount Due	\$115.35
Payment(s) Received Since Last Statement	-\$115.35
Miscellaneous Credits	-\$9.30
Credit balance after payments and credits	-\$9.30
Current Month's Charges	\$296.40

Amount Due by January 29, 2024 \$287.10

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

Monthly Usage (kWh)



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



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit TampaElectric.com/PowerLineSafety



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

Account #: 211006276698

Due Date: January 29, 2024



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: \$287.10

Payment Amount: \$ _____

634100176095

Your account will be drafted on January 29, 2024

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: January 08, 2024
Charges Due: January 29, 2024

Meter Read

Service Period: Dec 01, 2023 - Jan 02, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799340	01/02/2024	8,695		7,021		1,674 kWh	1	33 Days

Charge Details

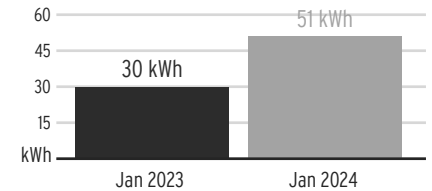
Electric Charges			
Daily Basic Service Charge	33 days @ \$0.75000		\$24.75
Energy Charge	1,674 kWh @ \$0.08192/kWh		\$137.13
Fuel Charge	1,674 kWh @ \$0.03843/kWh		\$64.33
Storm Protection Charge	1,674 kWh @ \$0.00775/kWh		\$12.97
Clean Energy Transition Mechanism	1,674 kWh @ \$0.00427/kWh		\$7.15
Storm Surcharge	1,674 kWh @ \$0.00225/kWh		\$3.77
Florida Gross Receipt Tax			\$6.41
Electric Service Cost			\$256.51
Franchise Fee			\$16.80
State Tax			\$23.09
Total Electric Cost, Local Fees and Taxes			\$296.40

Total Current Month's Charges

\$296.40

Miscellaneous Credits			
Interest for Cash Security Deposit - Electric			-\$9.30
Total Current Month's Credits			-\$9.30

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.

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:

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Residential Customer Care:

813-223-0800 (Hillsborough)

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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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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

RECEIVED
DEC 28 2023

Advertising Run Dates		Advertiser Name	
12/27/23		ENCORE CDD	
Billing Date	Sales Rep	Customer Account	
12/27/2023	Carol Chewning	124384	
Total Amount Due		Ad Number	
\$350.50		0000323245	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/27/23	12/27/23	0000323245	Times	Legals CLS	Encore CDD Notice of Regular Scheduled M	1	2x42 L	\$348.50
12/27/23	12/27/23	0000323245	Tampabay.com	Legals CLS	Encore CDD Notice of Regular Scheduled M AffidavitMaterial	1	2x42 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 Run Dates		Advertiser Name	
12/27/23		ENCORE CDD	
Billing Date	Sales Rep	Customer Account	
12/27/2023	Carol Chewning	124384	
Total Amount Due		Ad Number	
\$350.50		0000323245	

ADVERTISING INVOICE

Thank you for your business.

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Carol Chewning** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Encore CDD Notice of Regular Scheduled Meeting** was published in said newspaper by print in the issues of: **12/27/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

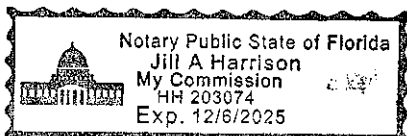
 Signature Affiant

Sworn to and subscribed before me this **12/27/2023**

 Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



**ENCORE COMMUNITY DEVELOPMENT DISTRICT
 REGULAR BOARD OF SUPERVISORS MEETING**

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on January 4, 2024, at 4:00 p.m. at The Ella at Encore, located at 1210 Ray Charles Boulevard Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that this same 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 such appeal is to be based.

Encore Community Development District
 Christina Newsome, District Manager
 12/27/2023

0000323245

REC'D
 DEC 29 2023

RECEIVED
11/15/2023



INVOICE

INVOICE #	INVOICE DATE
TM 622494	11/15/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Encore CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 15, 2023

Invoice Amount: \$2,676.00

Description	Current Amount
Replace Indian Hawthorn	
Irrigation	\$650.00
Labor	\$2,026.00

Invoice Total \$2,676.00

Excellence
IN COMMERCIAL LANDSCAPING

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

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



YELLOWSTONE
LANDSCAPE

RECEIVED
12/14/2023

INVOICE

INVOICE #	INVOICE DATE
TM 625704	12/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Encore CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 31, 2023

Invoice Amount: \$4,869.57

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

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

Invoice Total **\$4,869.57**

IN COMMERCIAL LANDSCAPE

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

RECEIVED
12/8/2023



INVOICE

INVOICE #	INVOICE DATE
TM 633938	12/7/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Encore CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 6, 2024

Invoice Amount: \$1,042.00

Description	Current Amount
Butterfly Garden Holly Replacement	
Landscape Enhancement	\$1,042.00

Invoice Total **\$1,042.00**

Excellence
IN COMMERCIAL LANDSCAPING

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

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Yellowstone Landscape

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

RECEIVED
12/13/2023



INVOICE

INVOICE #	INVOICE DATE
TM 635083	12/13/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Encore CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 12, 2024

Invoice Amount: \$180.00

Description	Current Amount
Butterfly Garden Holly Replacement	
Irrigation	\$180.00

Invoice Total **\$180.00**

Excellence
IN COMMERCIAL LANDSCAPING

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

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Yellowstone Landscape

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



RECEIVED
1/15/24

INVOICE

INVOICE #	INVOICE DATE
TM 638778	1/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Encore CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 31, 2024

Invoice Amount: \$4,869.57

Description	Current Amount
Monthly Landscape Maintenance – January 2024	\$4,869.57

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

Invoice Total **\$4,869.57**

EXCELLENCE
IN COMMERCIAL LANDSCAPE

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RECEIVED
1/3/2024

INVOICE

INVOICE #	INVOICE DATE
TM 639144	12/31/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Encore CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 30, 2024

Invoice Amount: \$1,404.00

Description	Current Amount
2023 Winter Annual Flowers	
Annual Installation	\$1,404.00

Invoice Total **\$1,404.00**

Excellence
IN COMMERCIAL LANDSCAPING

Valued Customer:

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Yellowstone Landscape

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Tab 12

ENCORE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

**Operation and Maintenance Expenditures
January 2024
For Board Approval
Chiller Fund**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$193,339.10**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City of Tampa Utilities	100092	2175375 1/24	1237 E Harrison St 01/24	\$ 3,765.51
Frontier Florida, LLC	20240126-1	813-223-7101-092412-5 01/24 Autopay	Telephone, Internet, Cable 01/24	\$ 349.05
Rizzetta & Company, Inc.	100088	INV0000086430 Chiller	Accounting Services 01/24	\$ 892.67
Stantec Consulting Services, Inc.	100090	2178751	Engineering Services 12/23	\$ 2,611.25
Tampa Bay Trane	100089	314163544	Monthly Billing #3117815 12/23	\$ 27,083.32
Tampa Bay Trane	100089	314192458	Provide a 3 Butterfly V 12/23	\$ 64,165.00
Tampa Bay Trane	100091	314014769	Monthly Billing #3117815 10/23	\$ 27,083.34
Tampa Bay Trane	100093	314243721	Monthly Billing #3117815 01/23	\$ 27,083.33
TECO	20240102-1	211006277308 11/23 Autopay	1200 Nebraska Ave N 11/23	\$ 29,107.24

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TECO	20240130-1	211006278348 12/23 Autopay	1004 N Nebraska Ave 12/23	\$ 11,198.39
Total Report				\$ 193,339.10



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

Amount Now Due

\$3,765.51

Make Check Payable:
City of Tampa Utilities

Your Account Number
2175375



BILL DATE: 01/16/2024

PAY NEW CHARGES BY: 02/06/2024

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

0000 2175375 0000 376551

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: 01/16/2024

Service For:

ENCORE COMMUNITY DEVELOPMENT
1237 E HARRISON ST

Service To: 01/10/2024

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
10111234	WATER	256	208	33	48	36
10111234	WATER	3003	2752	33	251	188
17063414	WATER	5728	5588	34	140	105
12024493	WATER	153	149	34	4	3
12011270	WATER	2682	2682	33	0	0

Amount Now Due

\$3,765.51

Your Account Number

2175375

Water Customer Class

INDUSTRIAL

Water Usage History

Months	Gallons (1000's)
JAN	331
DEC	208
NOV	387
OCT	2132
SEP	406
AUG	553
JUL	431
JUN	224
MAY	206
APR	88
MAR	74
FEB	35
JAN	88

LAST BILLING				1,753.34
LESS PAYMENTS				1,753.34 CR
WATER BASE CHARGE 3"	1 Meter @	90.00		90.00
WATER TIER 1 CHARGE	299.0 @	3.52		1,052.48
TBW PASS-THROUGH	299.0 @	0.00		0.00
WATER SUBTOTAL		1,142.48		
UTILITY TAX 10%				114.25
WASTEWATER BASE CHARGE 3"	1 Meter @	90.00		90.00
WASTEWATER CHARGE INSIDE	443.0 @	5.46		2,418.78

Pay This Amount



\$3,765.51

PLEASE PAY BY DUE DATE OF 02/06/2024



RECEIVED
1/8/2024

ENCORE COMMUNITY

RECEIVED

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date

1/25/24

Billing Date

1/01/24

Account Number

813-223-7101-092412-5

PIN

Previous Balance

348.96

Payments Received Thru 12/26/23

-348.96

Thank you for your payment!

Balance Forward

.00

New Charges

349.05

Total Amount Due

\$349.05



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



Get it on
Google Play



Download on the
App Store

MyFrontier app

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



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

6790 0007 NO RP 01 01022024 NNNNNNNN 01 000699 0002

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





Date of Bill
Account Number

1/01/24
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 Number1/01/24
813-223-7101-092412-5

CURRENT BILLING SUMMARY

Local Service from 01/01/24 to 01/31/24

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		11.76
Tampa Utility Tax		10.75
Federal USF Recovery Charge		8.94
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		203.31
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		10.38
Tampa Utility Tax		2.42
FL State Communications Services Tax		1.98
Total Non Basic Charges		145.74
TOTAL	349.05	

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
Additional Line Discount	AUTOCH	1/01	-30.00
Solutions Bundle Discount	AUTOCH	1/01	-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/ /V2FL

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 \$248.07 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.

Beginning January 1, 2024, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 34.5% to 34.6% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes





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

RECEIVED
12/22/2023

Invoice

Date	Invoice #
1/1/2024	INV0000086430

Bill To:

ENCORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of		Terms	Client Number
January		Upon Receipt	00201
Description	Qty	Rate	Amount
Accounting Services CHILLER - \$892.67	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
			\$892.67
Subtotal			-\$5,206.50
Total			-\$5,206.50



INVOICE



Invoice Number	2178751
Invoice Date	January 4, 2024
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:

\$2,611.25

For Period Ending:

December 29, 2023

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

INVOICE

Invoice Number2178751

Project Number238200348

Top Task 000A

TBE Labor & Expenses - NTE

Professional Services

Category/Employee	Hours	Rate	Current Amount
Burke, Thomas F	2.00	165.00	330.00
	2.00		330.00
Woodcock, Braydon	5.00	85.00	425.00
	5.00		425.00
Woodcock, Gregory (Greg)	13.75	135.00	1,856.25
	13.75		1,856.25
Professional Services Subtotal	20.75		2,611.25

Top Task 000A Total

2,611.25

Total Fees & Disbursements

\$2,611.25

INVOICE TOTAL (USD)

\$2,611.25

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-12-05	238200348	000A.000A	Direct - Regular	Project Manager	BURKE, THOMAS F	2.00	165.00	330.00	LOT 12 STORMWATER CONNECTION REVIEW AND APPROVAL LETTER	
2023-11-28	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.75	135.00	101.25	PREPARE FOR AND ATTEND LOT 12 CHILLED WATER PIPING PROJECT MEETING.	
2023-11-30	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.50	135.00	202.50	CALL WITH JEFF TO REVIEW CHILLER PERFORMANCE ISSUES AND PROPOSALS NEEDED FOR UPGRADES TO MECHANICAL ROOM AND VALVE LOCATIONS. COORDINATE WITH BRYAN AND TOM REGARDING LOT 12 DRAINAGE CONNECTION REVIEW.	
2023-12-04	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.25	135.00	168.75	PREPARE CHANGE ORDER FOR ADDITIONAL TIME RELATED TO LOT 12 CHILLED WATER PIPING PROJECT. SEND TO SARAH FOR REVIEW.	
2023-12-05	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	ENCORE LOT 12 PROJECT MEETING	
2023-12-07	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	2.00	135.00	270.00	PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL. MEETING MINUTES FROM LOT 12 PROJECT MEETING AND AGENDA FOR NEXT WEEK.	
2023-12-11	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	PREPARE AGENDA AND MEETING MINUTES FOR LOT 12 MEETING TOMORROW AND SEND MEETING INVITE TO TEAM	
2023-12-12	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	PREPARE FOR AND ATTEND LOT 12 CHILLED WATER PIPING PROJECT MEETING.	
2023-12-14	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.00	135.00	135.00	REVIEW DEVELOPMENT REQUEST FOR GAS SERVICES. CONTACT TECO AND REQUEST LOCATIONS OF GAS MAINS AND COORDINATE WITH CONSULTANT.	
2023-12-15	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	PREPARE MEETING INVITE AND PREPARE MINUTES AND AGENDA FOR UPCOMING LOT 12 PROJECT MEETING.	
2023-12-19	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	PREPARE FOR AND ATTEND LOT 12 CHILLED WATER PIPING PROJECT MEETING.	
2023-12-20	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	3.50	135.00	472.50	LOT 12 FINAL INSPECTION	
2023-12-21	238200348	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.25	135.00	168.75	FINAL INSPECTION REPORT PREPARATION	
2023-12-20	238200348	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	5.00	85.00	425.00	PRINTING OUT PLANS AND CHILLER PLANT REVIEW	
Total Labor:						20.75		\$2,611.25		
Total Project 238200348						20.75		\$2,611.25		



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

RECEIVED
12/8/2023

Invoice

Invoice Number **314163544**

For questions please contact:

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

Remit Payment To

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

Invoice Date	07-DEC-2023
Customer No.	958479
Reference No.	3117815
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	21-Jan-2024
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.

1022835089

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	27083.32	0.00	0.00	0.00	27083.32

Special Instructions MASTER CONTRACT #3117815

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

Line	Description	Quantity	UOM	Unit Price	Extended Price
1	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 12/01/2023	1			
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 12/01/2023	1			
3	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Monitoring Services; Billing Frequency is MONTHLY; Billing Period Begins on 12/01/2023	1			
4	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Intelligent Services; Billing Frequency is MONTHLY; Billing Period Begins on 12/01/2023	1			



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

RECEIVED
12/19/2023

Invoice

Invoice Number **314192458**

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 **18-DEC-2023**

Customer No. **958479**

Reference No.

Internal Account **4205244**

Payment Terms **NET 45**

Payment Due Date **01-Feb-2024**

Discount Date

Bill To

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

Customer Tax ID

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

Sold To

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

Ship To

ENCORE COMMUNITY DEVELOPMENT D
1004 N NEBRASKA AVE
TAMPA, FL 33602

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

CERTifyTax - for submittal of tax exemption certificates.

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

1026153255

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:	FL	HILLSBOROUGH	TAMPA	

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	64165.00	0.00	0.00	0.00	64165.00

Special Instructions	FOR QUESTIONS PLEASE CONTACT LINDSEY.LAFLAMBOY@TRANE.COM THANK YOU FOR DOING BUSINESS WITH TRANE. REPLACED 3 ISOLATION VALVES IN CHILLER PLANT.
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Contract/Call No.	Order Date	Ship Date	Purchase Order
23-6329612		18-DEC-2023	N:TERESA MORNING

Date	Description	Quantity	UOM	Unit Price	Extended Price
11/03/2023	*Subcontractor Services PROVIDE a INSTALL 3 BUTTERFLYV	1	EA	64,165.000	64,165.00
				Subtotal	64,165.00

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

Invoice

Invoice Number **314014769**

For questions please contact:

Tampa TCS SO FL

Tel: 813-877-8251

Fax: 813-877-8257

Remit Payment ToTrane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469Invoice Date **10-OCT-2023**Customer No. **958479**Reference No. **3117815**Internal Account **4205244**Payment Terms **NET 45**Payment Due Date **24-Nov-2023**

Discount Date

Bill ToENCORE 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 ToENCORE 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.

-1

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	27083.34	0.00	0.00	0.00	27083.34

Special Instructions	MASTER CONTRACT #3117815
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Contract/Call No.	Order Date	Ship Date	Purchase Order
3117815		10-OCT-2023	BILL JOHNSON-GRIFFIN

Line	Description	Quantity	UOM	Unit Price	Extended Price
1	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Monitoring Services; Billing Frequency is MONTHLY; Billing Period Begins on 10/01/2023	1			
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 10/01/2023	1			
3	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Intelligent Services; Billing Frequency is MONTHLY; Billing Period Begins on 10/01/2023	1			
4	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 10/01/2023	1			



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

RECEIVED
1/11/2024

Page 1 of 1

Invoice

Invoice Number **314243721**

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	10-JAN-2024
Customer No.	958479
Reference No.	3117815
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	24-Feb-2024
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.

1033036909

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		10-JAN-2024	BILL JOHNSON-GRIFFIN

Line	Description	Quantity	UOM	Unit Price	Extended Price
1	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Intelligent Services; Billing Frequency is MONTHLY; Billing Period Begins on 01/01/2024	1			
2	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 01/01/2024	1			
3	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is BAS Monitoring Services; Billing Frequency is MONTHLY; Billing Period Begins on 01/01/2024	1			
4	ENCORE COMMUNITY DEVELOPMENT D Line Note: Contract Type is Select Maintenance; Billing Frequency is MONTHLY; Billing Period Begins on 01/01/2024	1			



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

Statement Date: December 08, 2023

Amount Due: \$29,107.24

Due Date: December 29, 2023

Account #: 211006277308

DO NOT PAY. Your account will be drafted on December 29, 2023

Account Summary

Current Service Period: November 02, 2023 - December 04, 2023

Previous Amount Due	\$45,098.08
Payment(s) Received Since Last Statement	-\$45,098.08

Current Month's Charges	\$29,107.24
--------------------------------	--------------------

Amount Due by December 29, 2023	\$29,107.24
--	--------------------

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 **9.27% higher** than the same period last year.

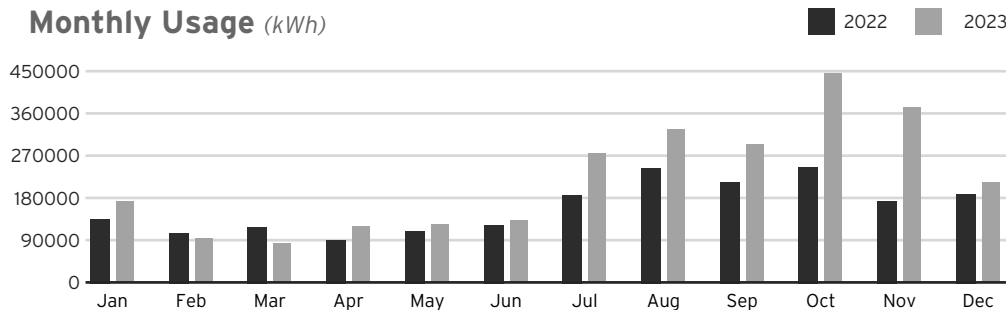


Your peak billing demand was **168.15% higher** than the same period last year.



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

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



Pay your bill online at TampaElectric.com

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

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

Account #: 211006277308

Due Date: December 29, 2023

Amount Due: \$29,107.24

Payment Amount: \$ _____

653853163652

Your account will be
drafted on December 29, 2023

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

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

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



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

Account #: 211006277308
Statement Date: December 08, 2023
Charges Due: December 29, 2023

Meter Read

Service Period: Nov 02, 2023 - Dec 04, 2023

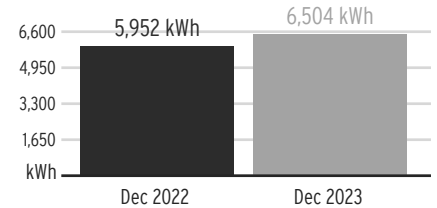
Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C12781	12/04/2023	214,623 kWh	724 kW	33 Days

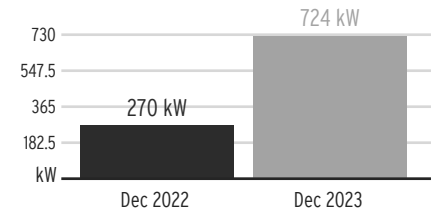
Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$1.08000	\$35.64
Billing Demand Charge	724 kW @ \$4.53000/kW	\$3,279.72
Peak Demand Charge	687 kW @ \$9.24000/kW	\$6,347.88
Energy Charge - On Peak	43,952 kWh @ \$0.01193/kWh	\$524.35
Energy Charge - Off Peak	170,671 kWh @ \$0.00571/kWh	\$974.53
Fuel Charge		
On-Peak	43,952 kWh @ \$0.05616/kWh	\$2,468.34
Off-Peak	170,671 kWh @ \$0.05077/kWh	\$8,664.97
Capacity Charge	724 kW @ -\$0.06000/kW	-\$43.44
Storm Protection Charge	724 kW @ \$0.62000/kW	\$448.88
Energy Conservation Charge	724 kW @ \$0.88000/kW	\$637.12
Environmental Cost Recovery	214,623 kWh @ \$0.00084/kWh	\$180.28
Clean Energy Transition Mechanism	724 kW @ \$1.12000/kW	\$810.88
Storm Surcharge	214,623 kWh @ \$0.00238/kWh	\$510.81
Florida Gross Receipt Tax		\$636.92
Electric Service Cost		\$25,476.88
Franchise Fee		\$1,668.74
State Tax		\$1,961.62
Total Electric Cost, Local Fees and Taxes		\$29,107.24

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Total Current Month's Charges

\$29,107.24

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

[TampaElectric.com](https://www.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:
1200 NEBRASKA AVE N
TAMPA, FL 33602-0000

Account #: 211006277308
Statement Date: December 08, 2023
Charges Due: December 29, 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.

About Your Usage Data. Your energy consumption is measured using complex electronic metering equipment. Readings from the meter face are not utilized for billing. If you need additional information on your billing data, call **866-832-6249**.

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
1004 N NEBRASKA AVE, C
TAMPA, FL 33602-3041

Statement Date: January 08, 2024

Amount Due: \$11,198.39

Due Date: January 29, 2024

Account #: 211006278348

DO NOT PAY. Your account will be drafted on January 29, 2024

Account Summary

Current Service Period: December 01, 2023 - January 02, 2024

Previous Amount Due	\$19,754.14
Payment(s) Received Since Last Statement	-\$19,754.14
Miscellaneous Credits	-\$17.16
Credit balance after payments and credits	-\$17.16
Current Month's Charges	\$11,215.55

Amount Due by January 29, 2024 \$11,198.39

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



Your average daily kWh used was **11.38% lower** than the same period last year.



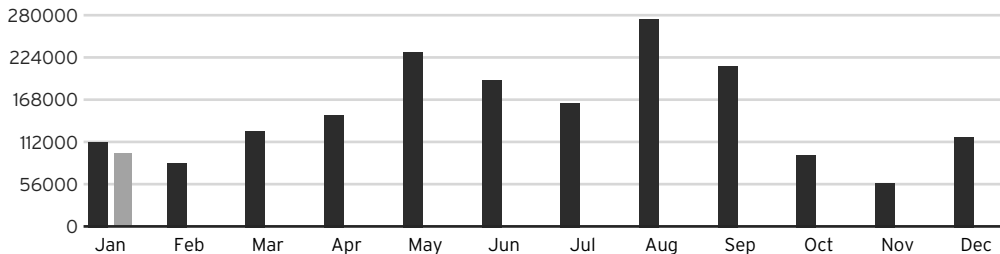
Your peak billing demand was **12.88% higher** than the same period last year.



Scan here to view your account online.

Monthly Usage (kWh)

2023 2024



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



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit TampaElectric.com/PowerLineSafety



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

Account #: 211006278348

Due Date: January 29, 2024



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: \$11,198.39

Payment Amount: \$ _____

634100176099

Your account will be drafted on January 29, 2024

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: January 08, 2024
Charges Due: January 29, 2024

Meter Read

Service Period: Dec 01, 2023 - Jan 02, 2024

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000848418	01/02/2024	32,391		31,784		97,120 kWh	160.0000	33 Days
1000848418	01/02/2024	2.08		0		332.64 kW	160.0000	33 Days

Charge Details

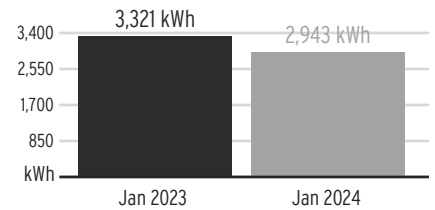
	Electric Charges		
Daily Basic Service Charge	33 days @ \$1.08000		\$35.64
Billing Demand Charge	333 kW @ \$14.20000/kW		\$4,728.60
Energy Charge	97,120 kWh @ \$0.00736/kWh		\$714.80
Fuel Charge	97,120 kWh @ \$0.03843/kWh		\$3,732.32
Capacity Charge	333 kW @ \$0.20000/kW		\$66.60
Storm Protection Charge	333 kW @ \$0.72000/kW		\$239.76
Energy Conservation Charge	333 kW @ \$0.73000/kW		\$243.09
Environmental Cost Recovery	97,120 kWh @ \$0.00081/kWh		\$78.67
Clean Energy Transition Mechanism	333 kW @ \$1.12000/kW		\$372.96
Storm Surcharge	97,120 kWh @ \$0.00052/kWh		\$50.50
Florida Gross Receipt Tax			\$263.15
Electric Service Cost			\$10,526.09
Franchise Fee			\$689.46
Total Electric Cost, Local Fees and Taxes			\$11,215.55

Total Current Month's Charges

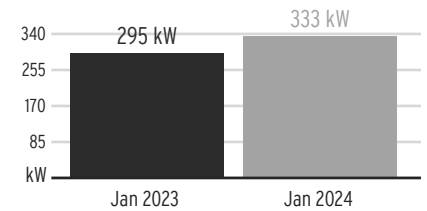
\$11,215.55

Billing information continues on next page →

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: January 08, 2024
Charges Due: January 29, 2024

Charge Details *Continued...*

	Miscellaneous Credits	
	Interest for Cash Security Deposit - Electric	-\$17.16
	Total Current Month's Credits	-\$17.16

Important Messages

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Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.