



Rizzetta & Company

Encore Community Development District

**Board of Supervisors' Meeting
April 4, 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 28, 2024

FINAL AGENDA

Dear Board Members:

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

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** Landscape Inspection Report
 1. Presentation of Landscape Inspection Report.....Tab 1
 - B.** District Counsel
 - C.** District Engineer
 1. Presentation of Maintenance Map.....Tab 2
 - D.** Chiller System Manager
 1. Presentation of Central Energy Plant Report- Trane.....Tab 3
 - E.** Tampa Housing Authority Update
 - F.** District Manager
 1. Review of Manager's Report.....Tab 4
 2. Presentation of Website Audit.....Tab 5
- 4. BUSINESS ITEMS**
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors Workshop Meeting held on February 29, 2024.....Tab 6
 - B.** Consideration of Minutes of the Board of Supervisors Regular Meeting held on March 7, 2024.....Tab 7
 - C.** Consideration of Operations and Maintenance Expenditures for February 2024.....Tab 8
 - D.** Consideration of Chiller Fund Operations and Maintenance Expenditures for February 2024.....Tab 9
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,
Christina Newsome
Christina Newsome
District Manager

Tab 1

ENCORE

LANDSCAPE INSPECTION REPORT



March 27, 2024
Rizzetta & Company
John Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Current Events, Scott Street, The Tempo, Reed

UPDATES, SUMMARY, CURRENT EVENTS:

- Sprinkler Solutions are in the process of troubleshooting the irrigation controller that went down 4-5 weeks ago.

1. The Crape Myrtle the CDD paid to have straightened is still leaning after it was straightened by Yellowstone. The tree is not dying, it is surviving and needs to be straightened again. (Pic 1)



5. I've requested Yellowstone pull the dead annuals from all beds.
6. Hand pull dead growth from the Flax Lily throughout the community, specifically on the NW corner of the Reed. (Pic 6>)
7. Yellowstone is still leaving too much palm debris behind. This needs to be continuously hauled away. This pic is on Hank Ballard, but the east side of the church is also loaded. (Pic 7>)



2. A car has left the street and hit an Oak on the NW corner of the Tempo. This tree, although has damaged bark, the bark is not damaged around the entire circumference of the trunk. Trees have a way of healing the bark. We will continue to monitor this tree. (Pics 2a & b>)

3. Last month I reported the east side of the Tempo had been planted with new plants in the CDD-maintained portion. This month the west side has also been planted.

4. Hand pull weeds from the Liriope bed on the east side of the church.



Church, Chiller Park, The Legacy



13. All trees along the east side of The Legacy are now flourishing with new growth. If you recall, one or two were taking their time. (Pic 13)



14. A street sign has been knocked over at the SE corner of the Reed. (Pic 14)



8. The combined beds of Flax Lily and Liriope on the west side of the church need to be cleaned up (i.e., remove dead growth, pull spent blooms, pull out limbs and blow out leaf debris, etc.)

9. Pull off water shoots from the street trees along Central.

10. Top the Podocarpus on the back side of the Chiller Park plantings.

11. Regardless of the status of the Holly replacement in Chiller park, the dead tree must be removed.

12. To Springer Environmental: Is this Broom Sedge? Should it be removed? (Pic 12>)







Navarro

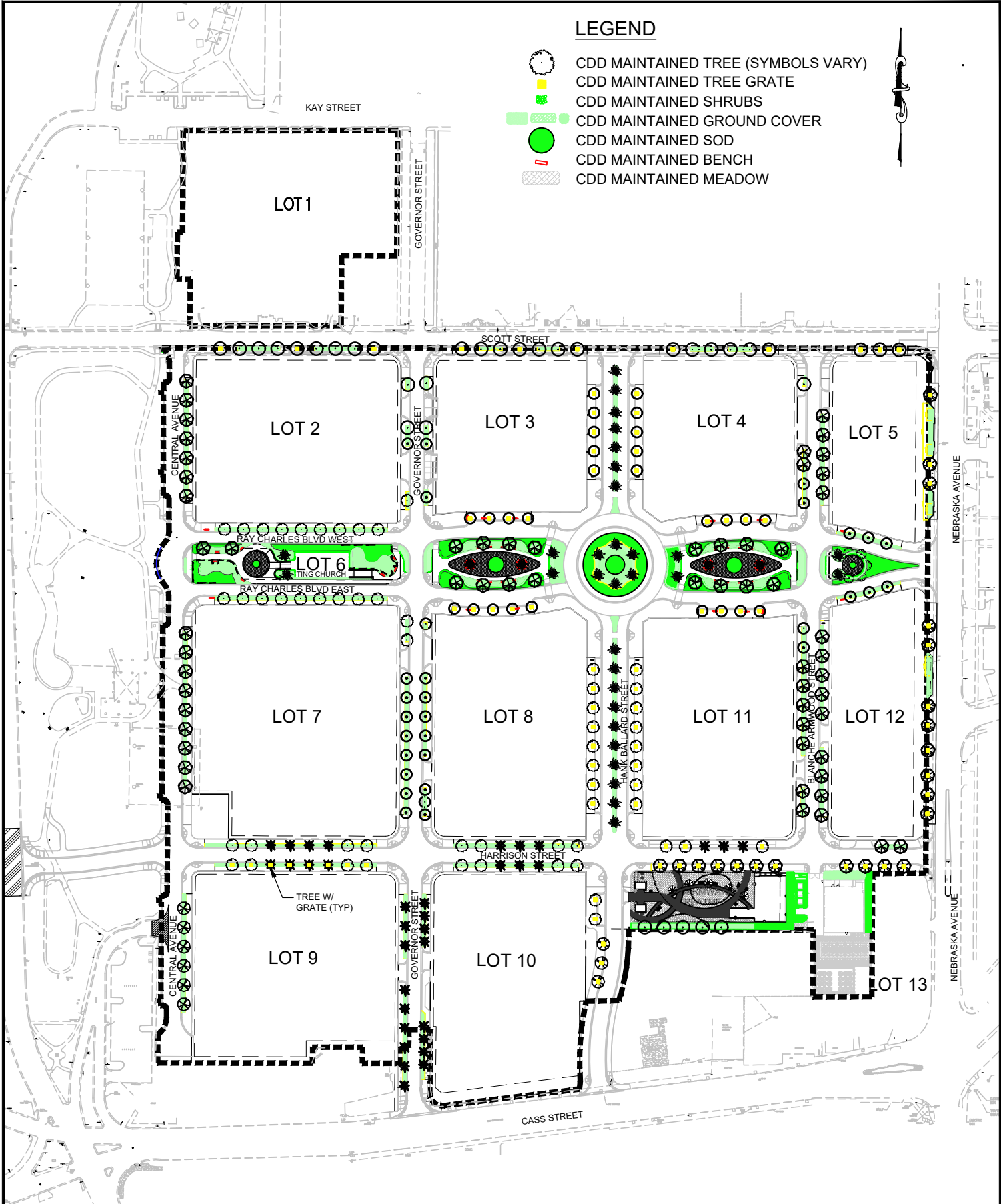
15. I also feel there has been a STOP sign relocated on the NE corner of Navarro too far away from the asphalt. Perhaps the DE can inspect and have a look and be better at determining if it is correct. (Pic 15)



Tab 2

LEGEND

-  CDD MAINTAINED TREE (SYMBOLS VARY)
-  CDD MAINTAINED TREE GRATE
-  CDD MAINTAINED SHRUBS
-  CDD MAINTAINED GROUND COVER
-  CDD MAINTAINED SOD
-  CDD MAINTAINED BENCH
-  CDD MAINTAINED MEADOW



**OPERATION AND
MAINTENANCE**

**ENCORE COMMUNITY
DEVELOPMENT
DISTRICT**

**LANDSCAPE
EXHIBIT**

PROJECT NO:
238200348
DATE:
MARCH 2024
SHEET NO:

Tab 3

ENCORE

IS Central Plant and Buildings Report

February 2024



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

Customer

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



Customer Contacts

Donald Haggerty, 813-341-9101

Donald.Haggerty@thafi.com

Vanessa Smith, 813-533-2950

VSmith@rizzetta.com

Christina Newsome, 813-533-2950

CNewsome@rizzetta.com

SECTION 1: Key Performance Indicators - Financial

SECTION 2: Key Performance Indicators - Operational

SECTION 3: CEP & Bldg. Heat Exchanger Performance

SECTION 4: Ice Generation and Usage

SECTION 5: Buildings Heat Exchanger Analysis

SECTION 6: Water Treatment

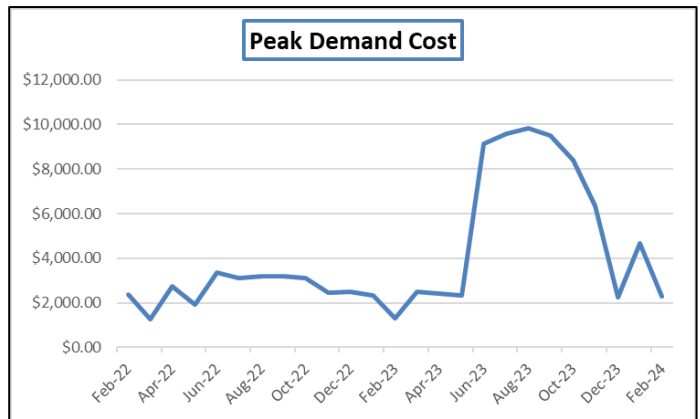
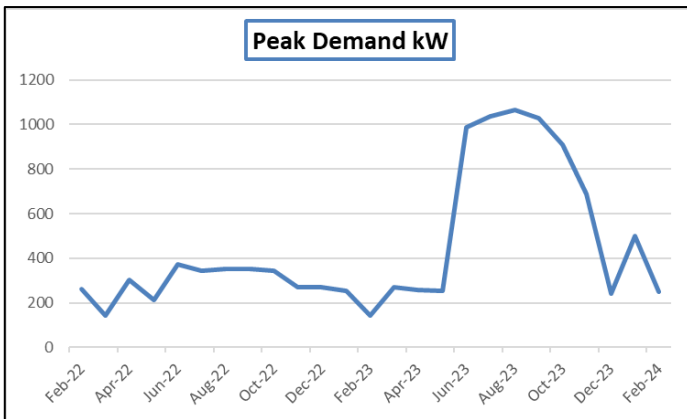
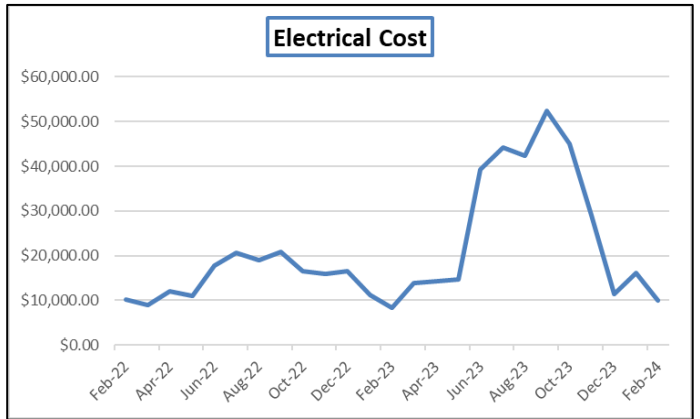
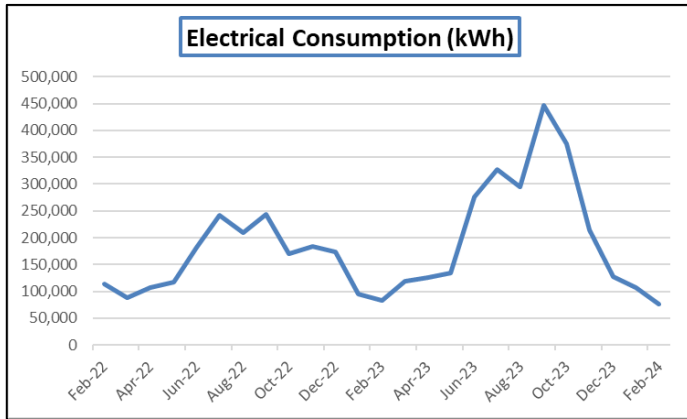
SECTION 7: Time of Use Electric Rates

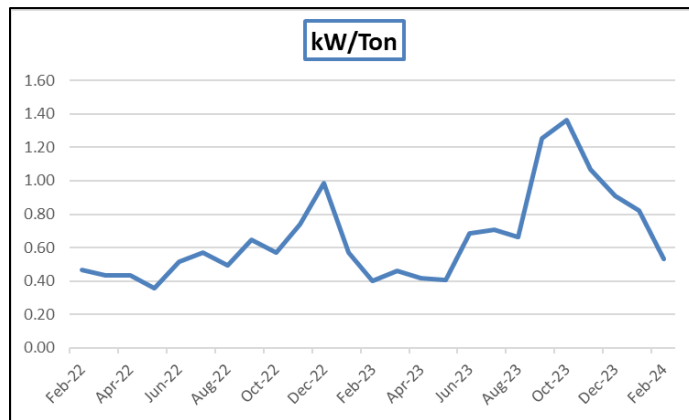
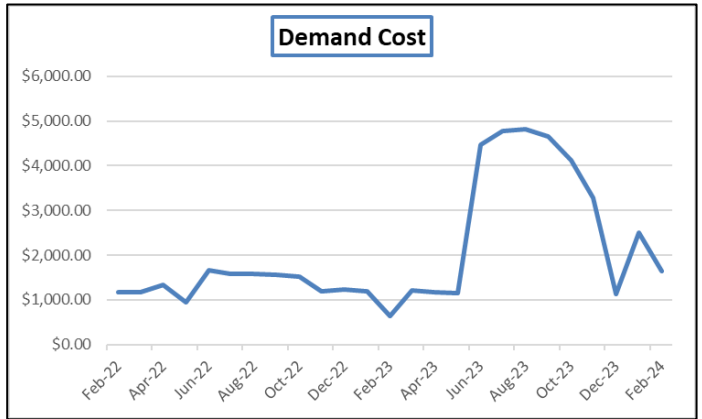
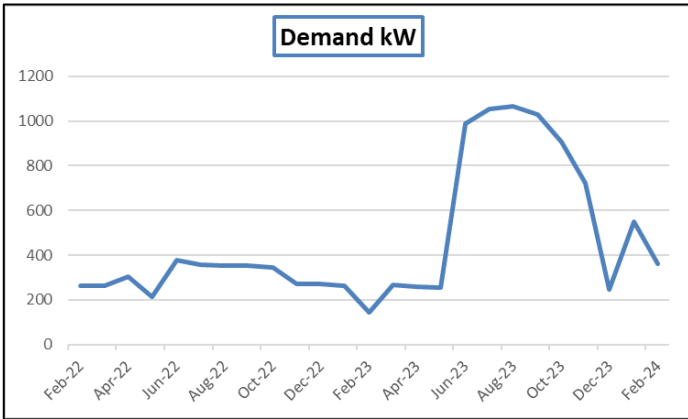
SECTION 8: Operations, Maintenance & Repairs



SECTION 1: Key Performance Indicators (KPI) - Financial

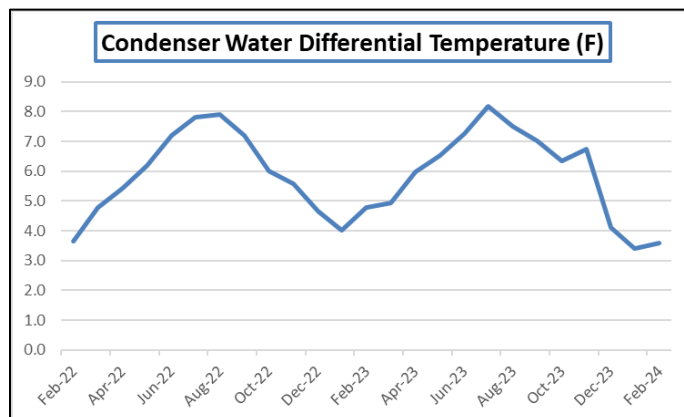
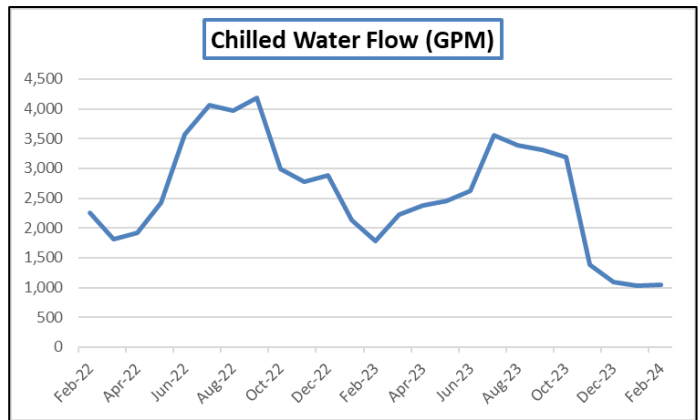
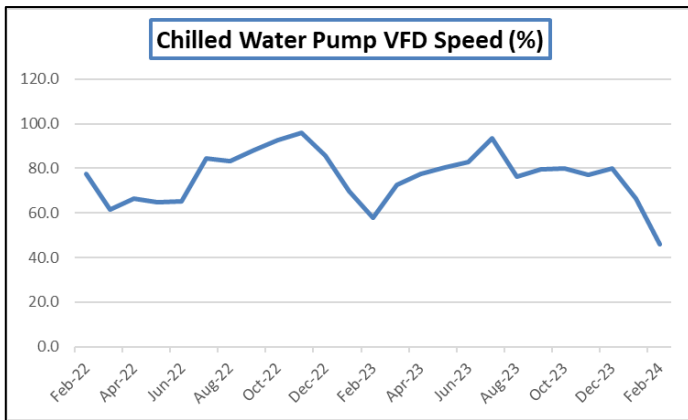
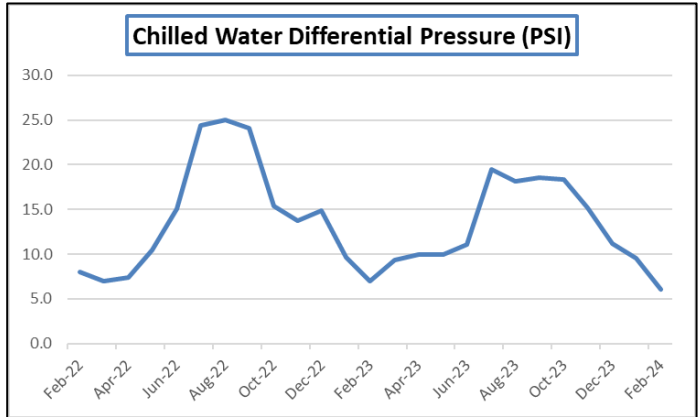
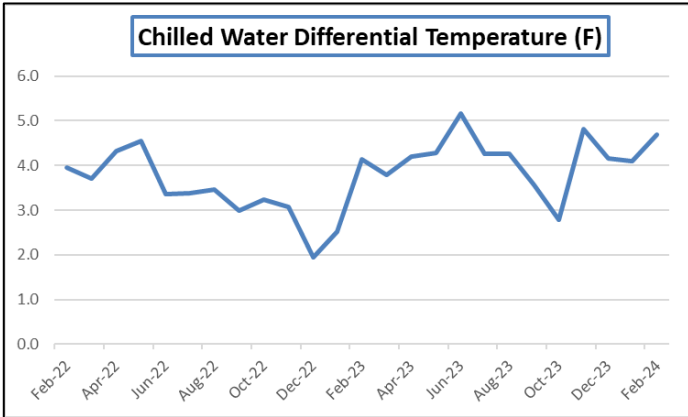
CEP Key Performance Indicators (KPI) - Financial				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Electrical Consumption (kWh)	75,860	107,116	83,267	182,976
Electrical Cost	\$10,039.73	\$16,128.69	\$8,280.80	\$26,168.42
Peak Demand Consumption (kW)	248	501	142	749
Peak Demand Cost	\$2,301.44	\$4,649.28	\$1,312.08	\$6,950.72
Demand Consumption (kW)	363	551	142	914
Demand Cost	\$1,651.65	\$2,507.05	\$643.26	\$4,158.70
Plant Efficiency (kW/Ton) (Avg)	0.53	0.82	0.40	0.68
Make-up Water Usage (Gallons)				
Make-up Water Cost				





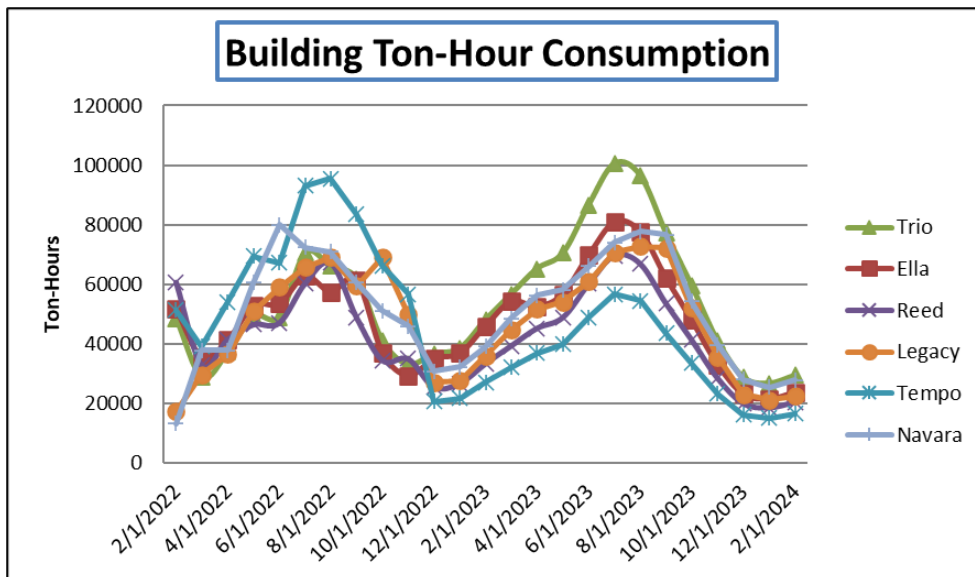
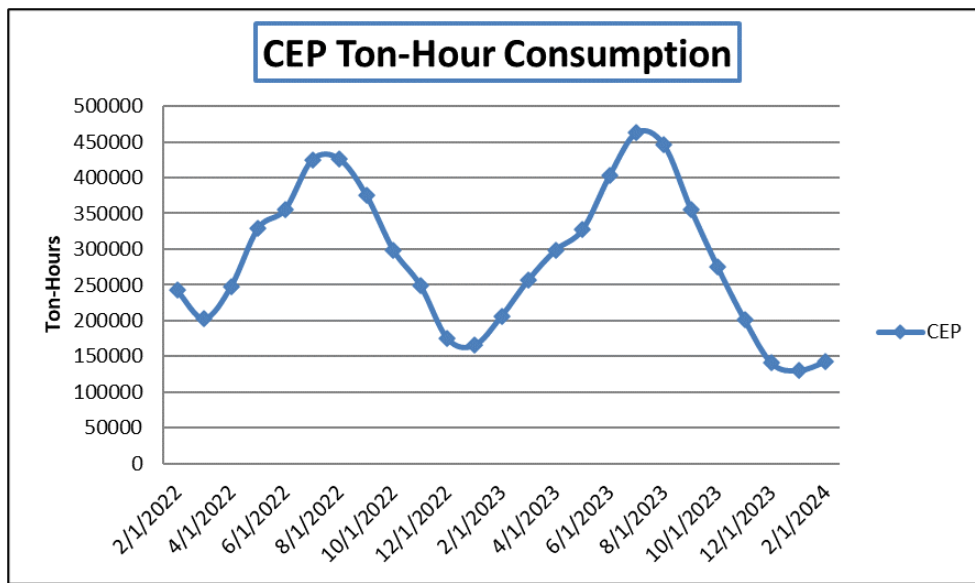
SECTION 2: Key Performance Indicators (KPI) - Operational

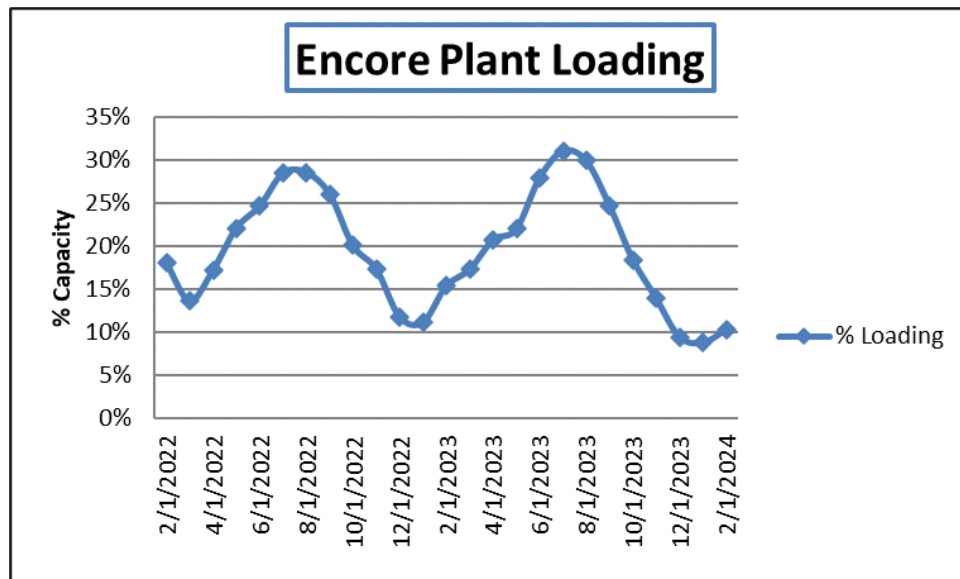
CEP Key Performance Indicators (KPI) - Operational				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Chilled Water Differential Temperature (F) (Avg)	4.7	4.1	4.1	4.4
Chilled Water Differential Pressure (PSI) (Avg)	6.1	9.6	7.0	7.8
Chilled Water Pump VFD Speed (%) (Avg)	45.8	66.6	57.9	56.2
Chilled Water Flow (GPM) (Avg)	1,049	1,028	1,777	1,039
Condenser Water Differential Temperature (F) (Avg)	3.6	3.4	4.8	3.5



SECTION 3: CEP and Building Heat Exchanger Performance

CEP and Building Heat Exchanger Performance				
Performance Metric	Current Month	Previous Month	Previous Year	Year to Date
Chilled Water Supply Temperature (Avg)	40.5	40.2	40.1	40.3
Plant Efficiency (kW/Ton) (Avg)	0.53	0.82	0.40	0.68
CEP Ton Hour Consumption	143,001	130,648	206,535	273,649
Navara Ton Hour Consumption	27,836	25,399	38,996	53,235
Legacy Ton Hour Consumption	22,465	21,213	35,971	43,678
Ella Ton Hour Consumption	23,650	21,500	45,990	45,150
Reed Ton Hour Consumption	20,358	18,507	33,318	38,865
Trio Ton Hour Consumption	29,366	26,696	48,060	56,062
Tempo Ton Hour Consumption	16,562	15,056	27,105	31,617





- The current month Plant Loading of 10% was slightly higher than last month due to the small increase in Ton-Hour production.

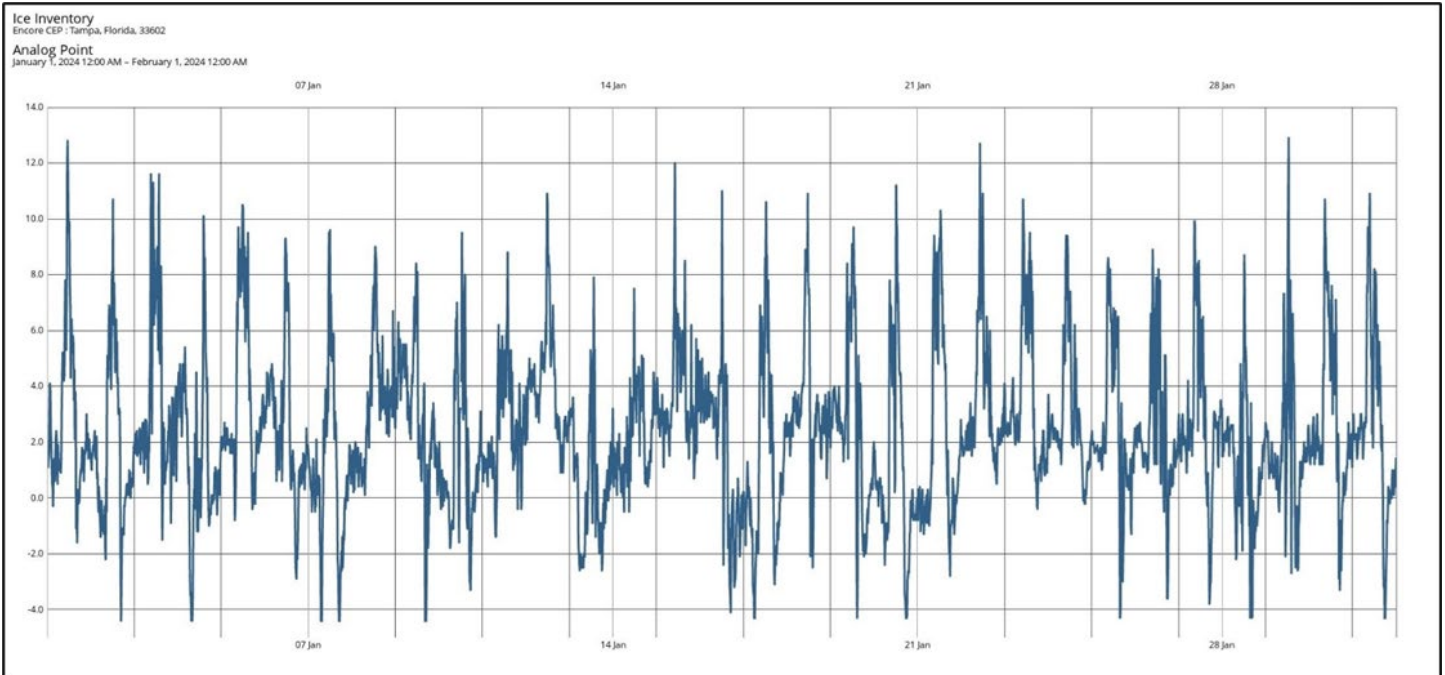
Central Plant System Information

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
Feb	43.7	40.5	4.7	1,049	572,005	143,001	6.1	12.0	75,860	0.53	59

- CEP total kWh consumption decreased 29%, and the total cooling degree days decreased 8% from the previous month.
- CEP Ton-Hour consumption increased 10% from the previous month.

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	29		60	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 .
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 Heat Exchanger Analysis

Navara - Plant and Building Side Heat Exchanger Information

Navara Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Average Delta T Setpoint	Total Tons	Average CHW Supply Pressure	Average CHW Return Pressure	Average 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	53.6	40.7	8.9	112	14.0	321,226	55.5	51.3	4.2	35.9	35.6
Jan	54.0	40.7	9.3	96	14.0	149,398	58.4	54.2	4.1	28.1	28.0
Feb	53.2	40.7	8.5	130	14.0	171,829	52.4	48.2	4.2	44.2	43.8

Navara Bldg Side HX	Average System										
	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	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	50.8	45.4	5.3	248	45	322,066	19.4	64.8	60.0	90.2	89.5
Jan	50.9	46.2	4.7	241	45	144,771	19.3	64.6	59.6	93.4	92.8
Feb	50.6	44.5	6.0	257	45	177,294	19.5	65.1	60.4	86.8	86.0



Legacy - Plant and Building Side Heat Exchanger Information

Legacy Plant	Average Return	Average Supply	Average Delta	Average Flow	Average Delta T	Total Tons	Average CHW	Average CHW	Average Diff	Average Control	Average Control
Side HX	Temp	Temp	T	(GPM)	Setpoint		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	53.1	40.5	12.5	57	14.0	175,057	55.5	53.1	2.5	43.0	21.5
Jan	51.9	40.5	11.4	58	14.0	84,999	58.8	56.3	2.5	30.4	21.8
Feb	54.3	40.6	13.7	56	14.0	90,058	52.0	49.6	2.4	56.4	21.2

Legacy Bldg Side	Average Return	Average Supply	Average	Average Flow	Total Tons	Average CHW	Average CHW	Average Bldg	Average Bldg Dp	Average CHWP-	Average CHWP-
HX	Temp	Temp	Delta T	(GPM)		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	53.1	46.3	6.8	94	152,327	6.5	74.6	68.1	6.3	40.9	40.4
Jan	52.2	45.8	6.4	94	73,346	5.8	74.7	68.9	7.5	41.2	41.0
Feb	54.1	46.9	7.3	93	78,981	7.2	74.4	67.3	5.0	40.7	39.7

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	45.8	40.5	5.3	139	155,401	14.0	20.1
Jan	44.8	40.6	4.3	167	79,950	14.0	20.2
Feb	46.8	40.4	6.3	108	75,452	14.0	20.0

Ella Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Bldg Total Tons	Average CHW Setpoint	Average Control Valve Signal
2023	54.1	41.8	12.4	195	3,540,170	42	93.0
Jan	52.5	41.6	10.9	120	165,697	42	94.6
Feb	53.2	41.6	11.5	144	189,228	42	93.8
Mar	53.3	41.6	11.7	175	258,711	42	94.0
Apr	53.8	41.6	12.2	207	302,537	42	93.7
May	54.1	41.7	12.4	225	346,127	42	94.0
Jun	55.1	41.6	13.5	213	343,044	42	94.2
Jul	55.3	42.0	13.3	261	427,452	42	95.2
Aug	55.8	43.1	12.8	220	350,066	42	99.3
Sep	56.0	43.4	12.5	290	420,055	42	96.2
Oct	54.3	41.1	13.2	202	328,210	42	88.0
Nov	53.7	41.3	12.4	159	234,809	42	87.4
Dec	52.5	40.7	11.8	117	174,235	42	86.1
2024	52.8	42.2	10.6	116	297,388	42	93.1
Jan	52.4	41.5	10.9	111	150,884	42	89.5
Feb	53.2	42.8	10.3	123	146,504	42	96.9

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	53.5	87.2	-33.7	128.3	-971,841	14	21.6
Jan	56.1	131.1	-75.0	124.9	-1,129,117	14	20.9
Feb	50.7	40.3	10.4	131.9	157,276	14	22.3

Reed Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average CHW Diff Pressure
2023	55.7	43.6	12.1	154	44.0	2,740,260	17.2
Jan	54.0	42.0	12.0	85	44.0	124,804	20.0
Feb	54.4	42.6	11.7	117	44.0	152,129	20.0
Mar	54.3	42.7	11.6	131	44.0	186,982	20.0
Apr	54.0	42.3	11.8	155	44.0	218,533	20.0
May	54.8	43.3	11.5	170	44.0	243,299	20.0
Jun	56.0	44.3	11.7	204	44.0	286,513	19.9
Jul	58.9	45.9	13.0	207	44.0	329,954	14.8
Aug	59.0	45.9	13.1	219	44.0	353,375	14.2
Sep	56.9	44.0	12.9	204	44.0	314,709	15.7
Oct	54.7	42.0	12.7	156	44.0	248,473	15.8
Nov	53.9	41.9	12.0	118	44.0	170,276	15.1
Dec	57.1	46.3	10.7	84	44.0	111,213	10.8
2024	55.9	44.8	11.1	73	44.0	192,077	10.7
Jan	57.4	47.2	10.3	75	44.0	94,092	9.9
Feb	54.3	42.3	12.0	71	44.0	97,985	11.5

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	53.7	40.6	13.1	14	33.1	123,419	37.4	36.4
Jan	49.4	40.5	8.9	14	28.4	33,512	26.9	27.0
Feb	58.3	40.6	17.7	14	38.0	89,907	48.6	46.4

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	49.7	44.9	4.7	100	120,041	13	12.8	10.5
Jan	48.8	45.3	3.5	98	46,342	11	10.8	0.0
Feb	50.5	44.5	6.0	102	73,699	15	15.0	21.7

SECTION 6: Water Treatment

Monthly Water Treatment Information






Service Report

Monthly Water Treatment Service Report
Thursday, March 7, 2024 5:49 PM EST

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

Report Number: **582205**
Recorded By: **Juan Valenzuela**
(181) 346-0281
jvalenzuela@chemtexcorp.com
On-Site Time: **10:40 AM EST to 12:00 PM EST**

Chiller Plant - Condenser Water

Test	Softeners	Condenser Water		
Hardness, total (ppm as CaCO ₃)	0 5 max	30 150 max		
Hardness, calcium (ppm as CaCO ₃)	0 5 max	20 100 max		
Alkalinity, M (ppm as CaCO ₃)	110 20 - 400	550 800 max		
Conductivity (as µmhos)	872 Record	3201 1000 - 5500		
Controller Conductivity Reading		3265 Record		
On-Trac, ppb	0 Record	55 80 min		
On-Trac Controller Reading		49 Record		
pH	8.1 6 - 8.5	11 Record		
Temperature (°F)		95 80 - 100		
 LSI (Calculated)		3.2 2.2 max		
 Average Daily Blowdown, gal (from ft ³)		125265.0 Record		
Days since last input		32 31 max		
 Conductivity Cycles (Calculated)		3.7 4 - 10		
Blowdown, Current, ft ³		593608 Record		
Blowdown, Previous, ft ³		57715 Record		

Opening Comment

New towers had water in, they will be tested on Friday, March 8th, 2024. Some algae were found on the water. The chlorine pump lost its prime. Now it is working well. The whole chemical station will be upgraded once all the mechanical work is completed in the plant.

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

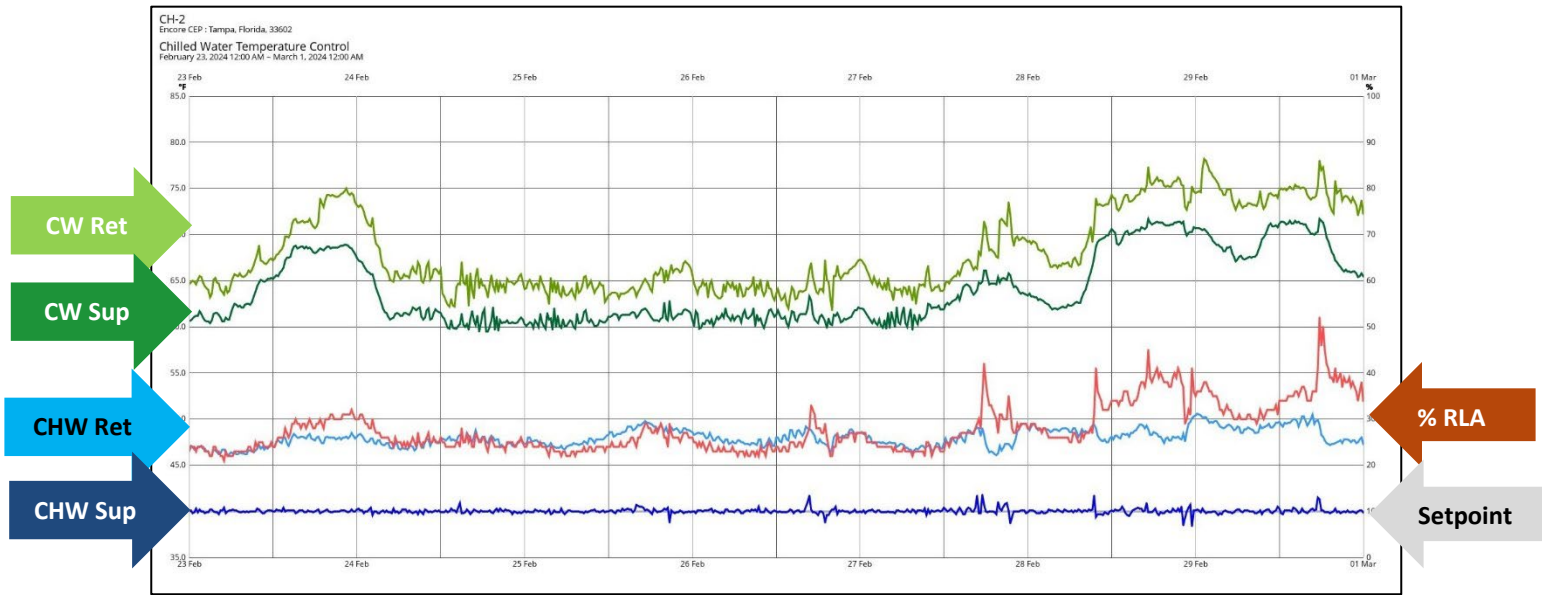
Chiller #1 Chilled & Condenser Water Performance

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
⊕ Feb	—	—	—	—	—	—	—	0

Chiller #2 Chilled & Condenser Water Performance



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

Trane Model # CVHF108, Serial # L15C01634

Chiller 2	Average Chilled Water Entering	Average Chilled Water Leaving	Average Chilled Water Delta T	Average Condenser Water Entering	Average Condenser Water Leaving	Average Condenser Water Delta T	Average %RLA	Run Hours
2023								
Jan	42.3	40.0	2.3	65.0	69.1	4.0	29.0	743
Feb	43.8	40.0	3.8	69.4	74.2	4.8	36.1	672
Mar	43.3	40.0	3.2	71.8	76.7	4.9	43.1	743
Apr	42.6	40.0	2.6	73.2	79.2	6.0	53.4	720
May	44.4	40.0	4.4	74.1	80.7	6.5	50.7	741
Jun	44.8	40.1	4.7	77.3	83.8	6.5	57.5	480
Jul	45.0	40.1	5.0	80.5	89.2	8.6	75.4	587
Aug	44.0	39.9	4.1	81.8	89.1	7.3	70.1	520
Sep	43.7	40.2	3.5	77.7	84.5	6.8	62.0	233
Oct	43.1	39.9	3.2	75.7	81.7	5.9	52.0	172
Nov	42.2	40.0	2.2	70.8	78.4	7.7	41.0	475
Dec	42.1	40.0	2.1	64.6	68.7	4.1	28.3	744
2024								
Jan	42.3	40.0	2.3	64.1	67.5	3.4	26.4	663
Feb	45.5	40.0	5.5	62.9	66.5	3.6	25.8	696



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
Feb	--	--	--	--	--	--	--	--	0

Predictive Maintenance Acceptable Ranges	
Condenser Saturated Refrigerant Pressure (PSI)	-5 to 5
Condenser Saturated Refrigerant Temperature (Degrees F)	70 to 100
Condenser Approach Temp (Degrees F)	0 to 5
Evaporator Saturated Refrigerant Pressure (PSI)	-12 to 12
Evaporator Saturated Refrigerant Temperature (Degrees F)	35 to 45
Oil Differential Pressure (PSI)	15 to 30
Oil Temperature (Degrees F)	105 to 150

Chiller #2 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
Feb	-3.9	66.3	0.5	-9.1	38.7	1.3	22.3	110.0	696

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	
CHWP-1 3/14/24	<p>Tech: Javier Suris assisted TAW testing pump rotation and startup after motor replacement. Found missing control fuse on the VFD. Borrowed fuse from CHWP-2. Tested rotation and is good. After TAW coupled the pump and installed coupling guard. I ran the pump to test it and it runs well. Switched CHWP lead to CHW-3. CHWP-1 and 3 ran together.</p> <p>*The keypad on CHWP-2 VFD is failing. Swapped keypads with CHWP-2 VFD. Overrode CHWP-2 Off. Needs (1) KTK-4 Fuse and Keypad for the VFD. TAW to return to replace pump seal.</p> <p>*While I was working there was a power failure. It caused failures to CH-2, CHWP-1 and CWP-2. Reset equipment alarms. Reset chiller plant alarm. Monitored the plant startup until it was stable.</p> <p>*Sent info to Ron Speicher to order parts needed for CHWP-2 VFD.</p>
CT-5 VFD 3/12 & 3/13/24	<p>Angel Encio, 3/12/24 - AE: Warranty. The new Cooling tower VFD #5 is bad it has bad IGBT's. I called Danfoss tech support and spoke to Larry and he said to go ahead and order a new VFD, he approved it with no TWR number, he said, under warranty, because this one won't run, and it has bad IGBT's. I went to Trane Parts center and ordered a new VFD part # 131Z4015, I spoke with Marisa, the new VFD has a 30-day lead time. Job is incomplete, waiting on the new VFD.</p> <p>I put all the wires back, contactors, board, auxiliaries, etc. that I had taken apart and swapped while I was troubleshooting the VFD'S. Now we just need to wait for the new VFD'S. Job is incomplete.</p>
CT-4 VFD 3//12 & 3/13/24	<p>Tech: Angel Encio, Warranty. The new Cooling tower VFD #4, is bad it has bad IGBT's. I called Danfoss tech support and spoke to Larry and he said to go ahead and order a new VFD, he approved it with no TWR number, he said, under warranty, because this one won't run, and it has bad IGBT's. I went to Trane Parts center and ordered a new VFD part # 131Z4015, I spoke with Marisa, the new VFD has a 30-day lead time. Job is incomplete, waiting on the new VFD.</p> <p>I put all the wires back, contactors, board, auxiliaries, etc. that I had taken apart and swapped while I was troubleshooting the VFD'S. Now we just need to wait for the new VFD'S. Job is incomplete.</p>
CT-4, 5, & 6 VFD's 3/11/24 thru 3/13/24	<p>Tech: Angel Encio, Warranty. Cooling tower 4, 5, 6. During the start up, I found that the overload contactor is undersized for these three VFD'S. I called Tech support and spoke to Larry; he gave me the correct part number of the overload contactors that we need to order. Job is incomplete.</p> <p>Warranty. The new Cooling tower VFD #6, it has the wrong size overload installed, it came like that from the factory. I called Danfoss Tech support and talked to Pierce Ellis case # 15196446. He gave me the right part order number to order. I went to Trane Parts center and ordered the new overload. Job is incomplete, waiting for the new overload.</p> <p>Warranty. The new Cooling tower VFD #5, it has the wrong size overload installed, it came like that from the factory. I called Danfoss Tech support and talked to Pierce Ellis case # 15196446. He gave me the right part order number to order. I went to Trane Parts center and ordered the new overload. Job is incomplete, waiting for the new overload.</p> <p>The new Cooling tower VFD #4, it has the wrong size overload installed, it came like that from the factory. I called Danfoss Tech support and talked to Pierce Ellis case # 15196446. He gave me the right part order number to order. I went to Trane Parts center and ordered the new overload. Job is incomplete, waiting for the new overloads.</p> <p>Warranty. The new Cooling tower VFD #4, #5, #6, it has the wrong size overload installed, it came like that from the factory. I called Danfoss Tech support and talked to Pierce Ellis case # 15196446. He gave me the right part order number to order. I put all the wiring back together that I had taken apart. Job is incomplete, waiting on the right size overloads.</p>
Equipment Startup 3/8/24 thru 3/11/24	<p>Tech: Angel Encio, New CT-4 VFD start up. I tightened all electrical connections, programmed menus, checked rotation in Hand, Bypass, Auto modes. All ok. Startup incomplete.</p> <p>Startup paperwork, printing logs, adding new equipment model and serials to call, pictures, etc.</p> <p>Startup. CWP-4 VFD. I Tightened all electrical connections, programmed menus, checked rotation, operation, amps, voltage, etc. Completed the startup. Filled out the paperwork and startup logs. Startup complete.</p> <p>Startup. CHWP-4 VFD. I Tightened all electrical connections, programmed menus, checked rotation, operation, amps, voltage, completed startup logs, etc.</p> <p>Startup. CHWP-5 VFD. I Tightened all electrical connections, programed menus, checked rotation, operation, amps, voltage, completed startup logs, etc.</p> <p>Startup. CHWP-4 VFD. I Tightened all electrical connections, programmed menus, checked rotation, operation, amps, voltage, etc. Completed the startup. Filled out the paperwork and startup logs. Startup complete.</p> <p>Startup. CWP-5 VFD. I Tightened all electrical connections, programmed menus, checked rotation, operation, amps, voltage, etc. Completed the startup. Filled out the paperwork and startup logs. Startup complete.</p> <p>Startup. CT-6 VFD. I Tightened all electrical connections, programmed menus, checked rotation, operation, amps, voltage, etc. Completed the startup. Filled out the paperwork and startup logs. Startup complete.</p> <p>Startup. CT-5 VFD. I Tightened all electrical connections, programmed menus, checked rotation, operation, amps, voltage, etc. Completed the startup. Filled out the paperwork and startup logs. Startup complete.</p> <p>Startup. CT-4 VFD. I Tightened all electrical connections, programmed menus, checked rotation, operation, amps, voltage, etc. Completed the startup. Filled out the paperwork and startup logs. Startup complete.</p>

Glycol & additional Flow Meter 2/20/24	<p>Tech: Javier Suris removed HX Glycol and CHW flow meters. Took them to Onicon and dropped them off for service. I also dropped off the two meters that were in the office.</p>
Plant Control Valves 2/11/24 thru 2/18/24	<p>Tech: Javier Suris worked with Ed Wright on the plant control valve. Verified controller signal output and feedback input. The actuator does not respond to signal control other than 0% and 100%. It goes to 100% when commanded in between. Feedback in the 30% when the valve is physically at 100%. Tried adaptation. Looked for information. Need the service tool to check settings on the actuator.</p> <p>Met with Ed on site. Setup the new Belimo TZH service tool. There are parameters like signal and travel time settings that are not available to see in contrast to a tutorial online video therefore this could not be verified. The actuator is Set to 300gpm in the nametag, actual setting is 250gpm. The actuator GPM meter and the Onicon GPM meter are the same. Opened the valve to %100 and only 105gpm was read. The actuator shows %49 and the UC controller is requesting %20. Today the UC signal and feedback were aligned at %20 as opposed to last week's signal %100 and %35 feedback.</p> <p>Investigated more. Installed PC software tool. Connected to the actuator. Still does not show all the parameters. We identified the feedback value is not the voltage indicating the position of the valve but the % of the maximum flow setpoint. In this case it was showing 87gpm = %35 of 250gpm setpoint in the valve.</p> <p>NEED TO GET WITH BELIMO TECH SUPPORT TO FINDOUT THE MISSING PARAMETERS.</p> <p>Connected with the Belimo tool, the information shown in the actuator is the GPMs going through the valve. Found the valve command signal from the UC controller, adjusts the GPM setpoint in the actuator. The max GPM set in the actuator is 250, but the actuator tag shows 300. The feedback from the actuator is a percentage of the actual GPM to the 250 GPM max. When we tested the valve at 100% open, we only had 100 GPM reading in the actuator.</p>
Trio 2/10/24 thru 2/17/24	<p>Tech: Javier Suris worked with Ed. Verified all sensors on both sides are working properly. Calibrated Bldg. HX Ent & Leaving temp sensors. Work on P-1 & P-2 status BACnet at fault issue. Fixed UC600 comm down status issue. Replaced plant side TE-2 return water temp sensor with TS.</p> <p>Ordered the part. In stock at Tampa store.</p> <p>Picked up sensor from Tampa store. Replaced TS.</p> <p>Work on P-1 & P-2 status BACnet at fault issue. The fault went away but the status on Plant UC and Bldg. UC do not match. The ON/OFF status shows the opposite. MAY NEED TO GET WITH TS.</p>
Reed 2/16/24	<p>Tech: Javier Suris replaced plant entering water temperature sensor. Used Site inventory. (1) SEN01287.</p>
Flow Meters 2/15/24	<p>Tech: Javier Suris installed FM-3 CHWR and FM-7 CH-2 Flow meters. Put the FM-3 point back in service.</p>
CWP-2 2/13/24	<p>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.</p>
Plant Misc 2/10/24	<p>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.</p>
Navara SC 2/10/24	<p>Tech: Javier Suris updated the SMP license, and updated SC Firmware to 5.8.1830.</p>
Plant SC 2/10/24	<p>Tech: Javier Suris updated SC Firmware to 5.8.1830.</p>
Legacy SC 2/3/24	<p>Tech: Javier Suris updated Firmware to v5.8.1830.</p>
Ella SC 2/3/24	<p>Tech: Javer Suris updated Firmware to v5.8.1830.</p>
Legacy SC 1/25/24	<p>Tech: Javier Suris updated SC+ License.</p>
Ella SC 1/25/24	<p>Tech: Javier Suris updated SC+ License.</p>
Plant SC+ 1/25/24	<p>Tech: Javier Suris updated SC License.</p>

Plant Failure 1/23/24	<p>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.</p>
Flow Meters 1/20/24 to 1/22/24	<p>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.</p> <p>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.</p> <p>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.</p> <p>Delivered meters to Joel.</p>
Cooling Tower 2 1/17/24 & 1/23/24	<p>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.</p> <p>Receive the parts. Replaced blown fuses. Left other fuses on site for spare.</p>
Chiller 2 1/12/24	<p>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.</p>

Tab 4



Rizzetta & Company

April 4

District Manager's Report

2024

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UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 2, 2024 @ 4p – Budget Meeting
- **Next Election:** November 2024

<u>FINANCIAL SUMMARY</u>	<u>2/29/2024</u>
General Fund Cash & Investment Balance:	\$265,833
Chiller Operation Cash & Investment Balance:	\$1,045,709
Chiller Reserve Fund Investment Balance:	\$2,593,137
Total Cash and Investment Balances:	\$3,904,679
General Fund Expense Variance: \$36,908	Under Budget

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

Tab 5



Quarterly Compliance Audit Report

Encore

Date: March 2024 - 1st Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

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

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

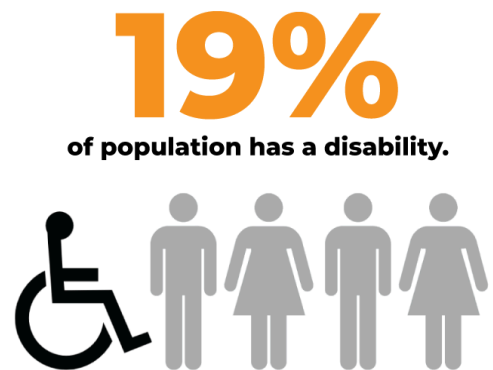
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



Sight, hearing, physical, cognitive.

The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 6

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 workshop meeting of the Board of Supervisors of the Encore Community Development District was held on **Thursday, February 29, 2024, at 3:15 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 (via Phone)
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.
Audience	Not Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 3:15 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

Discussion of RFP for Landscape

Mr. Toborg presented the RFP Landscape to the Board, giving guidelines and timeframe from start to . He let the Board know what to expect from possible vendors and answered all Board questions.

FIFTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

SIXTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Morning, seconded by Ms. Walker, the Board unanimously approved to adjourn the meeting at 5:07 p.m., for the Encore Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

Tab 7

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, March 7, 2024, at 4:03 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

Billi Johnson-Griffin	Board Supervisor, Chairman
Teresa Morning	Board Supervisor, Vice Chairman
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.
Jeff Watson	Representative; Trane
Sarah Sandy	District Counsel, Kutak Rock (via Phone)
Lorenzo Reed	THA; Develop. Project Manager (via Phone)
Greg Woodcock	Representative; Cardno Engineering (via Phone)
Heath Busa	Representative, Yellowstone
David Hollis	Representative, Patel Group

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, Will Butler who is a local vendor, introduced himself to the Board and told them about his pressure washing business.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

1. Presentation of Landscape Inspection Report

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

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors approved the Sprinkler Solutions Proposal not to exceed \$6,500 to diagnose electrical issues on ACC, for the Encore Community Development District.

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2. Presentation of Yellowstone Inspection Report Responses

Mr. Busa presented the Yellowstone Inspection Report to the Board and answered any questions.

3. Consideration of Mulch Installation Proposal

The Board directed Yellowstone to send over an updated mulch map before the mulch installation which is scheduled for April of 2024.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors approved the Yellowstone Proposal #386909 for the 2024 Mulch Application for \$15,322.50, for the Encore Community Development District.

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4. Consideration of the 2024 Spring Annuals Proposal

Mr. Busa presented the 2024 Spring Annuals Proposal to the Board. He informed the Board that the tentative scheduled date is from late March to mid-April.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors approved the Yellowstone Proposal #387739 for 2024 Spring Annuals for \$1,238,40, for the Encore Community Development District.

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5. Consideration of Boring at Blanche Armwood St. Proposal

Mr. Busa presented the Board at Blanche Armwood St. Proposal to the Board.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors approved the Yellowstone Proposal for the installment of the new irrigation main line at Blanche Armwood St., for the Encore Community Development District.

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B. District Counsel

Ms. Sandy participated by phone and did not have updates for the Board.

C. District Engineer

Greg Woodcock was present; he informed the Board that he is working on creating updated maintenance and lot maps for the District.

D. Chiller System Manager

1. Presentation of Central Energy Plant Report- Trane

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

2. Consideration of Heat Exchange Room Repairs Proposal

On a Motion by Ms. Jackson, seconded by Ms. Moring with all in favor, the Board of Supervisors approved the Trane Proposal for the Heat Exchange Room Repairs, for the Encore Community Development District.

3. Consideration of Advanced Drainage Solutions Proposal

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors approved Advanced Drainage Solutions Proposal #1097 for \$5,975, for the Encore Community Development District.

4. Consideration of Navarra Control Valve

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors approved the Trane Proposal for the Navarra Control Valve Replacement for \$36,508, for the Encore Community Development District.

E. Tampa Housing Authority Update

Mr. Reed was present via phone. During the meeting, he updated the Board on the progress of the construction, stating that Lot 8 is approximately 10% complete. Additionally, he mentioned that Lots 5 and 12 are expected to break ground in Q2 2024, whereas Lot 10 is scheduled to break ground in Summer 2024.

F. District Manager

1. Review of District Manager Report

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

Ms. Newsome presented the District Manager Report to the Board and answered any Board questions.

FOURTH ORDER OF BUSINESS

**Ratification of Irrigation Decoder
Wire Path Replacement Proposal**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Walker with all in favor, the Board of Supervisors ratified the Irrigation Decoder Wire Path Replacement Proposal, for the Encore Community Development District.

114 **FIFTH ORDER OF BUSINESS** **Consideration of Minutes of**
115 **the Board of Supervisors Regular**
116 **Meeting held on**
117 **February 1, 2024**
118

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Walker with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on February 1, 2024, for the Encore Community Development District.

119 **SIXTH ORDER OF BUSINESS** **Consideration of Operations**
120 **and Maintenance Expenditures**
121 **for January 2024**
122
123

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Walker with all in favor, the Board of Supervisors of Encore CDD ratified the Operations & Maintenance Expenditures for January 2024 (\$38,176.50), for the Encore Community Development District.

124 **SEVENTH ORDER OF BUSINESS** **Consideration of Chiller**
125 **Operations and**
126 **Maintenance Expenditures**
127 **for January 2024**
128
129

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Walker with all in favor, the Board of Supervisors of Encore CDD ratified the Chiller Fund Operations & Maintenance Expenditures for January 2024 (\$193,339.10), for the Encore Community Development District.

130 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**
131
132
133 There were no supervisor requests.

134 **NINTH ORDER OF BUSINESS** **Adjournment**
135
136

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Walker, the Board unanimously approved to adjourn the meeting at 5:29 p.m., for the Encore Community Development District.

137
138
139 _____
140 Assistant Secretary Chairman/Vice Chairman

Tab 8

ENCORE COMMUNITY DEVELOPMENT DISTRICT



DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures February 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$6,491.58**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Billi J. Griffin	100227	BG020124	Board of Supervisors Meeting 02/01/24	\$ 200.00
Julia Jackson	100228	JJ020124	Board of Supervisors Meeting 02/01/24	\$ 200.00
Kutak Rock, LLP	100226	3342233	Legal Services 12/23	\$ 476.00
Kutak Rock, LLP	100226	3342234	Boundary Amendment 11/23	\$ 149.00
Mae F. Walker	100229	MW020124	Board of Supervisors Meeting 02/01/24	\$ 200.00
Rizzetta & Company, Inc.	100222	INV0000087047	District Management Fees 02/24	\$ 4,313.83
TECO	20240228-1	TECO Summary 01/24	Utility Summary 01/24	\$ 752.75
Teresa Morning	100230	Autopay TM020124	Board of Supervisors Meeting 02/01/24	<u>\$ 200.00</u>
Total Report				<u>\$ 6,491.58</u>

Encore CDD
Meeting Date: February 1, 2024



SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:05
Meeting End Time:	
Total Meeting Time:	

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: e Newsome

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654



Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Federal ID 47-0597598

January 30, 2024

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3342233
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. 3342233
6723-1

Re: General

For Professional Legal Services Rendered

12/03/23	L. Whelan	0.50	150.00	Monitor 2024 legislative activities relating to special districts
12/04/23	S. Sandy	0.10	29.50	Review change order; confer with Woodcock regarding same
12/05/23	D. Wilbourn	0.40	60.00	Prepare response to notice to owner
12/07/23	S. Sandy	0.90	265.50	Prepare for and attend board meeting
12/15/23	S. Sandy	0.20	59.00	Review Lot 8 Work Authorization
TOTAL HOURS		2.10		
TOTAL FOR SERVICES RENDERED				\$564.00
TOTAL CURRENT AMOUNT DUE				<u>\$564.00</u>

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 30, 2024



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. 3342234

Client Matter No. 6723-2

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3342234
6723-2

Re: Boundary Amendment

For Professional Legal Services Rendered

11/06/23	J. Gillis	0.20	30.00	Review correspondence and exhibits regarding boundary surveys and legal descriptions
11/09/23	J. Gillis	0.20	30.00	Receive and review authorization of agent; continue compiling exhibits for boundary amendment petition; confer with staff regarding same
11/09/23	L. Whelan	0.10	30.00	Confer with Woodcock regarding current district boundary and legal for same
11/15/23	S. Sandy	0.20	59.00	Confer with Mercer regarding boundary amendment status

TOTAL HOURS 0.70

TOTAL FOR SERVICES RENDERED \$149.00

TOTAL CURRENT AMOUNT DUE \$149.00

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

Invoice

Date	Invoice #
2/1/2024	INV0000087047

Bill To:

ENCORE CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--



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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,406.00	\$1,406.00
Administrative Services	1.00	\$318.67	\$318.67
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$2,581.83	\$2,581.83
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$5,206.50
Total			\$5,206.50

Encore CDD
TECO Summary 01/24
Period Covered: 01/03/2024 - 01/31/2024

<u>Account Number</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Location</u>	<u>GL Account</u>
211006275344	02/06/24	02/27/24	\$ 71.88	1101 Scott St E #A	4301
211006275609	02/06/24	02/27/24	\$ 128.53	1199 Scott St E #B	4301
211006276102	02/06/24	02/27/24	\$ 98.54	1231 Scott St E	4301
211006276375	02/06/24	02/27/24	\$ 65.34	1261 Scott St E	4301
211006276698	02/06/24	02/27/24	\$ 87.51	1261 Scott St E Chr Lights	4307
211006277001	02/06/24	02/27/24	\$ 50.03	1200 Nebraska Av N	4301
211006277597	02/06/24	02/27/24	\$ 147.67	1200 Nebraska Av N	4301
211006277886	02/06/24	02/27/24	\$ 66.47	1008 Nebraska Av N	4301
221007736350	02/06/24	02/27/24	\$ 36.78	1210 E. Hamilton Av	4301
TOTAL			<u>\$ 752.75</u>		

53100	4301	\$	665.24	Utility
53100	4307	\$	87.51	Street Lights
TOTAL		<u>\$</u>	<u>752.75</u>	



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

Statement Date: February 06, 2024

Amount Due: \$36.78

Due Date: February 27, 2024

Account #: 221007736350

DO NOT PAY. Your account will be drafted on February 27, 2024

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, and Amount Due by February 27, 2024 (\$36.78).

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



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

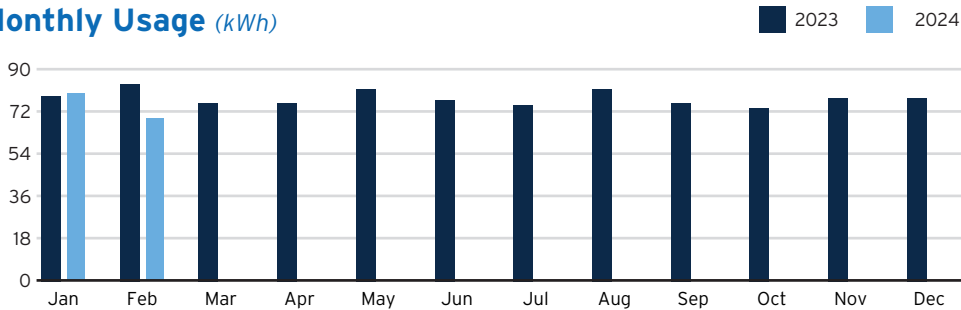


Your average daily kWh used was 0% higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

An audit you can look forward to. Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money. TampaElectric.com/BizSave



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

Account #: 221007736350

Due Date: February 27, 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: \$36.78

Payment Amount: \$ _____

655087746544

Your account will be drafted on February 27, 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:
1210 E HAMILTON AVE
TAMPA, FL 33604-4327

Account #: 221007736350
Statement Date: February 06, 2024
Charges Due: February 27, 2024

Meter Read

Service Period: Jan 03, 2024 - Jan 31, 2024

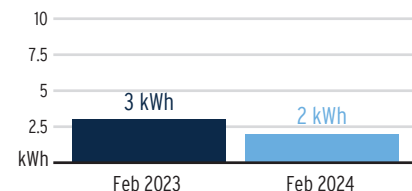
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000741569	01/31/2024	3,003		2,934		69 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	69 kWh @ \$0.08192/kWh	\$5.65
Fuel Charge	69 kWh @ \$0.03843/kWh	\$2.65
Storm Protection Charge	69 kWh @ \$0.00775/kWh	\$0.53
Clean Energy Transition Mechanism	69 kWh @ \$0.00427/kWh	\$0.29
Storm Surcharge	69 kWh @ \$0.00225/kWh	\$0.16
Florida Gross Receipt Tax		\$0.80
Electric Service Cost		\$31.83
Franchise Fee		\$2.08
State Tax		\$2.87
Total Electric Cost, Local Fees and Taxes		\$36.78

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges \$36.78

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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



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

Account #: 221007736350
Statement Date: February 06, 2024
Charges Due: February 27, 2024

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

Statement Date: February 06, 2024

Amount Due: \$50.03

Due Date: February 27, 2024

Account #: 211006277001

DO NOT PAY. Your account will be drafted on February 27, 2024

Account Summary


Current Service Period: January 03, 2024 - January 31, 2024	
Previous Amount Due	\$72.86
Payment(s) Received Since Last Statement	-\$72.86
Current Month's Charges	\$50.03
Amount Due by February 27, 2024	\$50.03

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

Your Energy Insight

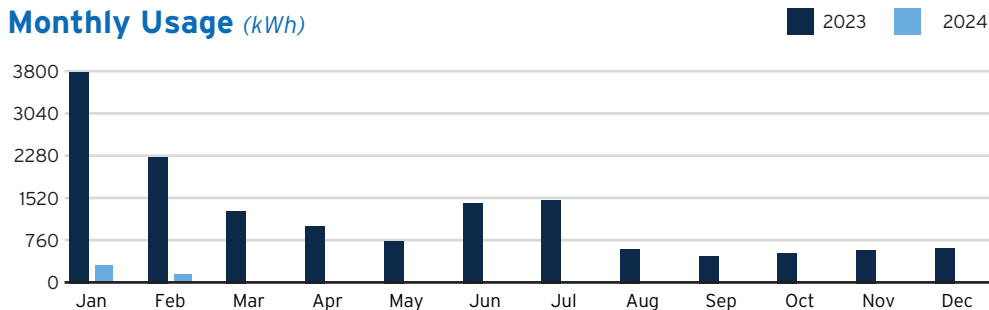
Your average daily kWh used was **92.86% lower** than the same period last year.

Your average daily kWh used was **44.44% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211006277001

Due Date: February 27, 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: \$50.03

Payment Amount: \$ _____

640273033075

Your account will be drafted on February 27, 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:
1200 NEBRASKA AVE N
TAMPA, FL 33602-0000

Account #: 211006277001
Statement Date: February 06, 2024
Charges Due: February 27, 2024

Meter Read

Service Period: Jan 03, 2024 - Jan 31, 2024

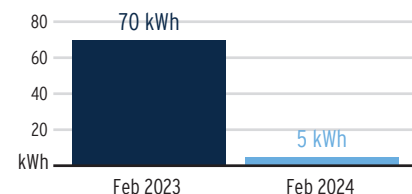
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812515	01/31/2024	30,419		30,267		152 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	152 kWh @ \$0.08192/kWh	\$12.45
Fuel Charge	152 kWh @ \$0.03843/kWh	\$5.84
Storm Protection Charge	152 kWh @ \$0.00775/kWh	\$1.18
Clean Energy Transition Mechanism	152 kWh @ \$0.00427/kWh	\$0.65
Storm Surcharge	152 kWh @ \$0.00225/kWh	\$0.34
Florida Gross Receipt Tax		\$1.08
Electric Service Cost		\$43.29
Franchise Fee		\$2.84
State Tax		\$3.90
Total Electric Cost, Local Fees and Taxes		\$50.03

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges \$50.03

For more information about your bill and understanding your charges, please visit 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:
1200 NEBRASKA AVE N
TAMPA, FL 33602-0000

Account #: 211006277001
Statement Date: February 06, 2024
Charges Due: February 27, 2024

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

Statement Date: February 06, 2024

Amount Due: \$65.34

Due Date: February 27, 2024

Account #: 211006276375

DO NOT PAY. Your account will be drafted on February 27, 2024

Account Summary


Current Service Period: January 03, 2024 - January 31, 2024	
Previous Amount Due	\$77.02
Payment(s) Received Since Last Statement	-\$77.02
Current Month's Charges	\$65.34
Amount Due by February 27, 2024	\$65.34

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

Your Energy Insight

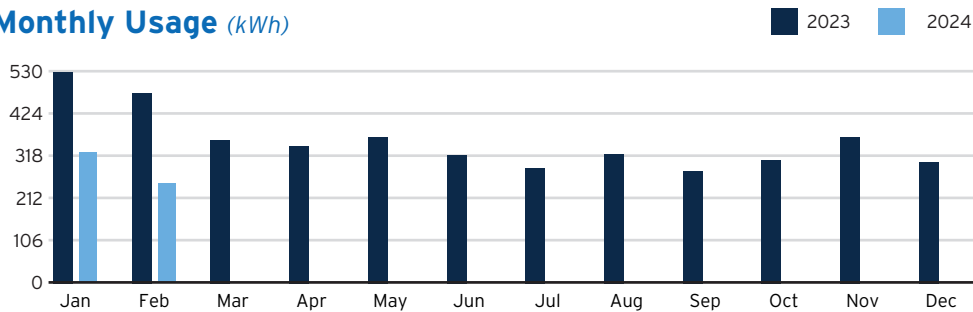
Your average daily kWh used was **40% lower** than the same period last year.

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



Scan here to view your account online.

Monthly Usage (kWh)



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

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave



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

Account #: 211006276375

Due Date: February 27, 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: \$65.34

Payment Amount: \$ _____

640273033073

Your account will be drafted on February 27, 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 #: 211006276375
Statement Date: February 06, 2024
Charges Due: February 27, 2024

Meter Read

Service Period: Jan 03, 2024 - Jan 31, 2024

Rate Schedule: General Service - Non Demand

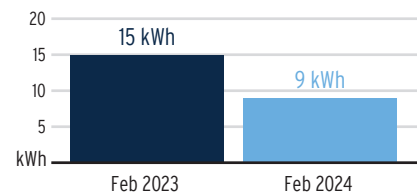
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744074	01/31/2024	22,410		22,162		248 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	248 kWh @ \$0.08192/kWh		\$20.32
Fuel Charge	248 kWh @ \$0.03843/kWh		\$9.53
Storm Protection Charge	248 kWh @ \$0.00775/kWh		\$1.92
Clean Energy Transition Mechanism	248 kWh @ \$0.00427/kWh		\$1.06
Storm Surcharge	248 kWh @ \$0.00225/kWh		\$0.56
Florida Gross Receipt Tax			\$1.41
Electric Service Cost			\$56.55
Franchise Fee			\$3.70
State Tax			\$5.09
Total Electric Cost, Local Fees and Taxes			\$65.34

Total Current Month's Charges \$65.34

Avg kWh Used Per Day



Important Messages

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

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- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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

Account #: 211006276375
Statement Date: February 06, 2024
Charges Due: February 27, 2024

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

Statement Date: February 06, 2024

Amount Due: \$66.47

Due Date: February 27, 2024

Account #: 211006277886

DO NOT PAY. Your account will be drafted on February 27, 2024

Account Summary

Current Service Period: January 03, 2024 - January 31, 2024

Previous Amount Due \$69.42
Payment(s) Received Since Last Statement -\$69.42

Current Month's Charges \$66.47

Amount Due by February 27, 2024 \$66.47

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

Your Energy Insight

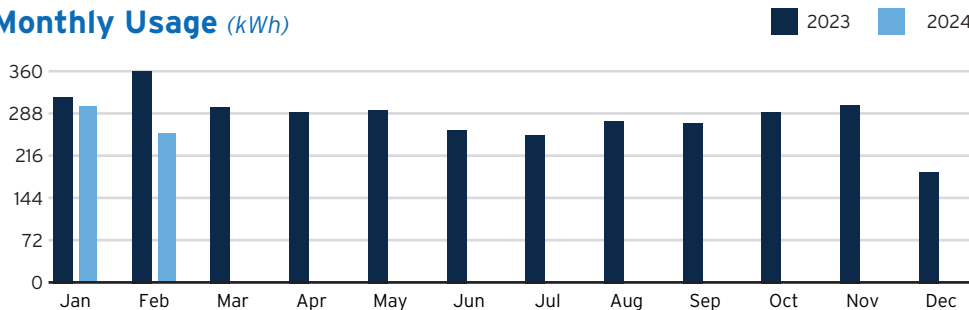
Your average daily kWh used was **18.18% lower** than the same period last year.

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



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211006277886

Due Date: February 27, 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: \$66.47

Payment Amount: \$ _____

640273033077

Your account will be drafted on February 27, 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:
1008 N NEBRASKA AVE
TAMPA, FL 33602-3041

Account #: 211006277886
Statement Date: February 06, 2024
Charges Due: February 27, 2024

Meter Read

Service Period: Jan 03, 2024 - Jan 31, 2024

Rate Schedule: General Service - Non Demand

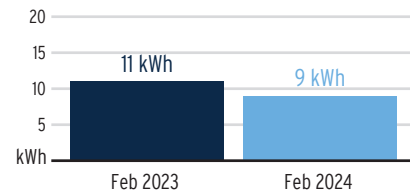
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000748349	01/31/2024	4,713		4,458		255 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	255 kWh @ \$0.08192/kWh		\$20.89
Fuel Charge	255 kWh @ \$0.03843/kWh		\$9.80
Storm Protection Charge	255 kWh @ \$0.00775/kWh		\$1.98
Clean Energy Transition Mechanism	255 kWh @ \$0.00427/kWh		\$1.09
Storm Surcharge	255 kWh @ \$0.00225/kWh		\$0.57
Florida Gross Receipt Tax			\$1.44
Electric Service Cost			\$57.52
Franchise Fee			\$3.77
State Tax			\$5.18
Total Electric Cost, Local Fees and Taxes			\$66.47

Total Current Month's Charges \$66.47

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.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- 
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In-Person
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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:**
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 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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

Account #: 211006277886
Statement Date: February 06, 2024
Charges Due: February 27, 2024

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

Statement Date: February 06, 2024

Amount Due: \$71.88

Due Date: February 27, 2024

Account #: 211006275344

DO NOT PAY. Your account will be drafted on February 27, 2024

Account Summary

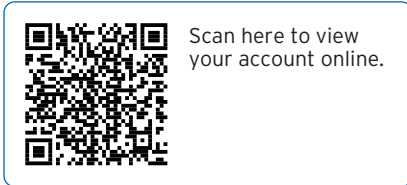
Current Service Period: January 03, 2024 - January 31, 2024	
Previous Amount Due	\$77.05
Payment(s) Received Since Last Statement	-\$77.05
Current Month's Charges	\$71.88
Amount Due by February 27, 2024	\$71.88

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

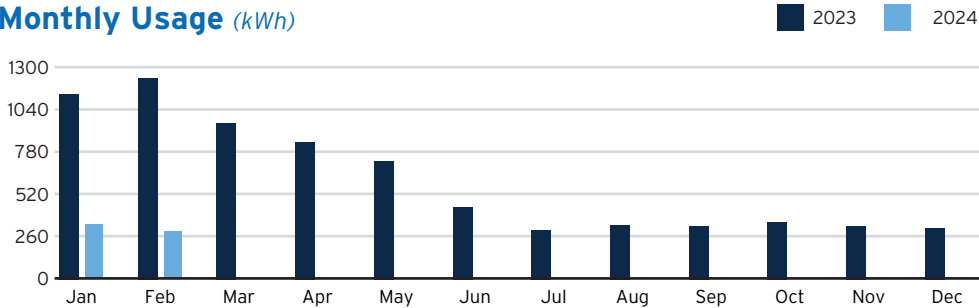
Your Energy Insight

Your average daily kWh used was **73.68% lower** than the same period last year.

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



Monthly Usage (kWh)



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

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave



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

Account #: 211006275344

Due Date: February 27, 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: \$71.88

Payment Amount: \$ _____

640273033070

Your account will be drafted on February 27, 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: February 06, 2024
Charges Due: February 27, 2024

Meter Read

Meter Location: # A

Service Period: Jan 03, 2024 - Jan 31, 2024

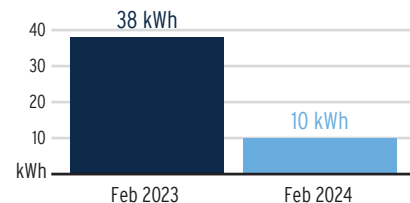
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291871	01/31/2024	40,973		40,684		289 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	289 kWh @ \$0.08192/kWh	\$23.67
Fuel Charge	289 kWh @ \$0.03843/kWh	\$11.11
Storm Protection Charge	289 kWh @ \$0.00775/kWh	\$2.24
Clean Energy Transition Mechanism	289 kWh @ \$0.00427/kWh	\$1.23
Storm Surcharge	289 kWh @ \$0.00225/kWh	\$0.65
Florida Gross Receipt Tax		\$1.56
Electric Service Cost		\$62.21
Franchise Fee		\$4.07
State Tax		\$5.60
Total Electric Cost, Local Fees and Taxes		\$71.88

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges \$71.88

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Ways To Pay Your Bill

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- In-Person**
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- Mail A Check Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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

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

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

Account #: 211006275344
Statement Date: February 06, 2024
Charges Due: February 27, 2024

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

Statement Date: February 06, 2024

Amount Due: \$87.51

Due Date: February 27, 2024

Account #: 211006276698

DO NOT PAY. Your account will be drafted on February 27, 2024

Account Summary

Current Service Period: January 03, 2024 - January 31, 2024	
Previous Amount Due	\$287.10
Payment(s) Received Since Last Statement	-\$287.10
Current Month's Charges	\$87.51
Amount Due by February 27, 2024	\$87.51

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



Your average daily kWh used was **8.33% higher** than the same period last year.

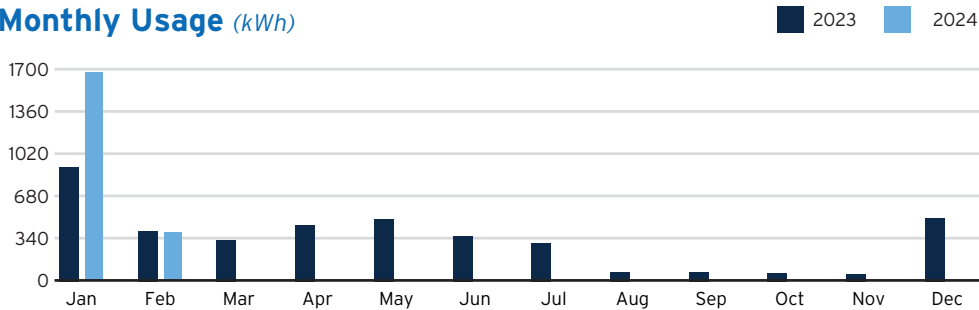


Your average daily kWh used was **74.51% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave



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

Account #: 211006276698

Due Date: February 27, 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: \$87.51

Payment Amount: \$ _____

640273033074

Your account will be drafted on February 27, 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: February 06, 2024
Charges Due: February 27, 2024

Meter Read

Service Period: Jan 03, 2024 - Jan 31, 2024

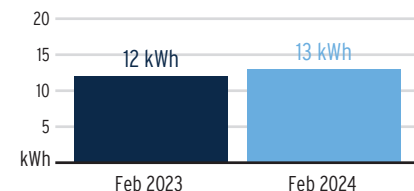
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799340	01/31/2024	9,082		8,695		387 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	387 kWh @ \$0.08192/kWh		\$31.70
Fuel Charge	387 kWh @ \$0.03843/kWh		\$14.87
Storm Protection Charge	387 kWh @ \$0.00775/kWh		\$3.00
Clean Energy Transition Mechanism	387 kWh @ \$0.00427/kWh		\$1.65
Storm Surcharge	387 kWh @ \$0.00225/kWh		\$0.87
Florida Gross Receipt Tax			\$1.89
Electric Service Cost			\$75.73
Franchise Fee			\$4.96
State Tax			\$6.82
Total Electric Cost, Local Fees and Taxes			\$87.51

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges **\$87.51**

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Ways To Pay Your Bill

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- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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

Account #: 211006276698
Statement Date: February 06, 2024
Charges Due: February 27, 2024

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

Statement Date: February 06, 2024

Amount Due: \$98.54

Due Date: February 27, 2024

Account #: 211006276102

DO NOT PAY. Your account will be drafted on February 27, 2024

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, and Amount Due by February 27, 2024 (\$98.54).

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



Your average daily kWh used was 30.43% lower than the same period last year.

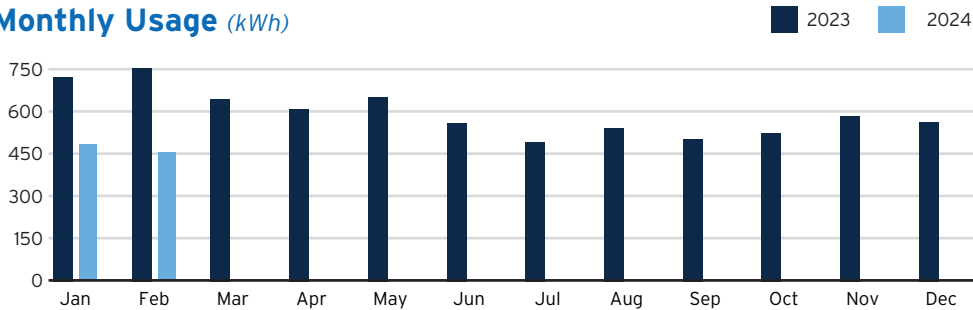


Your average daily kWh used was 6.67% higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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An audit you can look forward to. Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money. TampaElectric.com/BizSave



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

Account #: 211006276102

Due Date: February 27, 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: \$98.54

Payment Amount: \$ _____

640273033072

Your account will be drafted on February 27, 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:
1231 SCOTT ST E
TAMPA, FL 33602-0000

Account #: 211006276102
Statement Date: February 06, 2024
Charges Due: February 27, 2024

Meter Read

Service Period: Jan 03, 2024 - Jan 31, 2024

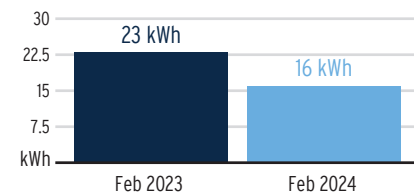
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000744075	01/31/2024	47,198		46,742		456 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	456 kWh @ \$0.08192/kWh	\$37.36
Fuel Charge	456 kWh @ \$0.03843/kWh	\$17.52
Storm Protection Charge	456 kWh @ \$0.00775/kWh	\$3.53
Clean Energy Transition Mechanism	456 kWh @ \$0.00427/kWh	\$1.95
Storm Surcharge	456 kWh @ \$0.00225/kWh	\$1.03
Florida Gross Receipt Tax		\$2.13
Electric Service Cost		\$85.27
Franchise Fee		\$5.59
State Tax		\$7.68
Total Electric Cost, Local Fees and Taxes		\$98.54

Avg kWh Used Per Day



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Total Current Month's Charges \$98.54

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P.O. Box 31318
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- Phone**
Toll Free: **866-689-6469**
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
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- Energy-Saving Programs:** 813-275-3909

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

Account #: 211006276102
Statement Date: February 06, 2024
Charges Due: February 27, 2024

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

Statement Date: February 06, 2024

Amount Due: \$128.53

Due Date: February 27, 2024

Account #: 211006275609

DO NOT PAY. Your account will be drafted on February 27, 2024

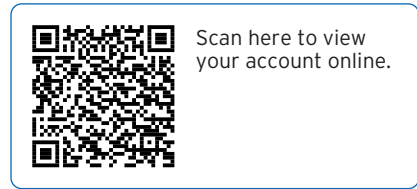
Account Summary

Table with account summary details: Current Service Period (Jan 03, 2024 - Jan 31, 2024), Previous Amount Due (\$141.80), Payment(s) Received Since Last Statement (-\$141.80), Current Month's Charges (\$128.53), and Amount Due by February 27, 2024 (\$128.53).

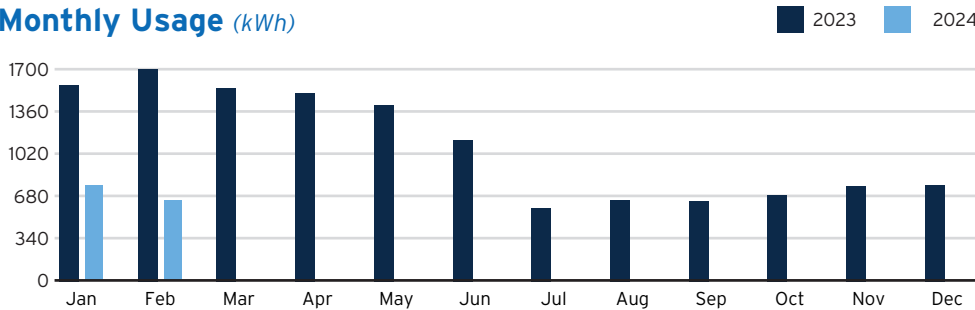
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your average daily kWh used was 58.49% lower than the same period last year.

Your average daily kWh used was 4.35% lower than it was in your previous period.



Monthly Usage (kWh)



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Account #: 211006275609

Due Date: February 27, 2024

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Amount Due: \$128.53

Payment Amount: \$ _____

640273033071

Your account will be drafted on February 27, 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: February 06, 2024
Charges Due: February 27, 2024

Meter Read

Meter Location: # B

Service Period: Jan 03, 2024 - Jan 31, 2024

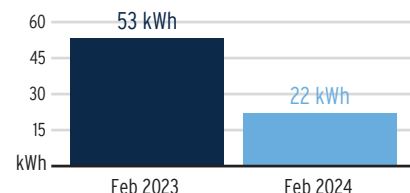
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291870	01/31/2024	49,738		49,094		644 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	644 kWh @ \$0.08192/kWh		\$52.76
Fuel Charge	644 kWh @ \$0.03843/kWh		\$24.75
Storm Protection Charge	644 kWh @ \$0.00775/kWh		\$4.99
Clean Energy Transition Mechanism	644 kWh @ \$0.00427/kWh		\$2.75
Storm Surcharge	644 kWh @ \$0.00225/kWh		\$1.45
Florida Gross Receipt Tax			\$2.78
Electric Service Cost			\$111.23
Franchise Fee			\$7.29
State Tax			\$10.01
Total Electric Cost, Local Fees and Taxes			\$128.53

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges \$128.53

For more information about your bill and understanding your charges, please visit 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:
1199 SCOTT ST E
B, TAMPA, FL 33602-0000

Account #: 211006275609
Statement Date: February 06, 2024
Charges Due: February 27, 2024

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

Statement Date: February 06, 2024

Amount Due: \$147.67

Due Date: February 27, 2024

Account #: 211006277597

DO NOT PAY. Your account will be drafted on February 27, 2024

Account Summary

Current Service Period: January 03, 2024 - January 31, 2024	
Previous Amount Due	\$161.33
Payment(s) Received Since Last Statement	-\$161.33
Current Month's Charges	\$147.67
Amount Due by February 27, 2024	\$147.67

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



Your average daily kWh used was **45.83% lower** than the same period last year.

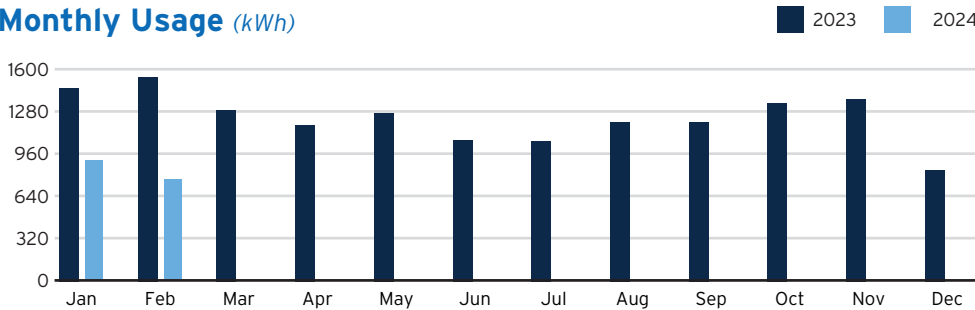


Your average daily kWh used was **7.14% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave



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

Account #: 211006277597

Due Date: February 27, 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: \$147.67

Payment Amount: \$ _____

640273033076

Your account will be drafted on February 27, 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:
 1200 NEBRASKA AVE N
 TAMPA, FL 33602-0000

Account #: 211006277597
Statement Date: February 06, 2024
Charges Due: February 27, 2024

Meter Read

Service Period: Jan 03, 2024 - Jan 31, 2024

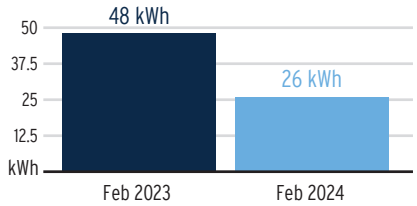
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000291902	01/31/2024	141		99,377		764 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	764 kWh @ \$0.08192/kWh	\$62.59
Fuel Charge	764 kWh @ \$0.03843/kWh	\$29.36
Storm Protection Charge	764 kWh @ \$0.00775/kWh	\$5.92
Clean Energy Transition Mechanism	764 kWh @ \$0.00427/kWh	\$3.26
Storm Surcharge	764 kWh @ \$0.00225/kWh	\$1.72
Florida Gross Receipt Tax		\$3.19
Electric Service Cost		\$127.79
Franchise Fee		\$8.37
State Tax		\$11.51
Total Electric Cost, Local Fees and Taxes		\$147.67

Avg kWh Used Per Day



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Total Current Month's Charges **\$147.67**

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

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

Account #: 211006277597
Statement Date: February 06, 2024
Charges Due: February 27, 2024

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

Tab 9

ENCORE COMMUNITY DEVELOPMENT DISTRICT



DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures February 2024 For Board Approval Chiller Fund

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$40,035.31**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Encore Community Development District Chiller Fund

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Florida, LLC	20240227-2	813-223-7101-092412-5 02/24 Autopay	Telephone, Internet, Cable 02/24	\$ 349.05
Kutak Rock, LLP	100095	3342233 Chiller	Legal Services 12/23	\$ 88.00
Rizzetta & Company, Inc.	100094	INV0000087047 Chiller	Accounting Services 02/24	\$ 892.67
Tampa Bay Trane	100096	314274737	Labor & Pump Material 07/23 & 08/23	\$ 18,706.00
TECO	20240201-1	211006277308 12/23 Autopay	1200 Nebraska Ave N 12/23	\$ 11,365.96
TECO	20240228-1	211006278348 01/24 Autopay	1004 N Nebraska Ave 01/24	<u>\$ 8,633.63</u>
Total Report				<u>\$ 40,035.31</u>



Your Monthly Invoice FEB - 8 2024

Account Summary

New Charges Due Date:	2/26/24
Billing Date	2/01/24
Account Number	813-223-7101-092412-5
PIN	
Previous Balance	349.05
Payments Received Thru 1/25/24	-349.05
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](http://frontier.com/signupforautopay)



800-801-6652



MyFrontier app



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

6790 0007 NO RP 01 02022024 NNNNNNNN 01 001021 0003

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



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



Date of Bill

2/01/24

Account Number

813-223-7101-092412-5

LET FRONTIER® BE YOUR TECH SUPPORT

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

business.frontier.com

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

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

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

IMPORTANT CONSUMER MESSAGES

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

SERVICE TERMS

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

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



Date of Bill
Account Number

2/01/24
813-223-7101-092412-5

CURRENT BILLING SUMMARY

Local Service from 02/01/24 to 02/29/24

Table with columns: Qty Description, 813/223-7101.0, Charge. Includes sections for Basic Charges and Non Basic Charges.

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities.



** ACCOUNT ACTIVITY **

Table with columns: Qty Description, Order Number, Effective Dates, Charge. Shows discounts and partial month charges.

CIRCUIT ID DETAIL

88/KQXA/166347/ /VZFL



KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654



Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Federal ID 47-0597598

January 30, 2024

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3342233
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. 3342233
6723-1

Re: General

For Professional Legal Services Rendered

12/03/23	L. Whelan	0.50	150.00	Monitor 2024 legislative activities relating to special districts
12/04/23	S. Sandy	0.10	29.50	Review change order; confer with Woodcock regarding same
12/05/23	D. Wilbourn	0.40	60.00	Prepare response to notice to owner
12/07/23	S. Sandy	0.90	265.50	Prepare for and attend board meeting
12/15/23	S. Sandy	0.20	59.00	Review Lot 8 Work Authorization

TOTAL HOURS 2.10

TOTAL FOR SERVICES RENDERED \$564.00

TOTAL CURRENT AMOUNT DUE \$564.00

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

Invoice

Date	Invoice #
2/1/2024	INV0000087047

Bill To:

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

RECEIVED

1/29/2024

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

Description		Qty	Rate	Amount
Accounting Services	\$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
			Subtotal	\$5,206.50
			Total	\$5,206.50

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

Invoice

Invoice Number **314274737**

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	24-JAN-2024
Customer No.	958479
Reference No.	
Internal Account	4205244
Payment Terms	NET 45
Payment Due Date	09-Mar-2024
Discount Date	

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

Customer Tax ID

RECEIVED
1/25/2024

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**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.

1037405807

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	18706.00	0.00	0.00	0.00	18706.00

Special InstructionsFOR QUESTIONS PLEASE CONTACT LINDSEY.LAFLAMBOY@TRANE.COM THANK YOU FOR DOING BUSINESS WITH TRANE.
SUB WORK FOR VALVE AND FLEX INSULATION. CH 1 PUMP REPAIR AND REPLACEMENT DOUBLE SPHERE EXPANSION JOINT ON THREE CHILLED WATER PUMPS.

Contract/Call No.	Order Date	Ship Date	Purchase Order
23-6102278		24-JAN-2024	ENCORE OPERATIONS AGREEMENT

Date	Description	Quantity	UOM	Unit Price	Extended Price
07/25/2023	*Subcontractor Services				
08/16/2023	RaP- LABOR AND MATERIALREPLACE	1	EA	8,911.000	8,911.00
08/24/2023	INSULATE VAVLE a FLEXCONNECTOR	1	EA	4,500.000	4,500.00
	PUMP REPAIR	1	EA	5,295.000	5,295.00
	Subtotal				18,706.00



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

Statement Date: January 10, 2024

Amount Due: \$11,365.96

Due Date: January 31, 2024

Account #: 211006277308

DO NOT PAY. Your account will be drafted on January 31, 2024

Account Summary

Current Service Period: December 05, 2023 - January 04, 2024	
Previous Amount Due	\$29,107.24
Payment(s) Received Since Last Statement	-\$29,107.24
Miscellaneous Credits	-\$486.45
Credit balance after payments and credits	-\$486.45
Current Month's Charges	\$11,852.41
Amount Due by January 31, 2024	\$11,365.96

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



Your average daily kWh used was **21.41% lower** than the same period last year.



Your peak billing demand was **8.82% lower** than the same period last year.



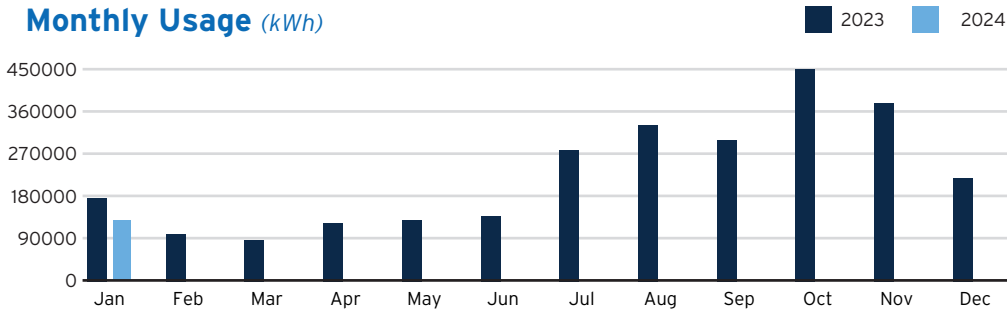
Scan here to view your account online.



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

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 #: 211006277308

Due Date: January 31, 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: \$11,365.96

Payment Amount: \$ _____

646445806794

Your account will be drafted on January 31, 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:
1200 NEBRASKA AVE N
TAMPA, FL 33602-0000

Account #: 211006277308
Statement Date: January 10, 2024
Charges Due: January 31, 2024

Meter Read

Service Period: Dec 05, 2023 - Jan 04, 2024

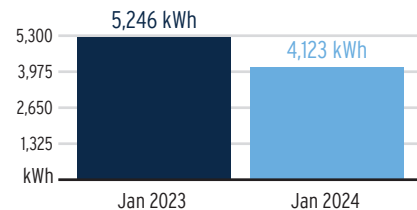
Rate Schedule: General Service Demand -Time of Day

Meter Number	Read Date	Total Used	Billing Demand	Billing Period
C12781	01/04/2024	127,824 kWh	248 kW	31 Days

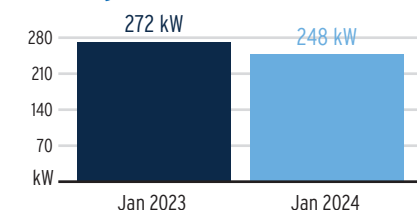
Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.08000	\$33.48
Billing Demand Charge	248 kW @ \$4.55000/kW	\$1,128.40
Peak Demand Charge	243 kW @ \$9.28000/kW	\$2,255.04
Energy Charge - On Peak	29,740 kWh @ \$0.01193/kWh	\$354.80
Energy Charge - Off Peak	98,084 kWh @ \$0.00571/kWh	\$560.06
Fuel Charge		
On-Peak	29,740 kWh @ \$0.04045/kWh	\$1,202.98
Off-Peak	98,084 kWh @ \$0.03757/kWh	\$3,685.02
Capacity Charge	248 kW @ \$0.20000/kW	\$49.60
Storm Protection Charge	248 kW @ \$0.72000/kW	\$178.56
Energy Conservation Charge	248 kW @ \$0.73000/kW	\$181.04
Environmental Cost Recovery	127,824 kWh @ \$0.00081/kWh	\$103.54
Clean Energy Transition Mechanism	248 kW @ \$1.12000/kW	\$277.76
Storm Surcharge	127,824 kWh @ \$0.00052/kWh	\$66.46
Florida Gross Receipt Tax		\$258.38
Electric Service Cost		\$10,335.12
Franchise Fee		\$676.95
State Tax		\$840.34
Total Electric Cost, Local Fees and Taxes		\$11,852.41

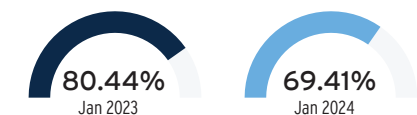
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor





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

Billing information continues on next page →

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

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- 
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

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

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: January 10, 2024
Charges Due: January 31, 2024

Charge Details *Continued...*

Total Current Month's Charges **\$11,852.41**

	Miscellaneous Credits	
	Interest for Cash Security Deposit - Electric	-\$486.45
	Total Current Month's Credits	-\$486.45

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.

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**.



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

Statement Date: February 06, 2024

Amount Due: \$8,633.63

Due Date: February 27, 2024

Account #: 211006278348

DO NOT PAY. Your account will be drafted on February 27, 2024

Account Summary

Current Service Period: January 03, 2024 - January 31, 2024	
Previous Amount Due	\$11,198.39
Payment(s) Received Since Last Statement	-\$11,198.39
Current Month's Charges	\$8,633.63
Amount Due by February 27, 2024	\$8,633.63

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 **14.32% lower** than the same period last year.

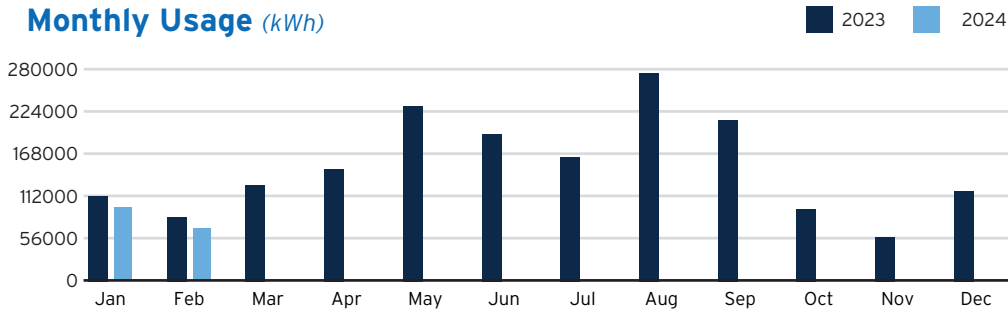


Your peak billing demand was **14.89% higher** than the same period last year.



Scan here to view your account online.

Monthly Usage (kWh)



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

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave



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

Account #: 211006278348

Due Date: February 27, 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: \$8,633.63

Payment Amount: \$ _____

640273033078

Your account will be drafted on February 27, 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: February 06, 2024
Charges Due: February 27, 2024

Meter Read

Service Period: Jan 03, 2024 - Jan 31, 2024

Rate Schedule: General Service Demand - Standard

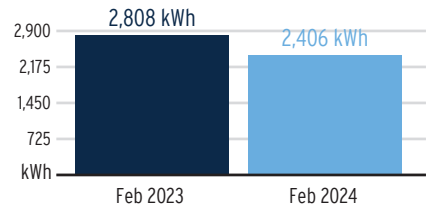
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000848418	01/31/2024	32,827	32,391	69,760 kWh	160.0000	29 Days
1000848418	01/31/2024	1.69	0	269.92 kW	160.0000	29 Days

Charge Details

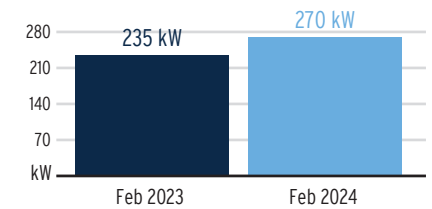
Electric Charges		
Daily Basic Service Charge	29 days @ \$1.08000	\$31.32
Billing Demand Charge	270 kW @ \$14.20000/kW	\$3,834.00
Energy Charge	69,760 kWh @ \$0.00736/kWh	\$513.43
Fuel Charge	69,760 kWh @ \$0.03843/kWh	\$2,680.88
Capacity Charge	270 kW @ \$0.20000/kW	\$54.00
Storm Protection Charge	270 kW @ \$0.72000/kW	\$194.40
Energy Conservation Charge	270 kW @ \$0.73000/kW	\$197.10
Environmental Cost Recovery	69,760 kWh @ \$0.00081/kWh	\$56.51
Clean Energy Transition Mechanism	270 kW @ \$1.12000/kW	\$302.40
Storm Surcharge	69,760 kWh @ \$0.00052/kWh	\$36.28
Florida Gross Receipt Tax		\$202.57
Electric Service Cost		\$8,102.89
Franchise Fee		\$530.74
Total Electric Cost, Local Fees and Taxes		\$8,633.63

Total Current Month's Charges \$8,633.63

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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

Account #: 211006278348
Statement Date: February 06, 2024
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Important Messages

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We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.